



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 3-K-26-DP **AGENDA ITEM #:** 49
 POSTPONEMENT(S): 3/5/2026 **AGENDA DATE:** 4/9/2026
 ▶ **APPLICANT:** MARK C TUCKER
 OWNER(S): Series A Projects Under Construction

TAX ID NUMBER: 50 I B 03101 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 3505 DUCK POND WAY

▶ **LOCATION:** North side of Duck Pond Way, west side of Pond Run Way, north of Babelay Rd

▶ **APPX. SIZE OF TRACT:** 5559 square feet

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Duck Pond Way, a private, unstriped local street with a pavement width that varies from 26 ft to 40 ft within a right-of-way width that varies from 38-48 ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Love Creek

▶ **ZONING:** PR (Planned Residential) up to 4 du/ac

PLACE TYPE: SR (Suburban Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Single family dwelling

HISTORY OF ZONING: In 2007, the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac (3-D-07-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 4 du/ac

South: Single family residential - PR (Planned Residential) up to 4 du/ac

East: Single family residential - PR (Planned Residential) up to 4 du/ac

West: Single family residential - PR (Planned Residential) up to 4 du/ac

NEIGHBORHOOD CONTEXT: The subject property is part of The Park at Babelay single-family subdivision located 0.85 miles east of Washington Pike. This is a rural area that features single family and rural residential uses and vacant lands.

STAFF RECOMMENDATION:

▶ **Approve the development plan for a detached dwelling, subject to 5 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all requirements of the Knox County Department of Engineering and Public Works.

3. Meeting all relevant utility requirements.
4. Before the issuance of a building permit, recording a final plat to add the common area to this subdivision meeting all applicable requirements of the Subdivision Regulations and standard platting process. The final acreage of Unit 1 and 2, excluding any right-of-way dedication, shall be no less than 8.25 acres.
5. If during plat 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 with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.

COMMENTS:

BACKGROUND:

- 2007: The Planning Commission approved 33 residential lots in Units 1 and 2 of the Park at Babelay subdivision (5-SA-07-C/5-G-07-UR). The properties bounded by Duck Pond Way, Pond Run Way, and Park Shadow Way were approved as 4 house lots, a common area to the south, and a detention area on the western side. The only lot of Unit 1 was platted afterward (6-K-07).
- 2008: The Planning Commission approved a new concept plan for 41 lots in Unit 3 of the subdivision (1-SE-08-C/1-H-08-UR). The properties described above were approved for 3 house lots, a common area to the south, and a detention pond on the western side. These plans included a revised layout for the previously approved phase that included two fewer lots than originally proposed. Subsequently, a total of 70 lots were recorded with two final plats (6-SL-08-F, 10-SK-08-F).
- 2018: Two new house lots (Lots 72 and 73) were approved via plat without development plan (then a use on review) approval within the common area described above (3-SD-18-F). Development plan approval would be needed prior to pulling permits for those lots.
- 2025: The Planning Commission approved a development plan for a detached house lot 72 (3-B-25-DP).
- 2026: The applicant is seeking development plan approval for house lot 73.

The 2007 plat of this subdivision dedicated some right-of-way along Babelay Road, which was never formally accepted by the Knox County Engineering and Public Works Department and is consequently still owned by the applicant. This development plan proposes adding a portion of that right-of-way as a common area strip for the subdivision, which aligns with the Subdivision Regulations' provisions discouraging double-frontage lots (Section 3.02.4). The addition of this property back to the development on the plans provides enough land to allow 1 more house lot while meeting the density of the PR zone up to 4 du/ac.

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 4 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. Considering the proposed acreage of 8.25 acres for Units 1 & 2, the density of this development would be 4 du/ac, which is in conformance with the approved density of 4 du/ac (3-D-07-RZ). The final acreage shall be verified with a plat, as stipulated in condition 4.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

- A. The property is classified as the SR (Suburban Residential) place type in the Knox County Comprehensive Plan. Detached dwellings are considered a primary use in the SR (Suburban Residential) place type, and the proposal is consistent with the intent of providing a range of lot sizes that are generally less than one acre.
- B. The place type specifies a building height maximum of 2 stories and a front setback of 20-30 ft. The proposed single family house would need to meet the requirements of the PR zone and the stated conditions.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

- A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - A detached house would be compatible with other single-family residences in the subdivision.

