



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 2-F-26-DP

AGENDA ITEM #: 37

AGENDA DATE: 2/12/2026

▶ **APPLICANT:** ALLIE CHAMBERLAIN

OWNER(S): Tae Cho

TAX ID NUMBER: 141 F B 011

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1140 BELLE POND AVE

▶ **LOCATION:** South side of Belle Pond Ave, north side of Everett Rd

▶ **APPX. SIZE OF TRACT:** 7333 square feet

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Belle Pond Avenue, a local street with a pavement width of 26 ft within a 60-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Hickory Creek

▶ **ZONING:** PR (Planned Residential) up to 5 du/ac

PLACE TYPE: SR (Suburban Residential)

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

▶ **PROPOSED USE:** Peripheral setback reduction

HISTORY OF ZONING: In 2013, this property was part of a larger rezoning from A (Agricultural) and F (Floodway) to PR (Planned Residential) up to 5 du/ac and F (12-E-13-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 5 du/ac

South: Agriculture/forestry/vacant land - PR (Planned Residential) up to 5 du/ac

East: Single family residential - PR (Planned Residential) up to 5 du/ac

West: Single family residential - PR (Planned Residential) up to 5 du/ac

NEIGHBORHOOD CONTEXT: This area is comprised of single family residential dwellings on small suburban lots.

STAFF RECOMMENDATION:

▶ **Approve the development plan to reduce the peripheral setback from 35 ft to 25 ft in the PR (Planned Residential) zone as depicted on the site plan, subject to 2 conditions.**

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

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

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

COMMENTS:

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL).

In exercise of its administrative judgement, 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 5 du/ac

A. The PR zone allows single-family houses and accessory uses, buildings, and structures as permitted uses. The administrative procedures require the Planning Commission to review and approve the development plan before building permits can be issued (Article 5, Section 5.13.15).

B. The Planning Commission has the authority to reduce the peripheral setback to 15 ft where properties are abutting residential zoning, which is the case here. However, the minimum front setback is 20 ft along a road frontage. The peripheral setback request is consistent with the front setback requirements.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The subject property is designated SR (Suburban Residential), which recommends a housing mix of predominantly single-family subdivisions with lots smaller than one acre and building forms with setbacks of 20-30 ft. Because no significant alterations are being made to the existing development pattern, this request does not conflict with the intent of the SR place type.

B. The SR place type allows consideration of the PR zone with densities of up to 12 du/ac. The proposed development does not change the density of the subdivision, nor does it reduce the common area of the subdivision.

3) KNOX COUNTY COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The proposed development plan complies with Implementation Policy 2, to ensure that development is sensitive to the existing community character. The proposed peripheral setback reduction is compatible with developments in the surrounding area.

