

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 7-C-26-UR **Related File Number:**
Application Filed: 5/27/2026 **Date of Revision:**
Applicant: JACQUETTA SCATES

PROPERTY INFORMATION

General Location: Northeast side of Pellissippi Pkwy, north of Bob Gray Rd
Other Parcel Info.:
Tax ID Number: 118 07004 **Jurisdiction:** County
Size of Tract: 1.79 acres
Accessibility: Access is via Pellissippi Parkway, a state-owned expressway with four lanes divided by a median within a 335-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential
Surrounding Land Use:
Proposed Use: Single Family House **Density:**
Planning Sector: Northwest County **Plan Designation:** CC (Corridor Commercial), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The subject property lies to the southeast of office and commercial uses near Lovell Road at its interchange with Pellissippi Parkway. It is accessed via an access easement off of Pellissippi Parkway that serves two additional residential lots. There are single family houses on large lots to the southeast along Bob Gray Road, and a large single family subdivision 200 feet to the northeast.

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

Street: 1210 PELLISSIPPI PKWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology Park), TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1983 the property was rezoned from A (Agricultural) to SP (Scientific Production) as part of a large rezoning (12-CC-83-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

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:

Jake Beaumier

Staff Recomm. (Abbr.):

APPROVE the request for a single-family dwelling

Staff Recomm. (Full):

Comments:

This request is for retroactive approval of a single-family dwelling within the BP (Business and Technology Park) zone. The home was constructed in 2001 and received building permits from the Knox County Codes Administration, however the site was never reviewed by the planning commission for use on review approval as stipulated by the BP zone.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2) :

THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.

1. The future land use place type assigned to this parcel by the County's Comprehensive Land Use and Transportation Plan is CC (Corridor Commercial), which is intended to provide for large format commercial and office uses. It allows for residential uses as secondary to this commercial focus.

THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

1. The BP zone is intended to provide for a wide range of business and office uses coordinated by site specific planning efforts to mitigate potential impacts on surrounding areas. The zone allows for single family homes as a use-on-review.

THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

1. The existing house is part of a collection of three dwellings which utilize the same access and are comparable in size.

THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

1. The single-family dwelling under review is not considered to be injurious to the surrounding area and is not anticipated to have any negative effects on surrounding properties.
2. The Tennessee Department of Transportation has noted that they would not allow any further access points to be cut into Pellissippi Parkway and that their department will review the location for modifications in the median due to the observation of wrong way movements.

THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

1. Access to the subject site is provided by Pellissippi Parkway, a four-lane, median-divided expressway. The existing structure is serviced by a driveway, and the subject site does not have access to any local streets.

THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

1. The structure has been in place for multiple decades without being negatively impacted by the surrounding area, which primarily consists other single-family dwellings. The site is buffered from the

highway by vegetation.

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

Details of Action:

Summary of Action: APPROVE the request for a single-family dwelling

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: Knoxville-Knox County Planning Commission

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:**