



# DEVELOPMENT PLAN REPORT

▶ **FILE #:** 1-A-26-DP

**AGENDA ITEM #:** 31

**AGENDA DATE:** 1/8/2026

▶ **APPLICANT:** NED FERGUSON

OWNER(S): Gaylon & Amanda Butler, Chris & Amy Pratt

TAX ID NUMBER: 89 19307, 19312

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 8709 JOE DANIELS RD (8715 JOE DANIELS RD)

▶ **LOCATION:** North side of Joe Daniel Rd, northeast of Pellissippi Pkwy and Oak Ridge Hwy interchange

▶ **APPX. SIZE OF TRACT:** 1.021 acres

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Joe Daniels Road, an unstriped local street with 15-19 ft of pavement width within a large right-of-way shared with a railroad.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Clinch River

▶ **ZONING:** PR (Planned Residential)

PLACE TYPE: RL (Rural Living), HP (Hillside Ridgeway Protection)

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

▶ **PROPOSED USE:** 2 single family lots

DENSITY PROPOSED: 0.83 du/ac

HISTORY OF ZONING: In 1983 the property was rezoned from I (Industrial) to PR (Planned Residential) (12-O-83-RZ), and the TO (Technology Overlay) was added (12-FF-83-RZ). In 1992 the TO was removed (10-U-92-RZ).

SURROUNDING LAND USE AND ZONING: North: Office - PR (Planned Residential) up to 3 du/ac

South: Railroad and Oak Ridge Highway right-of-way - A (Agricultural)

East: Office - PR (Planned Residential) up to 3 du/ac

West: Rural residential - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The subject property is north of the Oak Ridge Highway and Pellissippi Parkway interchange in an area that features a mix of residential, office, and commercial uses interspersed with undeveloped, forested slopes. Clinch River runs to the north.

## STAFF RECOMMENDATION:

▶ **Approve the development plan for 2 single-family house lots and a peripheral setback reduction along the north and east boundary lines from 35 ft to 15 ft, 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 development plan is for 2 existing single family houses on 1.021 acres in the PR zone.

**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) (12-O-83-RZ):

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). These houses were built in 2002 and 2005 without development plan approval. The Planning Commission shall determine the setbacks in the PR zone and can reduce the peripheral boundary in the PR zone to 15 ft since the subject property abuts PR zoned properties. The applicant is requesting a peripheral boundary reduction along the north and east boundary lines from 35 ft to 15 ft.

B. The 1.021-acre property is part of a 3.611-acre PR zoning district. The proposed density for the entire PR district is 0.83 du/ac. No set density was approved during the rezoning (12-O-83-RZ).

**2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES**

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The existing single-family lots are compatible with the other single-family residences in the area.

**3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE**

A. The property is classified as RL (Rural Living) and HP (Hillside Protection). The RL place type recommends single-family as a primary use on a wide range of lot sizes. The plan shows two single-family lots on 1.021 acres. The lots were cleared in the early 2000s when the homes were built. Since the lots have been previously disturbed, they are considered exempt from the HP land disturbance recommendations.

**4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN**

A. The property is within the Rural Area. Rezoning in the Rural Area are limited to 2 du/ac when there is adequate infrastructure. The property does not have sewer, nor does it have direct access to a collector road. The development density of 0.83 du/ac is consistent with the density permissible in the Rural Area where utilities and infrastructure are not available.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