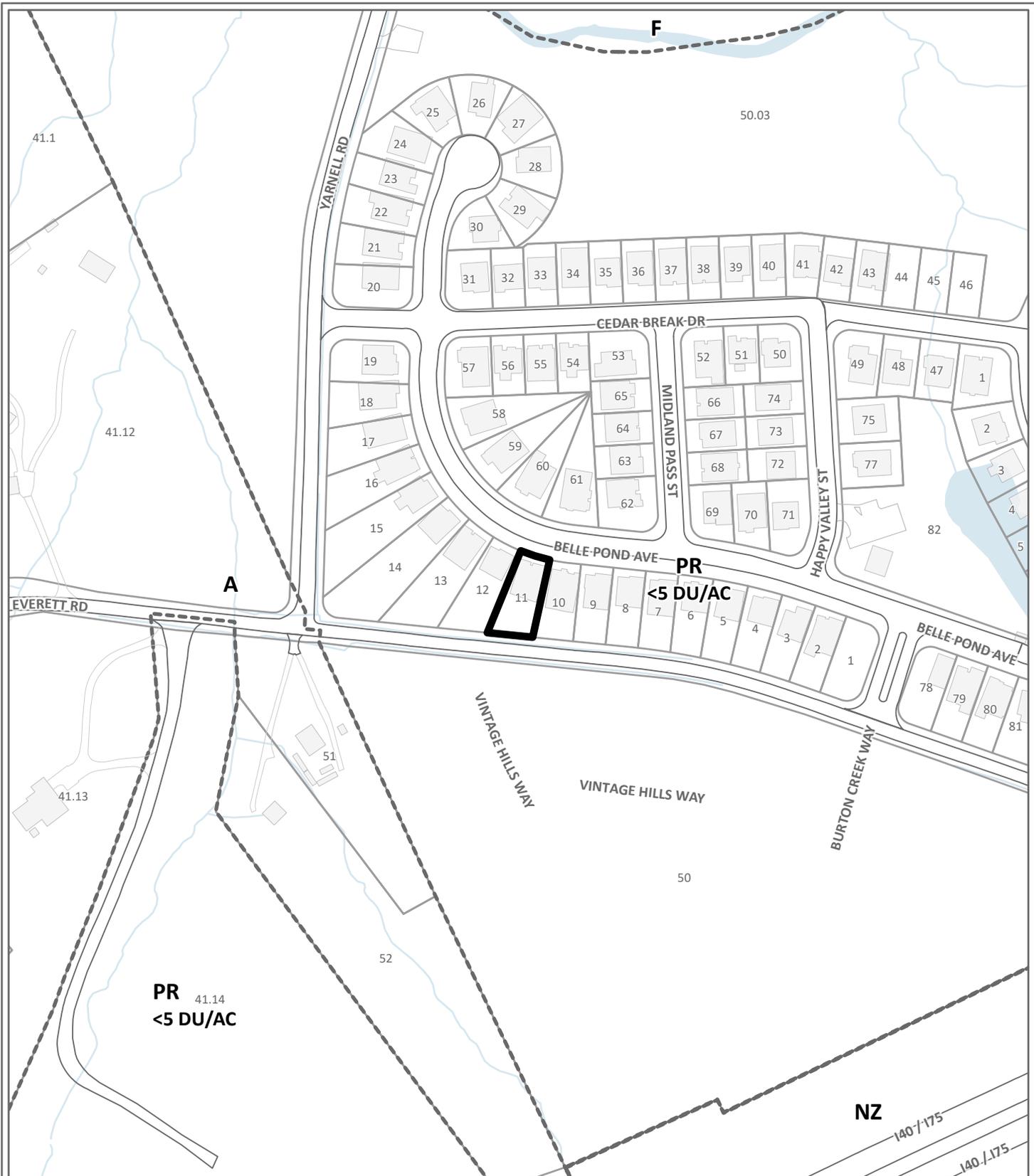
4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, and offer a wide range of housing choices. The proposed development plan is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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

2-F-26-DP

Petitioner: Allie Chamberlain



Peripheral setback reduction in PR (Planned Residential), <5 DU/AC

Map No: 141

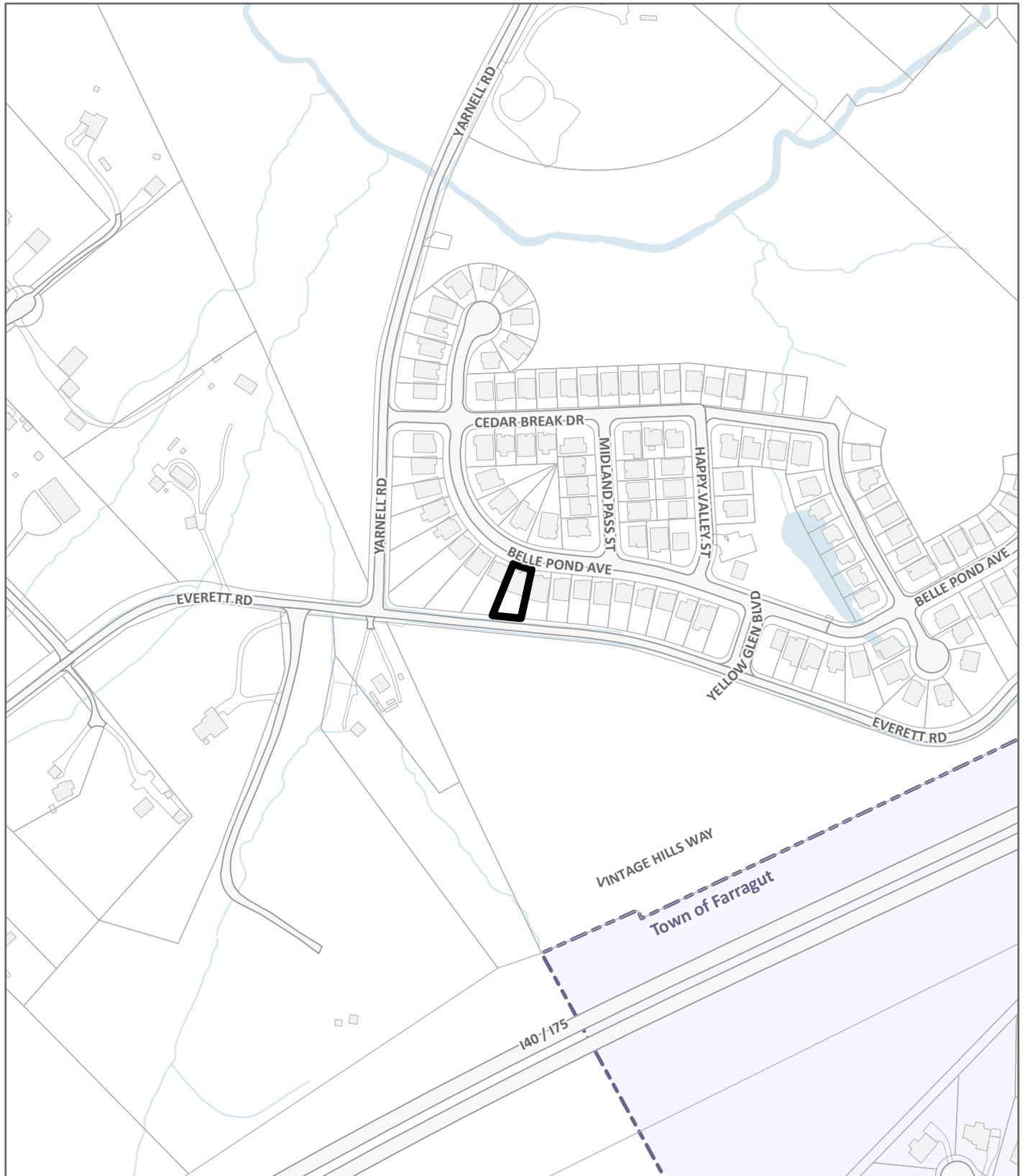
Jurisdiction: County



Original Print Date: 1/6/2026

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

Exhibit A. Contextual Images



LOCATION MAP

2-F-26-DP



Case boundary

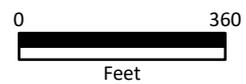


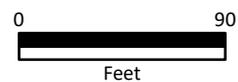
Exhibit A. Contextual Images

