



# DEVELOPMENT PLAN REPORT

► **FILE #:** 8-C-25-DP

**AGENDA ITEM #:** 44

**AGENDA DATE:** 8/14/2025

► **APPLICANT:** ADAM & ASHLEY FERNANDEZ

OWNER(S): Adam and Ashley Fernandez

TAX ID NUMBER: 129 10901

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 12321 BUTTERMILK RD

► **LOCATION:** North side of Buttermilk Rd, east of Hickory Meadows Dr, west of Marietta Church Rd

► **APPX. SIZE OF TRACT:** 1 acres

GROWTH POLICY PLAN: Rural Area

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

UTILITIES: Water Source: West Knox Utility District

Sewer Source: Septic

FIRE DISTRICT: Karns Fire Department

WATERSHED: Conner Creek

► **ZONING:** PR (Planned Residential) up to 2 du/ac

► **EXISTING LAND USE:** Single Family Residential

► **PROPOSED USE:** One single-family dwelling

DENSITY PROPOSED: 2 du/ac

HISTORY OF ZONING: This property was rezoned from A (Agricultural) to PR (Planned Residential) in June 2025 (5-G-25-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - A (Agricultural)

South: Agriculture/forestry/vacant land, rural residential - A (Agricultural)

East: Agriculture/forestry/vacant land, single family residential - A (Agricultural)

West: Agriculture/forestry vacant land - A (Agricultural)

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

## STAFF RECOMMENDATION:

► **Approve the development plan for a garage conversion to a single-family dwelling, subject to 3 conditions.**

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.

**ESTIMATED TRAFFIC IMPACT:** 15 (average daily vehicle trips)

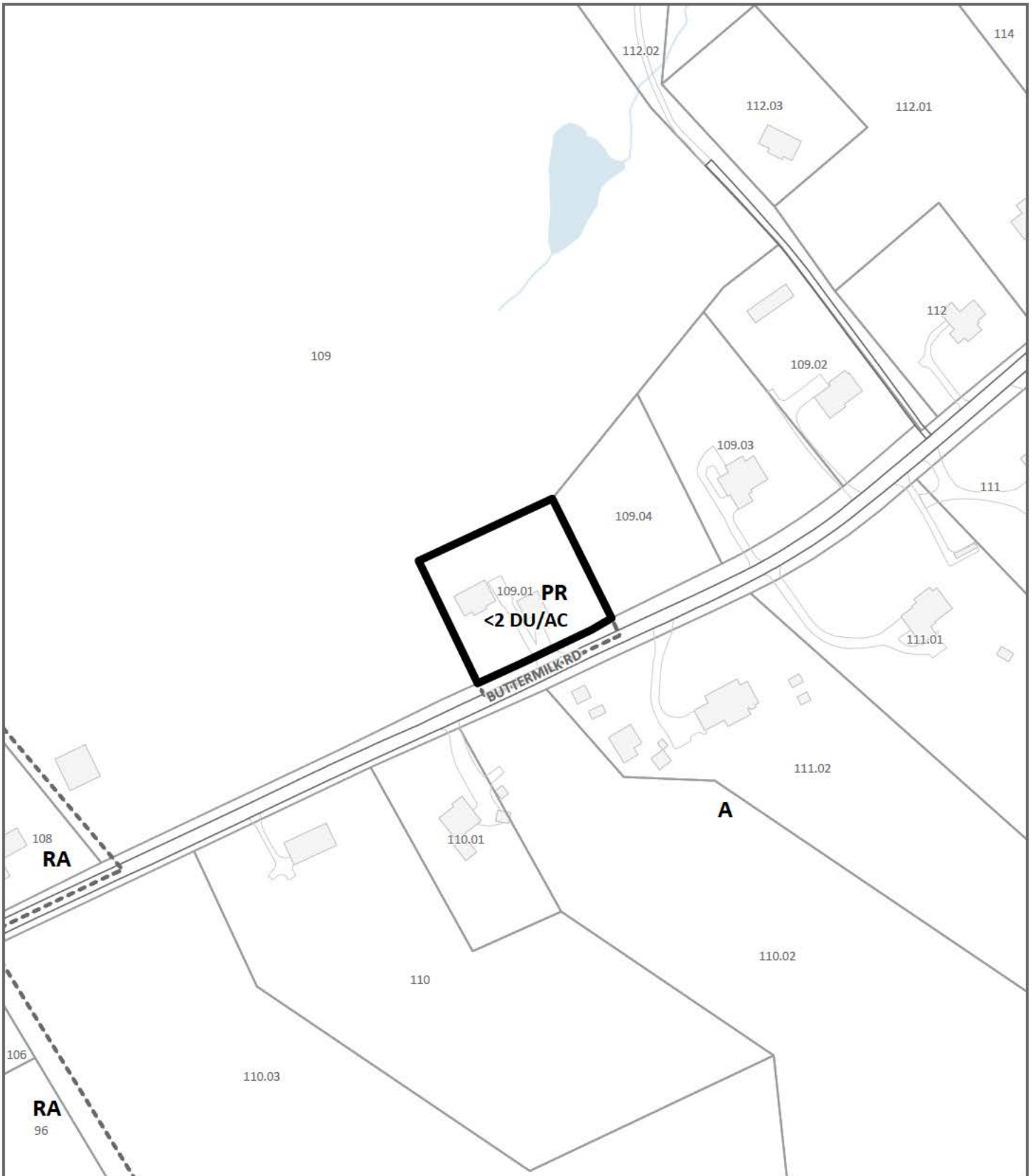
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

**ESTIMATED STUDENT YIELD:** 0 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.



DEVELOPMENT PLAN

8-C-25-DP

Petitioner: Adam & Ashley Fernandez



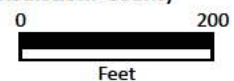
Garage apartment conversion

Original Print Date: 6/27/2025

Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

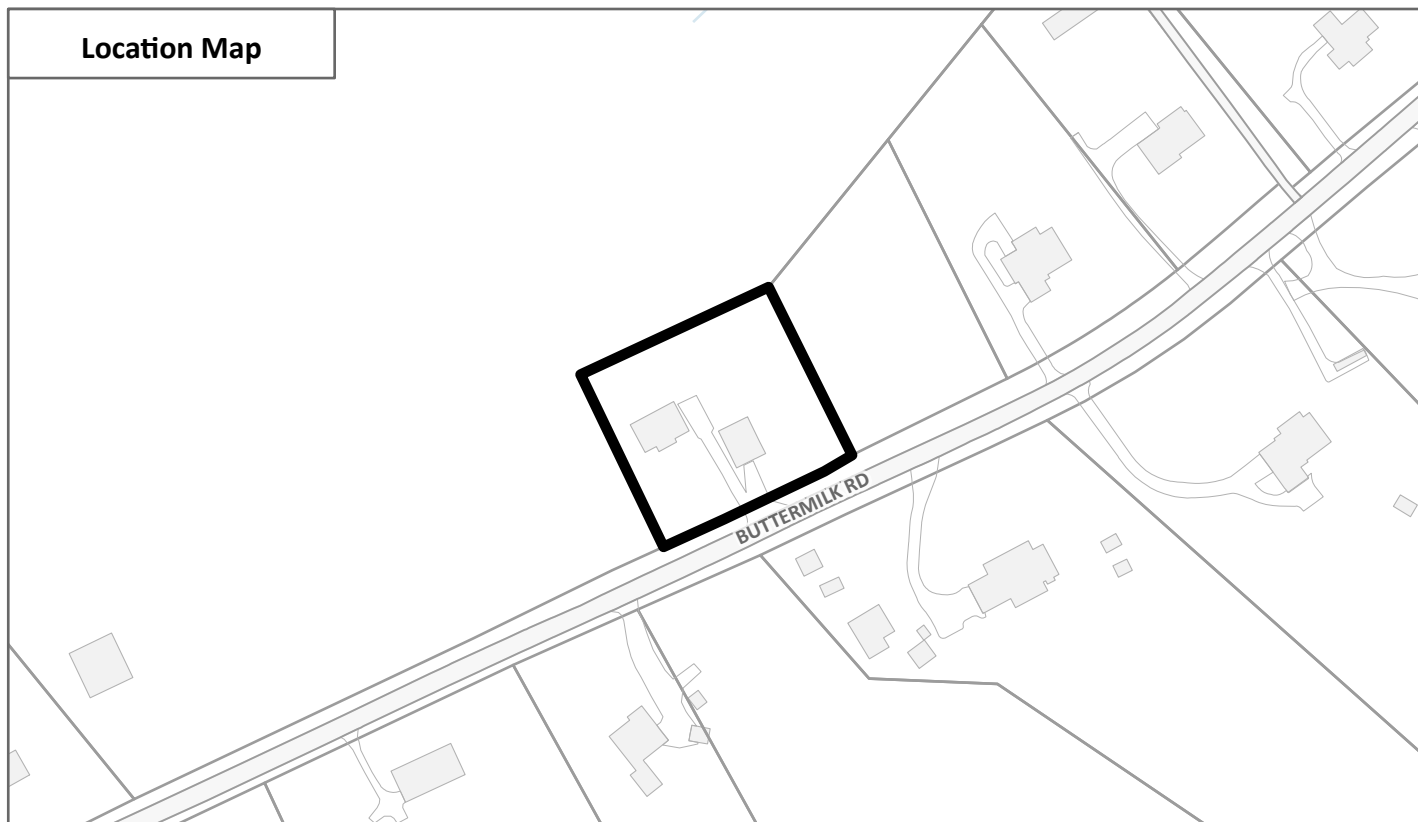
Map No: 129

Jurisdiction: County



## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

8-C-25-DP



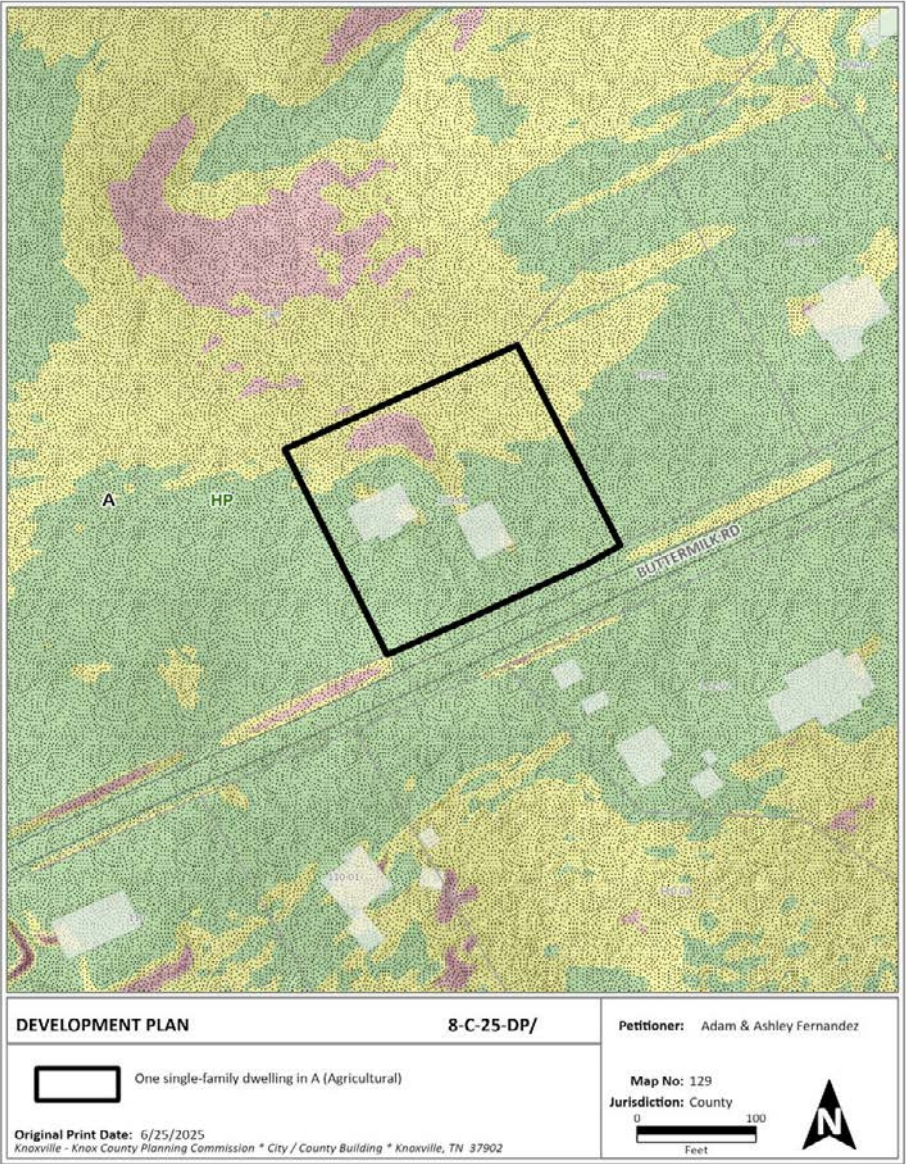
Case boundary

0 200  
Feet

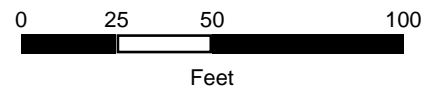
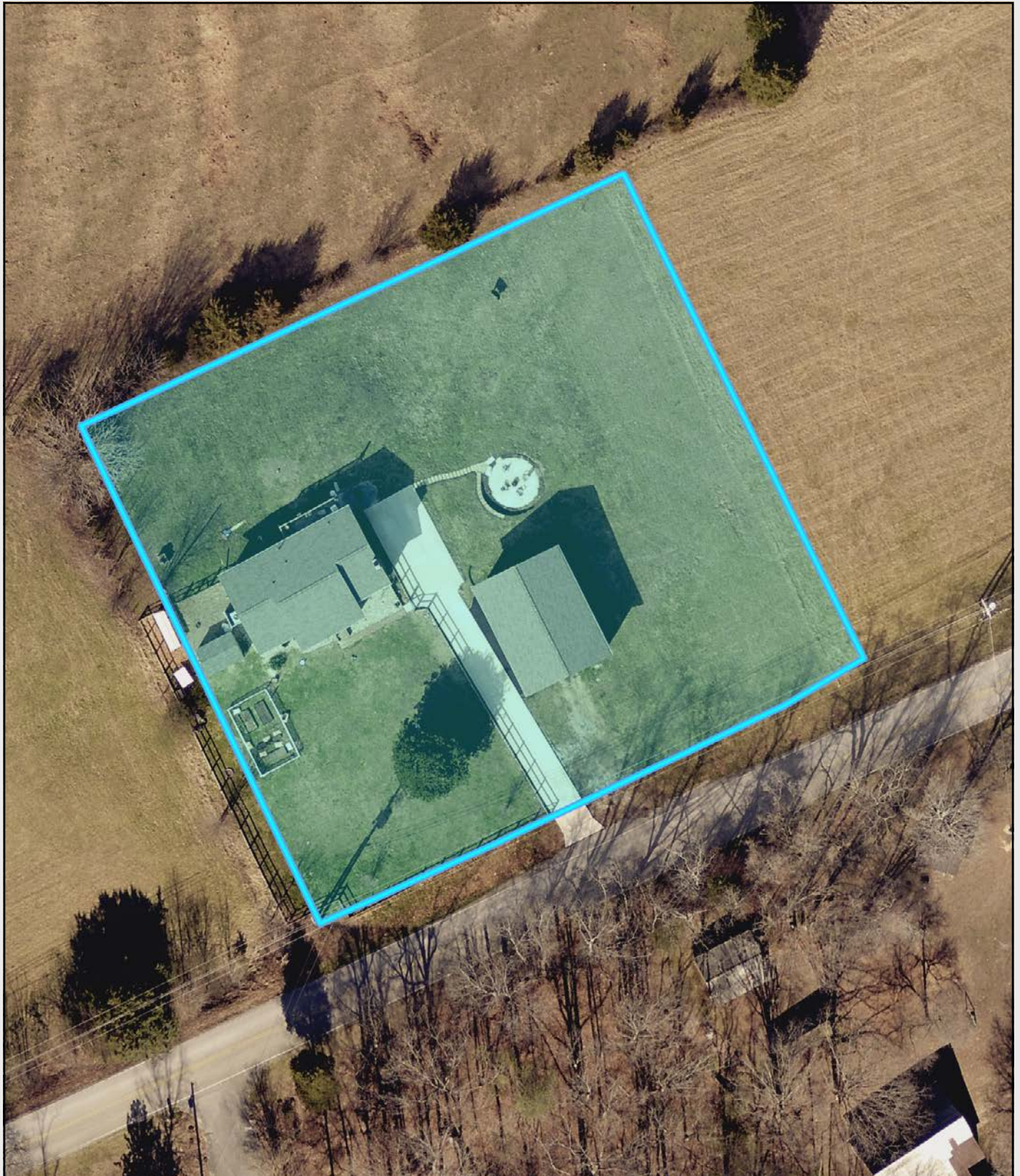




CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	0.99		
Non-Hillside	0.00	N/A	
0-15% Slope	0.63	100%	0.63
15-25% Slope	0.32	50%	0.16
25-40% Slope	0.04	20%	0.01
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	0.99	Recommended disturbance budget within HP Area (acres)	0.80
		Percent of HP Area	80.3%







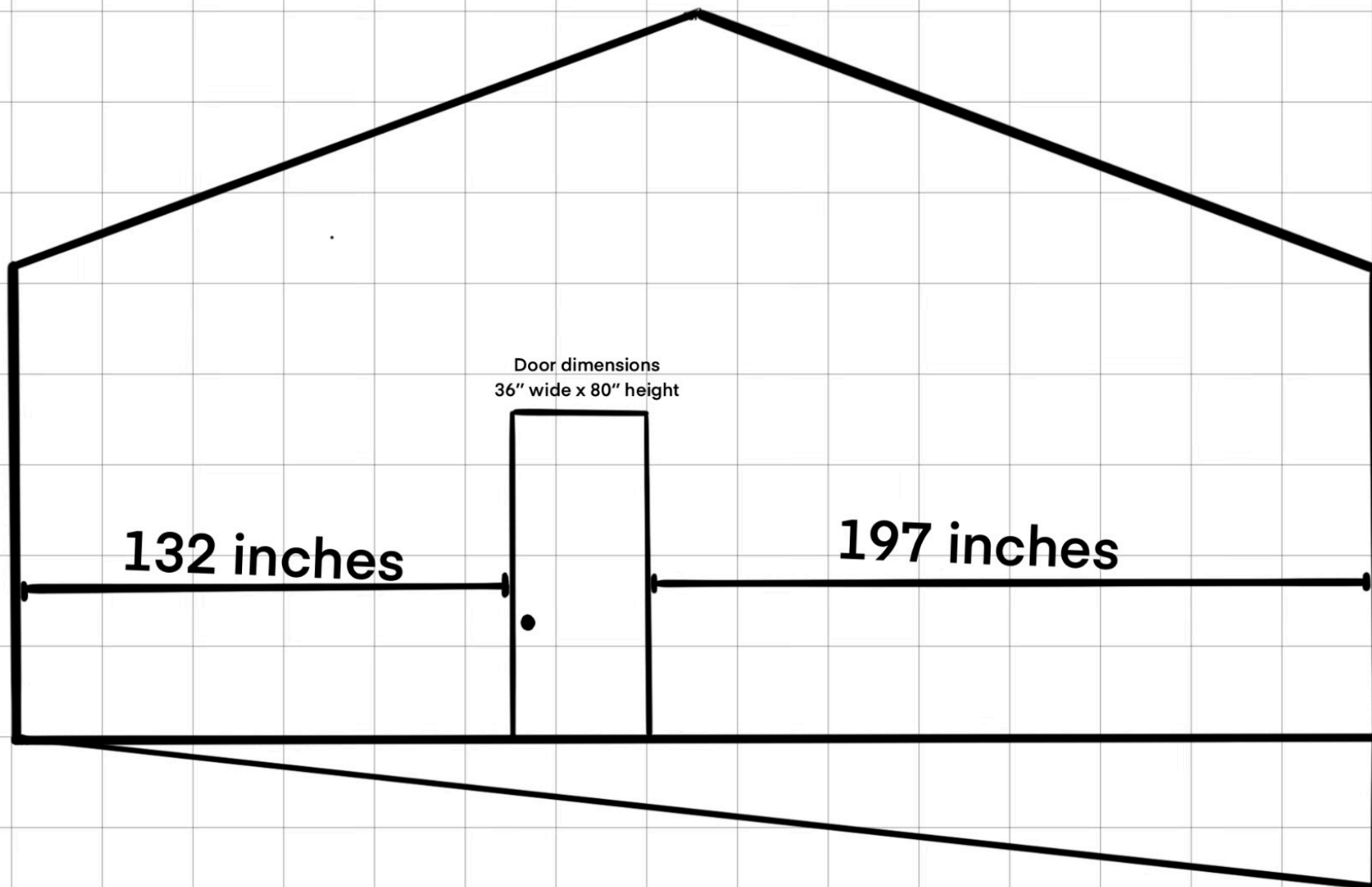
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Printed: 6/25/2025 8:51:39 AM