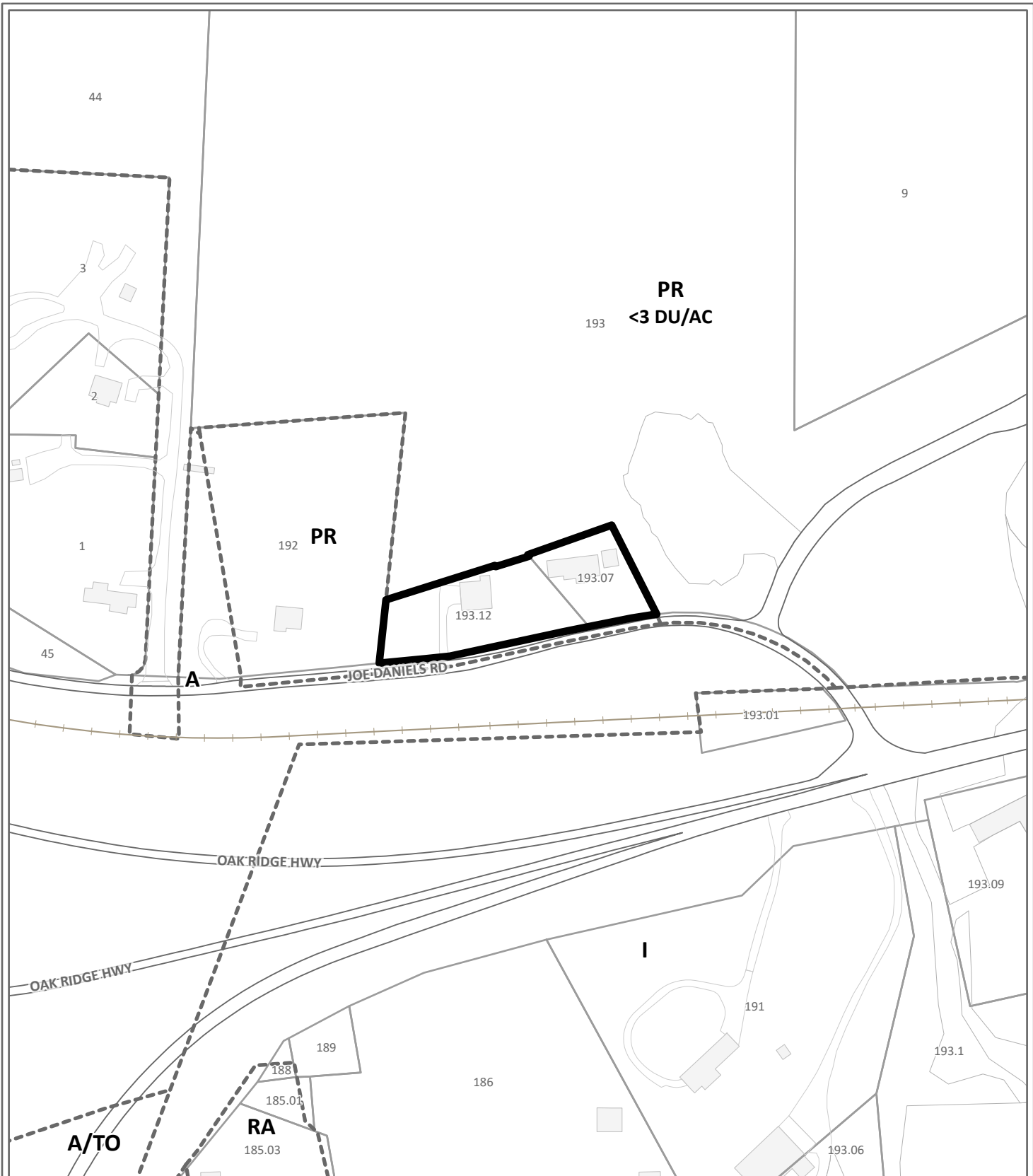
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Mill Creek Elementary, Hardin Valley Middle, and Karns 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 to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.