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 are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate 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. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

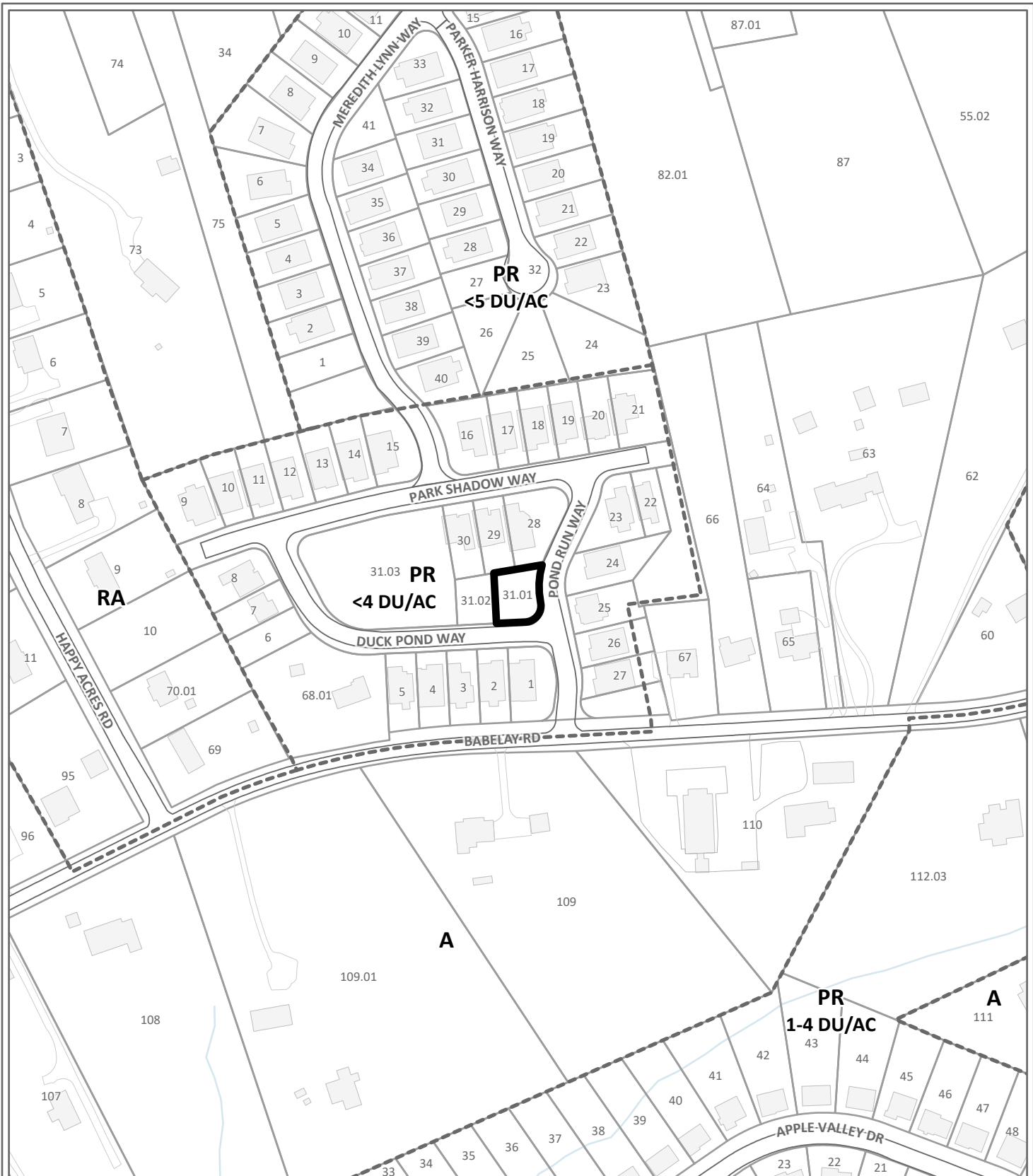
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs High.

- 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. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN

3-K-26-DP

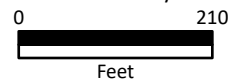
Petitioner: Mark C Tucker



Single family dwelling in PR (Planned Residential) up to 4 du/ac

Map No: 50

Jurisdiction: County



Original Print Date: 2/17/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

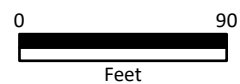


Exhibit A. Contextual Images



LOCATION MAP

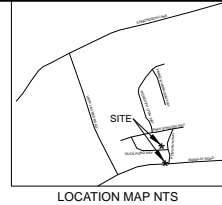
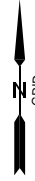
3-K-26-DP



Case boundary



3-K-26-DP
3/11/2026



LEGEND

- ⊙ EIP EXISTING IRON PIN FOUND
- ⊙ IPI IRON PIN SET (5'x1" REBAR W/CAP)

NOTES:

- 1) EXISTING MONUMENTS AS SHOWN, ALL OTHERS SET BY RCG&A.
- 2) STANDARD UTILITY AND DRAINAGE EASEMENTS SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. EASEMENTS OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER LOT LINES.
- 3) THERE SHALL BE NO CONSTRUCTION WITHIN THE TVA TRANSMISSION LINE EASEMENT WITHOUT THE PRIOR CONSENT OF TVA.
- 4) ALL PINS ARE 5/8" UNLESS SHOWN DIFFERENTLY.
- 5) THIS SURVEY INDICATES ONE OR MORE PROPERTY BOUNDARY ENCROACHMENTS. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEW AGENCIES; OWNERS ARE RESPONSIBLE FOR RESOLVING BOUNDARY CONFLICTS.
- 6) ALL LOT AREA, WIDTH, DEPTH AND MINIMUM BUILDING SETBACK LINE FOR RESIDENTIAL OR NON RESIDENTIAL USE SHALL MEET THE MINIMUM STANDARDS REQUIRED BY THE KNOX COUNTY ZONING ORDINANCE OR THE KNOXVILLE ZONING ORDINANCE.
- 7) TOTAL AREA OF PREVIOUS PLATS RECORDED N 20070703001059 & 200809100017622 EQUALS 8.17 ACRES PLUS THE REDUCED ROW SHOWN ON THIS PLAT (3542 SQ FT OR 0.08 ACRES) APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS GIVES A TOTAL OF 8.25 ACRES WHICH ALLOWS 33 HOMES TO BE BUILT WITHIN THIS PR-4 DUAC.