# Proposed elevations

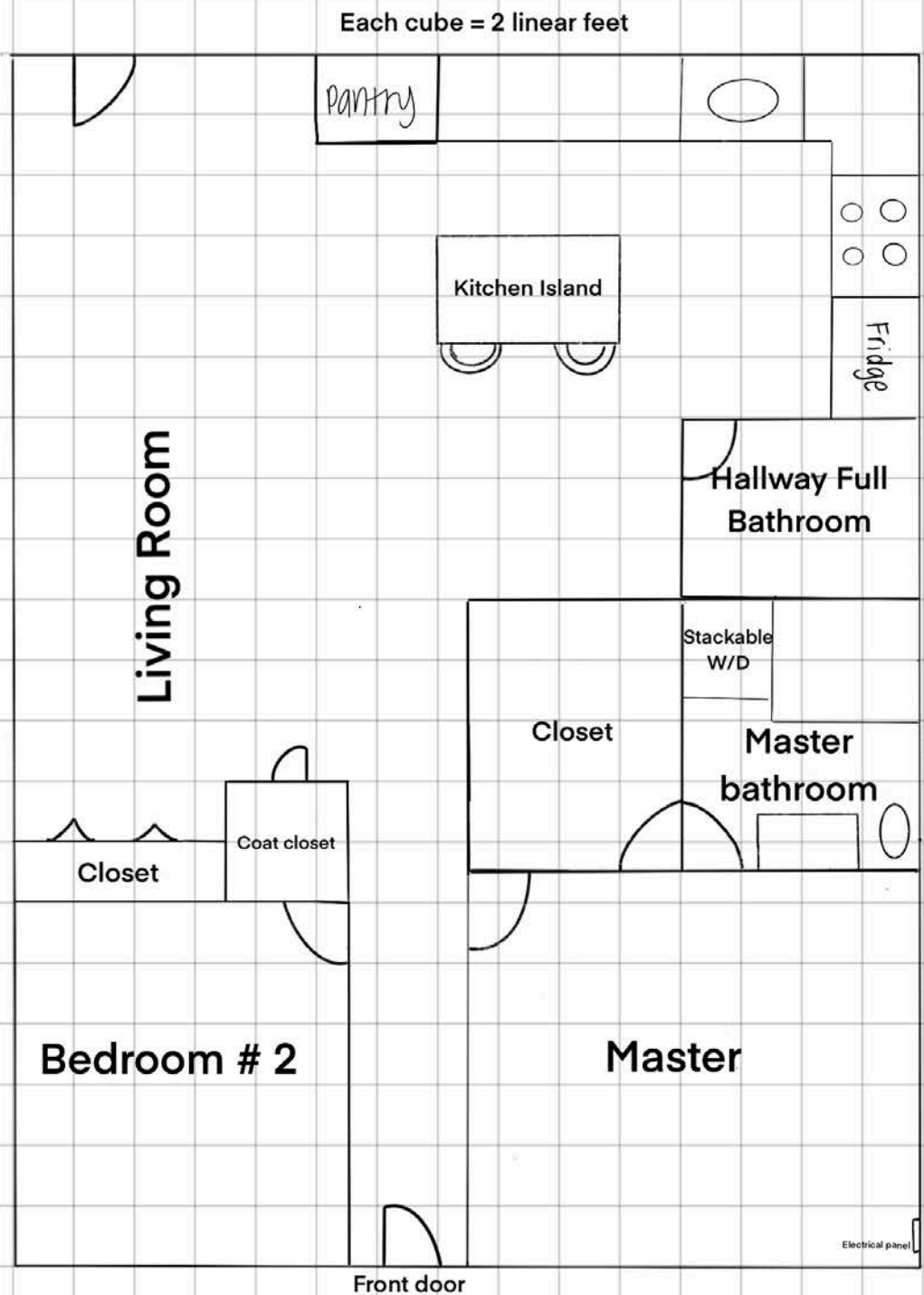
Each cube = 2 linear feet





Current elevations





Changes from previous floor plan:

- Interior doors were shifted slightly to maximize space.
- Back door returned to where it currently is on the building (no change now)
- Placement of stove and fridge moved.

**Subdivision** ☐ Concept Plan\* ☐ Final Plat**Zoning** ☐ Rezoning ☐ Plan Amendment\***Development** ☒ Development Plan\* ☐ Planned Development\* ☐ Use on Review / Special Use\* ☐ Hillside Protection COA\*\*These application types require a [pre-application consultation](#) with Planning staff.

Adam and Ashley Fernandez

Applicant Name

Affiliation

06/17/2025

08/14/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

**8-C-25-DP**

## Correspondence

All correspondence will be directed to the approved contact listed below.

☐ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Adam and Ashley Fernandez

Name

Company

12321 Buttermilk Rd

Knoxville

TN

37932

Address

City

State

ZIP

(305) 343-1665

Phone

Email

## Current Property Info

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
12321 Buttermilk Rd, Knoxville, TN 37932	129 10901	
Property Address	Parcel ID	
2 septic tanks (for primary house & garage)	West Knox Utility District	Y
Sewer Provider	Water Provider	Septic (Y/N)

## Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use garage apartment / garage to be remodeled into 2 BR dwellingSpecify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No



## Subdivision Request



		RELATED REZONING FILE NUMBER
Proposed Subdivision Name		
Unit / Phase Number	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Proposed Number of Lots (total)
<input type="checkbox"/> Other (specify)	one single-family dwelling	
Specify if requesting: <input type="checkbox"/> Variance <input type="checkbox"/> Alternative design standard		