**DEVELOPMENT PLAN**

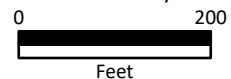
**1-A-26-DP**

**Petitioner:** Ned Ferguson

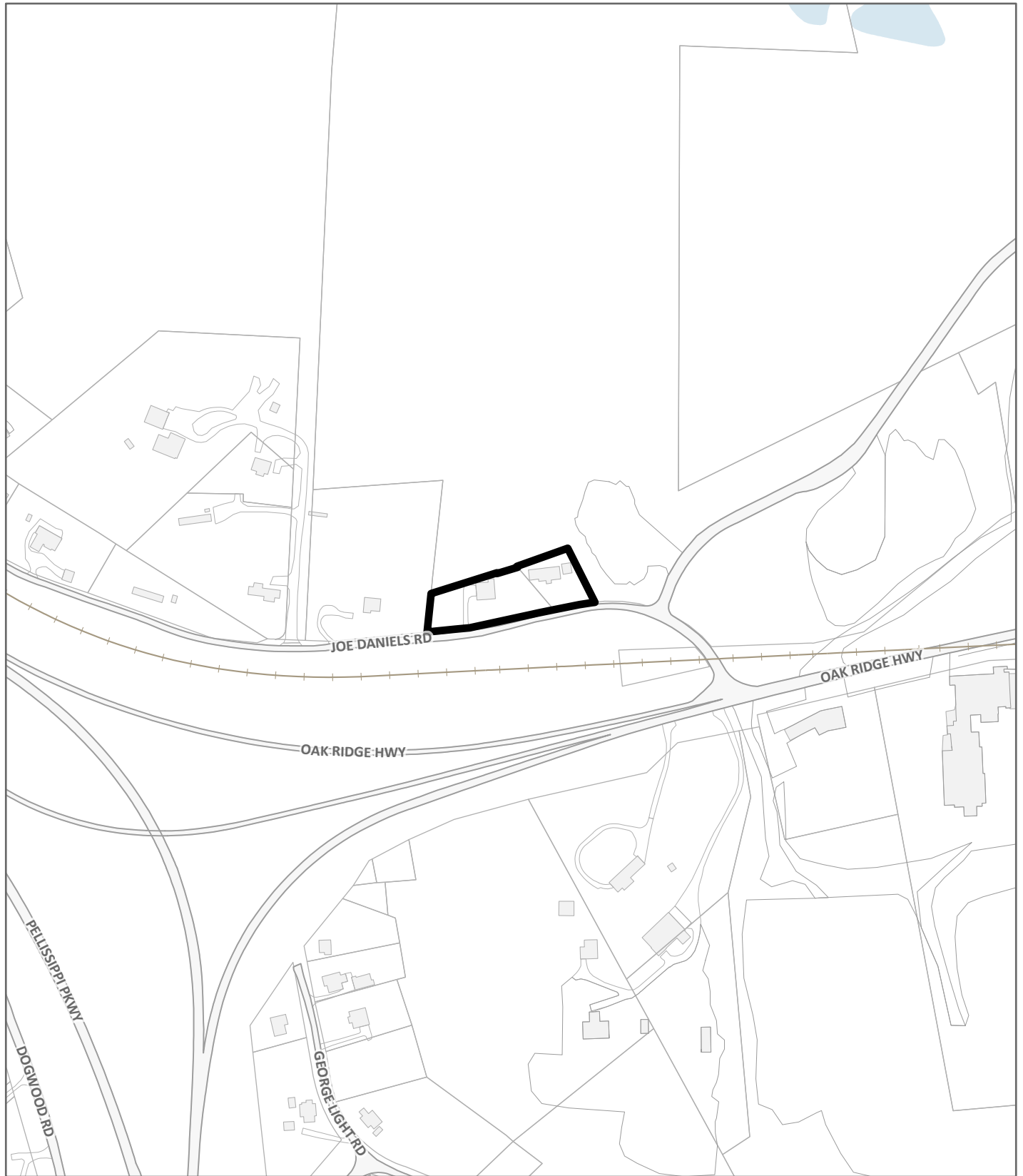


Lots of record in PR (Planned Residential)