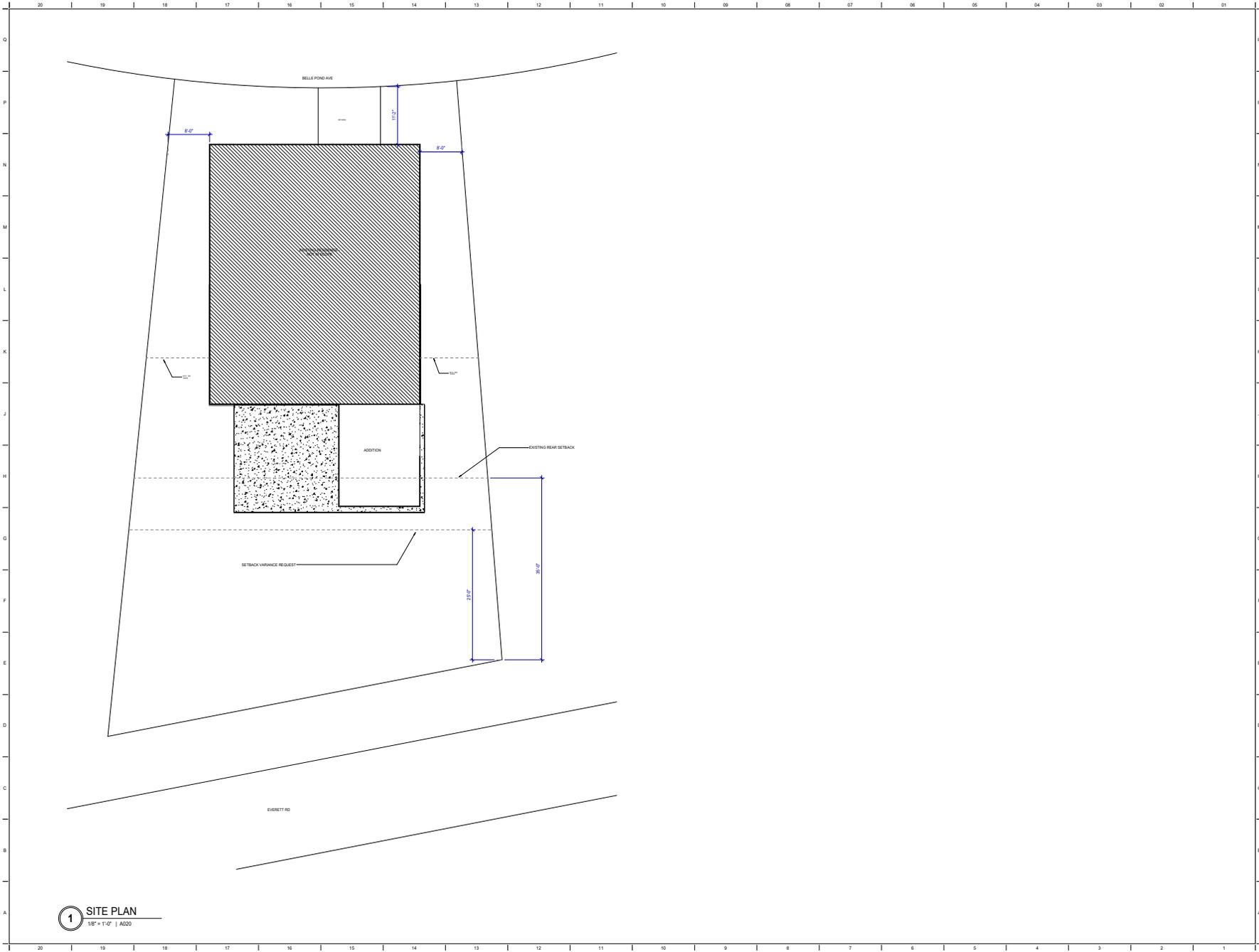


AERIAL MAP



Case boundary





ARENA CONSTRUCTION LLC
 1501 GRANGER AVENUE
 KNOXVILLE, TN 37917
 (865) 910-1993
arenaconstructionknox.com

PROJECT NAME:
**1140 BELLE POND
 AVE / FILE
 NUMBER
 (2-F-26-DP)**

1 SITE PLAN
 1/8" = 1'-0" | AS20

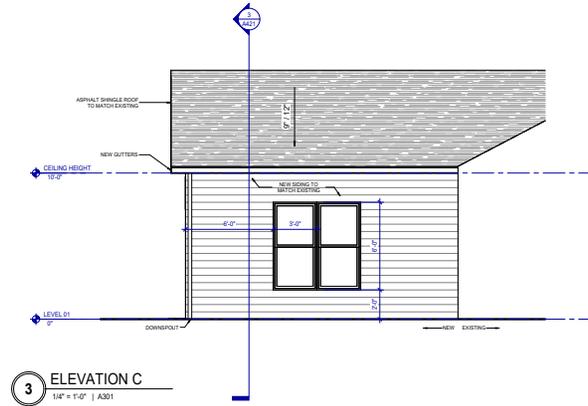
TAE CHO
 PROJECT ADDRESS:
 1140 BELLE POND AVE
 KNOXV, TN 37932
 PROJECT NUMBER: 1140 BELLE POND AVE
 SITE PLAN

A020

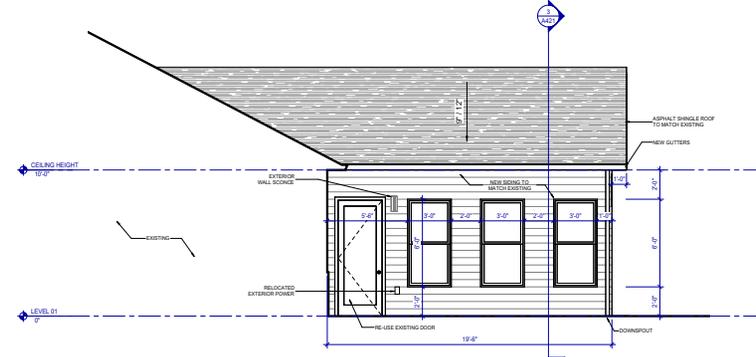


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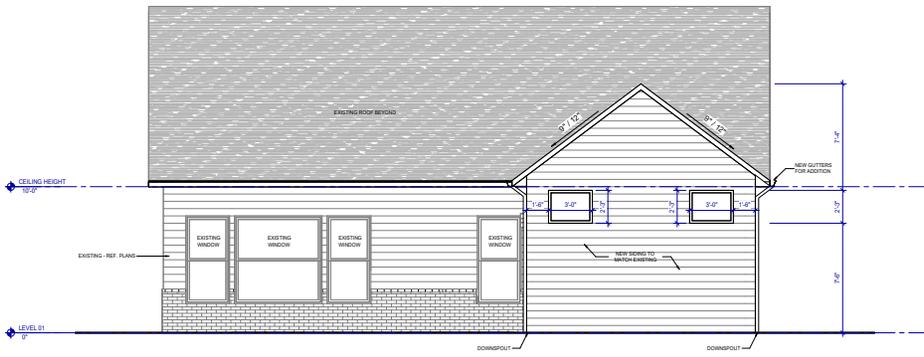
PROJECT NAME:
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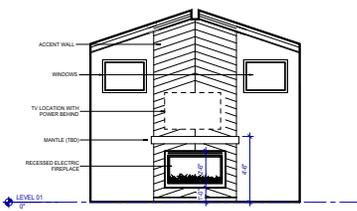
3 ELEVATION C
1/4" = 1'-0" | A301



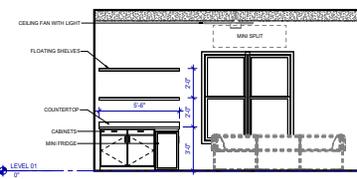
2 ELEVATION B
1/4" = 1'-0" | A301



1 ELEVATION A
1/4" = 1'-0" | A301



5 INTERIOR ELEVATION B
1/4" = 1'-0" | A301



6 INTERIOR ELEVATION A
1/4" = 1'-0" | A301

TAE CHO
PROJECT ADDRESS:
1140 BELLE POND AVE
KNOXV LLE, TN 37932
PROJECT NUMBER: 1140 BELLE POND AVE

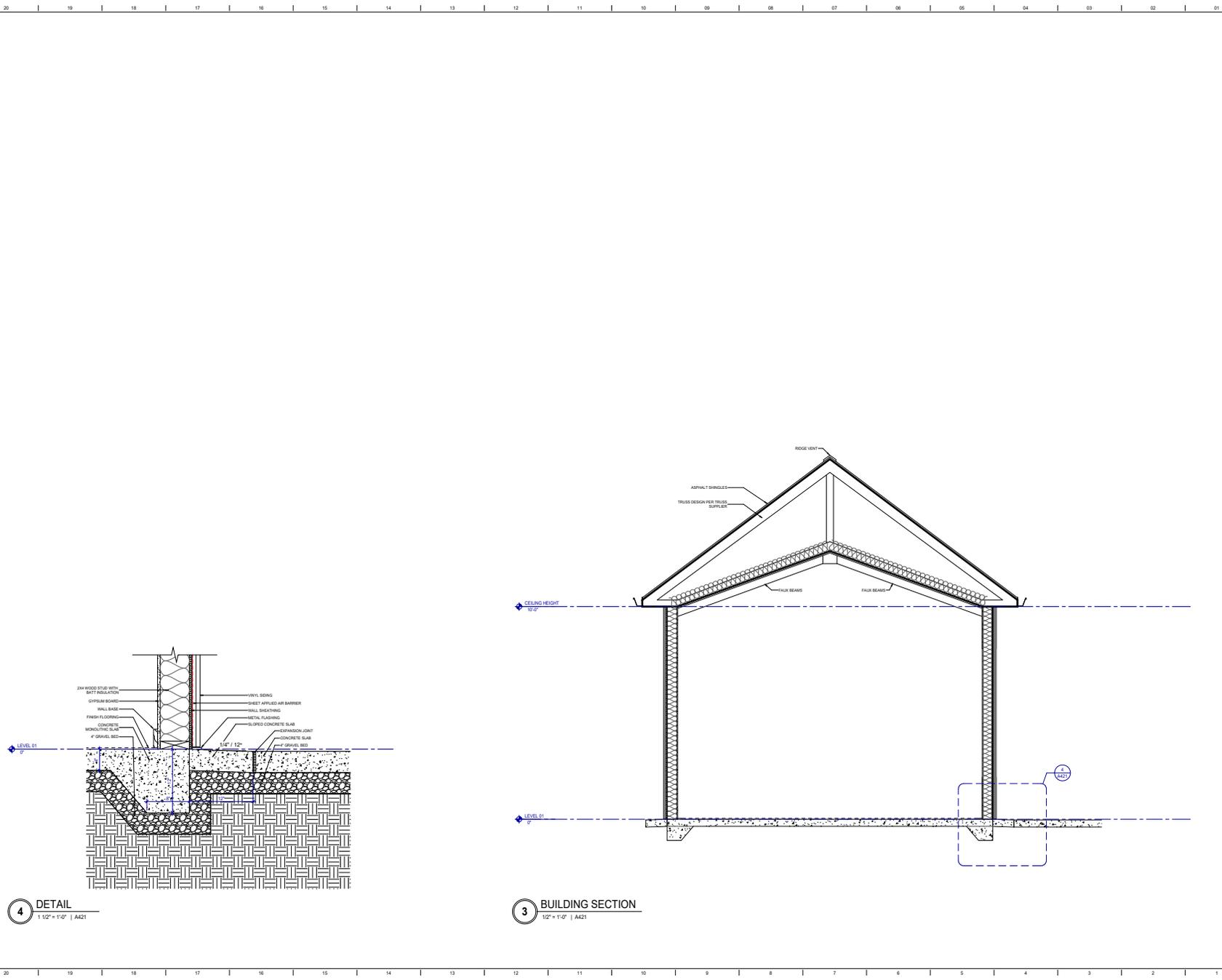
EXTERIOR AND INTERIOR
ELEVATIONS

A301



ARENA CONSTRUCTION LLC
1501 GAUGER AVENUE
KNOXVILLE, TN 37917
(865) 910-1993
arenaconstructionknox.com

PROJECT NAME:
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4 DETAIL
1/2" = 1'-0" | A421

3 BUILDING SECTION
1/2" = 1'-0" | A421

TAE CHO
PROJECT ADDRESS:
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KNOXV LLE, TN 37932
PROJECT NUMBER: 1140 BELLE POND AVE

DETAILS

A421

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.

1/31/2026

2/13/2026

Date to be Posted

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

Allie Chamberlain

Allie Chamberlain

12/29/2025

Applicant Signature

Applicant Name

Date