Specify if a traffic impact study is required: <input type="checkbox"/> Yes (required to be submitted with application) <input type="checkbox"/> No		

## Zoning Request

		PENDING PLAT FILE NUMBER
<input type="checkbox"/> Zoning Change	Proposed Zoning	Proposed Density (units/acre, for PR zone only)
<input type="checkbox"/> Sector Plan <input type="checkbox"/> One Year Plan <input type="checkbox"/> Comprehensive Plan		
<input type="checkbox"/> Plan Amendment Change	Proposed Plan Designation(s)	
<input type="checkbox"/> If, in Knox county, submit plan amendment request with application	Previous Rezoning Requests	
<input type="checkbox"/> Other (specify)		

## Authorization

☒ I declare under penalty of perjury the foregoing is true and correct: **1)** He/she/it is the owner of the property AND **2)** The application and all associated materials are being submitted with his/her/its consent

	Adam and Ashley Fernandez	06/17/2025
Applicant Signature	Print Name / Affiliation	Date
(305) 343-1665		
Phone Number	Email	
	Adam and Ashley Fernandez	06/18/2025, SG
Property Owner Signature	Please Print	Date Paid

## Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1		FEE 2		FEE 3		TOTAL
0401	\$450.00					\$450.00

# Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

## Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

**Planning staff will post the required sign.** If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

### Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

### Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

### Acknowledgement

**By signing below,** you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

08/01/2025

08/15/2025

Date to be Posted

Date to be Removed



Applicant Signature

Adam and Ashley Fernandez

Applicant Name

06/17/2025

Date

**Have you engaged the surrounding property owners to discuss your request?**

☒ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting