

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 7-G-26-DP
Application Filed: 5/26/2026
Applicant: BAILEY LANE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: East side of N Wooddale Rd, north side of Rosie Ln, north of Asheville Hwy
Other Parcel Info.:
Tax ID Number: 62 I A 004, 005, 006 **Jurisdiction:** County
Size of Tract: 5.55 acres
Accessibility: Access is via N Wooddale Road, a local street with 18-25 ft of pavement width within a right-of-way width that varies from 38-55 ft. Access is also via Rosie Lane, an unstriped local street with 10-15 ft of pavement width within a right-of-way width that varies from 51-64 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family residential, agriculture/forestry/vacant land, rural residential
Surrounding Land Use:
Proposed Use: Detached residential subdivision **Density:** 1.46 du/ac
Planning Sector: East County **Plan Designation:** SR (Suburban Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: The surrounding area mainly consists of single family homes on various lot sizes. Large, undeveloped parcels lie to the east and north of the subject property. The Asheville Highway commercial corridor is 0.28 miles to the south.

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

Street: 318 N WOODDALE RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 7 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: In 1993, the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 7 du/ac (1-F-93-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:

Mike Reynolds

Staff Recomm. (Abbr.):

Approve the development plan for up to four detached residential lots, subject to 5 conditions.

Staff Recomm. (Full):

- 1) Providing a minimum lot size of 20,000 sqft lots or larger for lots on septic if required by the health department.
- 2) Adding a note to the plat that all lots less than 20,000 sqft must be on public water and sewer. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 3) Providing sight distance certification during permitting, and providing the driveway location on the plat for lots that don't have sight distance along their entire frontage.
- 4) Meeting all requirements of the Knox County Department of Engineering and Public Works.
- 5) If during permitting or construction, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by this development, the property owner will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

With the noted conditions, this plan meets the requirements for approval in the PR district and the criteria for a development plan.

Comments:

This request is to resubdivide three lots comprising approximately 5.5 acres property into four lots, adjusting some of the internal lot lines and slightly reconfiguring the lots. The property included in this request is part of a larger PR zone allowing up to 7 du/ac. The existing house on 318 N Wooddale Road will remain. The other lots are not proposed to be developed at this time.

Access to all lots would be off of N Wooddale Road. Since the properties are located along a curve in N Wooddale Road, Planning and Engineering are requiring sight distance to be certified, and for the driveway locations to be provided for lots that only have sight distance on a certain location along their frontage, to ensure the driveway location has sight distance.

If any lots will be on septic, they will be required to provide a minimum lot size of 20,000 sq ft.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL) In exercising its administrative judgment, the Planning Commission shall determine whether 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 7 du/ac:

A. The proposed 4-lot subdivision slightly increases the density for this property, though it is still well within the allowable density. The proposed lots range in size but provide a density of 0.73 for the subject property and an overall density of 0.87 du/ac for the entire PR zone (comprising approximately 6.86 acres).

B. The PR zone allows houses as a permitted use.

C. The setbacks of the existing house meets the PR zone requirements. Setbacks for structures on the vacant lots would be evaluated at the time of development according to the zoning in place at that time.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The proposed lots are compatible with other lots in this area, consistent with Implementation Policy 2, to ensure that development is sensitive to existing community character.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as the SR (Suburban Residential) place type. Single-family residential is

the primary use in the SR (Suburban Residential) place types.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation include encouraging a reasonably compact pattern of development, offering a wide range of housing choices, and coordinating the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage, and other public facilities and services. This proposal aligns with these goals.

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

Details of Action:

Summary of Action: Approve the development plan for up to four detached residential lots, subject to 5 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: 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:**