CLT MAP: 0501 GROUP "B"
PARCEL: 03101
DEED INSTR: 202110050028114
PLAT INSTR: 201803280057097

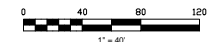
NUMBER OF LOTS: 1 & REDUCED ROW

TOTAL AREA: 0.13 ACRES
5,559 SF
REDUCED ROW 3,545 SF

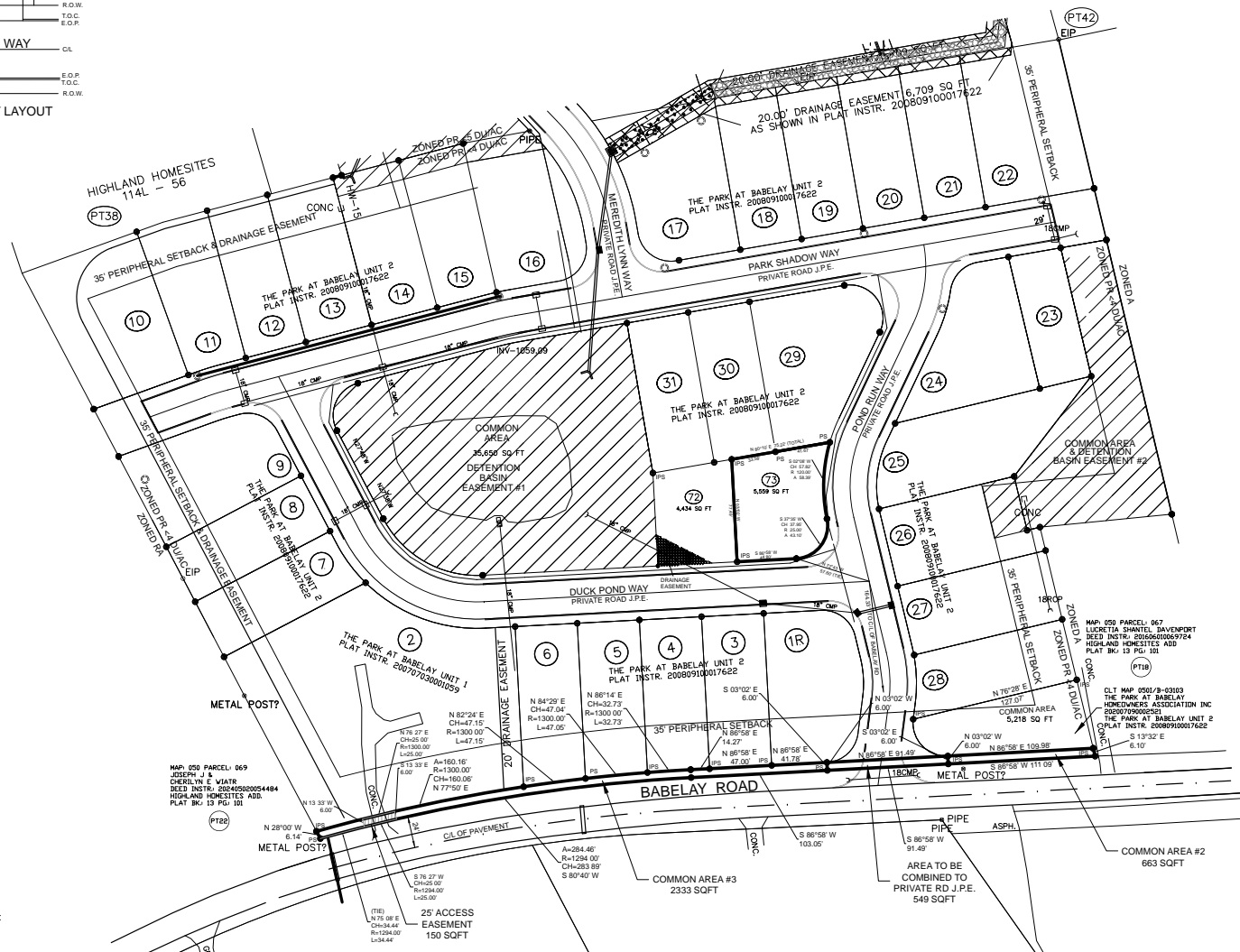
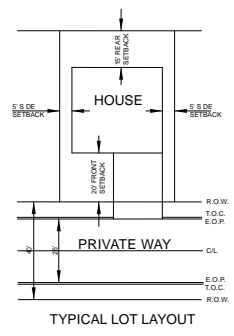
PROPERTY ZONED: PR



PLANNING FILE NO.: 3-K-26-DP



DESIGNED BY: RCG&A
CHECKED BY: RGC
DRAWN BY: DED
DATE: 12/01/2026
SCALE: 1"=40'
FILE NO.: 17039
SHEET NO.: 1 OF 1 SHEETS



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
DEMOLITION OR CONSTRUCTION, THE
CONTRACTOR MUST CONTACT TENNESSEE
ONE-CALL AT 1-800-351-1111
CONTRACTOR IS RESPONSIBLE TO
RECORD AND SAVE CONFIRMATION
NUMBER.

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE · SEVIERVILLE

THE PARK AT BABELAY UNITS 1 & 2
BABELAY ROAD

REDUCTION OF BABELAY ROAD ROW & LOT 73
DEVELOPMENT PLAN

NO.	DATE	DESCRIPTION	BY	CHKD.
1	3/11/26	ADD ACCESS EASEMENT FOR LOT 2	DED	RCG
REVISIONS				

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). The contact information you provide in your application may be used for that purpose. 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.

02/20/2026

Date to be Posted

03/06/2026

Date to be Removed

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

Yes No

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



Applicant Signature

Chad Roberts

Applicant Name

01/20/2026

Date