

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 7-C-26-DP Related File Number: 7-SC-26-C
Application Filed: 5/22/2026 Date of Revision:
Applicant: ISAAC BRITT

PROPERTY INFORMATION

General Location: West side of Andes Rd, north of Ivywood Ln
Other Parcel Info.:
Tax ID Number: 105 042 Jurisdiction: County
Size of Tract: 6.55 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use:
Proposed Use: 18-lot detached residential subdivision Density:
Planning Sector: Northwest County Plan Designation: SR (Suburban Residential), HP (Hillside Ridgeway Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1315 ANDES RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), 1-3 DU/AC
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Andes Road
No. of Lots Proposed: 17 **No. of Lots Approved:** 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque
Staff Recomm. (Abbr.): Approve the development plan for up to 18 detached residential lots, subject to 3 conditions.
Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Installing the tall evergreen tree option (Exhibit B) for the Type B landscape screen shown on the concept plan. Landscaping within the public right-of-way shall be maintained by the property owners' association or other legal entity responsible for maintaining common facilities.

Comments:

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 3 du/ac:

A. The PR zone allows detached dwellings as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

B. The subject property is within a larger 31.22-acre PR zoning district allowing up to 3 du/ac that includes 23 house lots in the Andes Place Subdivision adjacent to the west and 19 lots in Unit 3 of the Atlee Fields Subdivision further to the west. The proposed development yields a density of approximately 2.72 du/ac for the subject parcel and 1.92 du/ac for the entire PR zone, both of which conform to the maximum allowed density.

C. The proposed setbacks are consistent with the PR zone and surrounding development.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property is designated with the SR (Suburban Residential) place type, and a 1.41-acre portion along the northwestern corner is in the HP (Hillside Protection) area. The SR place type lists detached houses as the primary use, with lot sizes smaller than one acre. The proposed subdivision with lot sizes ranging from approximately 7,000 sq ft to 32,500 sq ft is consistent with the place type. A large portion of the HP area comprises the subdivision's common area, and the remaining portion within lots 5 - 8 has no existing trees and slopes at less than 15%.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

B. Ensure that development is sensitive to existing community character. (Implementation Policy 2) – Detached houses would be compatible with other single-family residences in the PR zone and the broader area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the action of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

Action: Approved with Conditions **Meeting Date:** 7/9/2026

Details of Action:

Summary of Action: Approve the development plan for up to 18 detached residential lots, subject to 3 conditions.

Date of Approval: 7/9/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: