

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 8-C-25-DP Related File Number:

Application Filed: 6/18/2025 Date of Revision:

Applicant: ADAM & ASHLEY FERNANDEZ

PROPERTY INFORMATION

General Location: North side of Buttermilk Rd, east of Hickory Meadows Dr, west of Marietta Church Rd

Other Parcel Info.:

Tax ID Number: 129 10901 Jurisdiction: County

Size of Tract: 1 acres

Accessibility: Access is via Buttermilk Road, a minor collector with a 19-ft pavement width within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single Family Residential

Surrounding Land Use:

Proposed Use: One single-family dwelling Density: 2 du/ac

Planning Sector: Northwest County Plan Designation: RL (Rural Living), HP (Hillside Ridgetop Protection)

Growth Policy Plan: Rural Area

Neighborhood Context: This area is comprised of single family dwellings on large rural lots and large tracts of open and forested land.

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

Street: 12321 BUTTERMILK RD

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone: N/A

History of Zoning: This property was rezoned from A (Agricultural) to PR (Planned Residential) in June 2025 (5-G-25-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: Whitney Warner

Staff Recomm. (Abbr.): Approve the development plan for a garage conversion to a single-family dwelling, subject to 3 conditions.

Staff Recomm. (Full): 1) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer 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.

2) Meeting all other applicable requirements of the Knox County Zoning Ordinance.

3) Meeting all requirements of the Knox County Department of Engineering and Public Works.

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

Comments: This proposal is to convert an existing garage into a single family dwelling on 1 acre on Buttermilk Rd.

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) with up to 2 du/ac:

A. The PR zone permits single-family houses. 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 property is 1 acre in the PR (Planned Residential) zoning district. The proposed density is 2 du/ac, which is in conformance with the approved density of 2 du/ac.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The existing garage door (10ft x 16ft) faces the street and will be replaced with a standard front door (6.5ft x 3ft), much like other single-family dwellings.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as RL (Rural Living). The housing mix in the Rural Living place type is single family homes on a wide range of lot sizes.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area in the Growth Policy Plan, which states that the Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning. The property is 1 acre in the PR (Planned Residential) zoning district. The proposed density is 2 du/ac, which is in conformance with the approved density of 2 du/ac.

Action: Approved with Conditions

Meeting Date: 8/14/2025

Details of Action:

Summary of Action: Approve the development plan for a garage conversion to a single-family dwelling, subject to 3 conditions.

Date of Approval: 8/14/2025

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:**