**Map No:** 89  
**Jurisdiction:** County



# Exhibit A. Contextual Images



**LOCATION MAP**

**1-A-26-DP**



Case boundary



# Exhibit A. Contextual Images



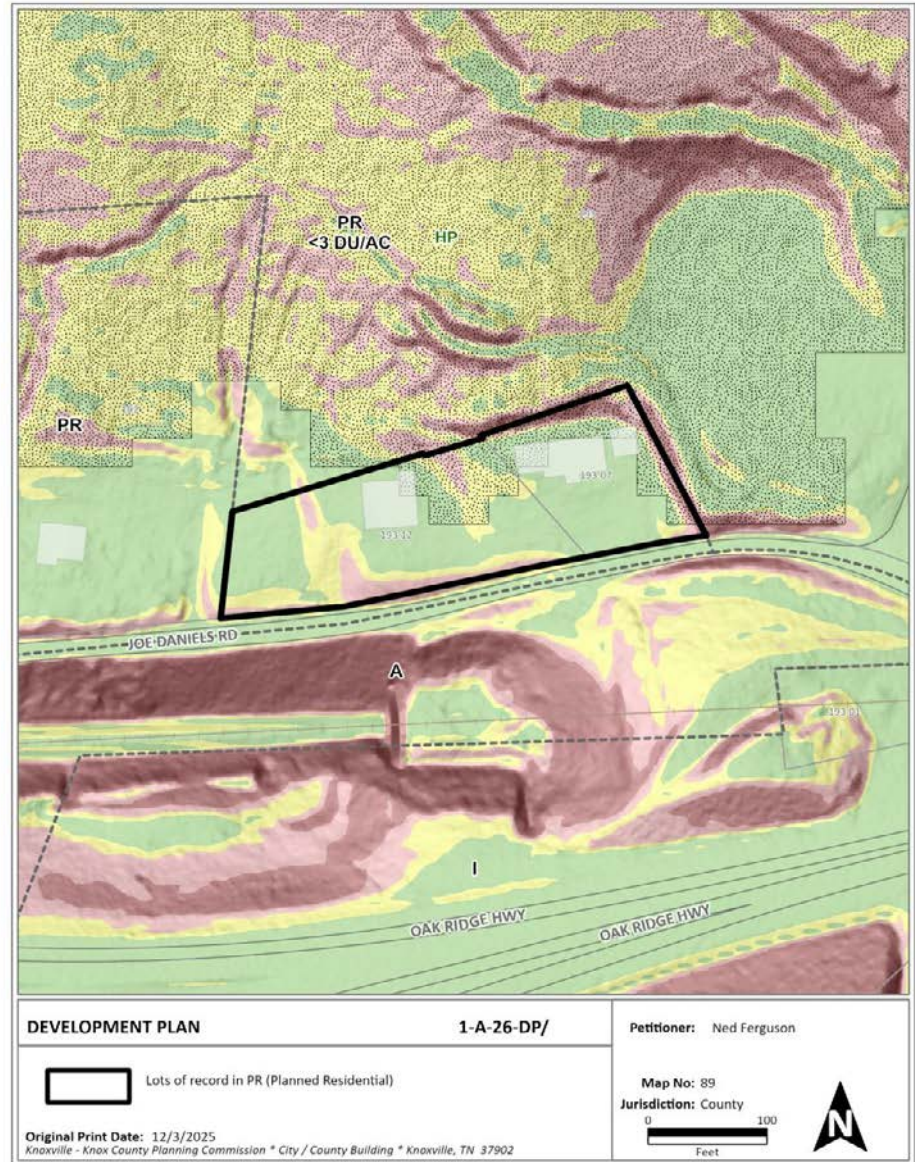
## AERIAL MAP



Case boundary

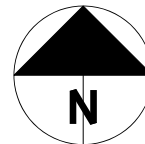


CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>1.03</b>		
Non-Hillside	0.76	N/A	
0-15% Slope	0.12	100%	0.12
15-25% Slope	0.06	50%	0.03
25-40% Slope	0.04	20%	0.01
Greater than 40% Slope	0.04	10%	0.00
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>0.27</b>	Recommended disturbance budget within HP Area (acres)	<b>0.16</b>
		Percent of HP Area	<b>60.8%</b>



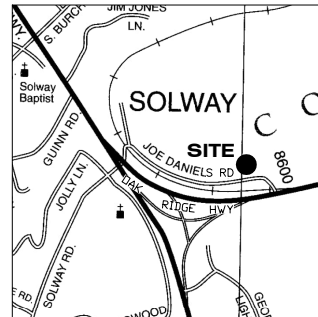
# LEGEND

- 1/2" IRON PIN FOUND OR FOUND AS NOTED
- 1/2" IRON PIN SET W/PLASTIC CAP #1643
- ⊠ AIR CONDITIONER
- ⊙ ELECTRIC METER
- ⊕ UTILITY POLE
- ⊗ WATER METER
- OVERHEAD UTILITIES



TN NAD83(2011)

Positional accuracy: CM  
 GPS Field procedure: RTK  
 Date of GPS survey: 8/19/25  
 Datum/Epoch: NAD83(2011)/2010  
 Published/Fixed-control use:  
 TDDT CDRS VRS  
 Geoid Model: 18  
 Equipment: CHCNAV i83  
 Portion of survey GPS used: ALL  
 Relative positional accuracy < 0.1'  
 GPS Scale: 1:0000  
 GPS Base: N604265.277 E2508176.998

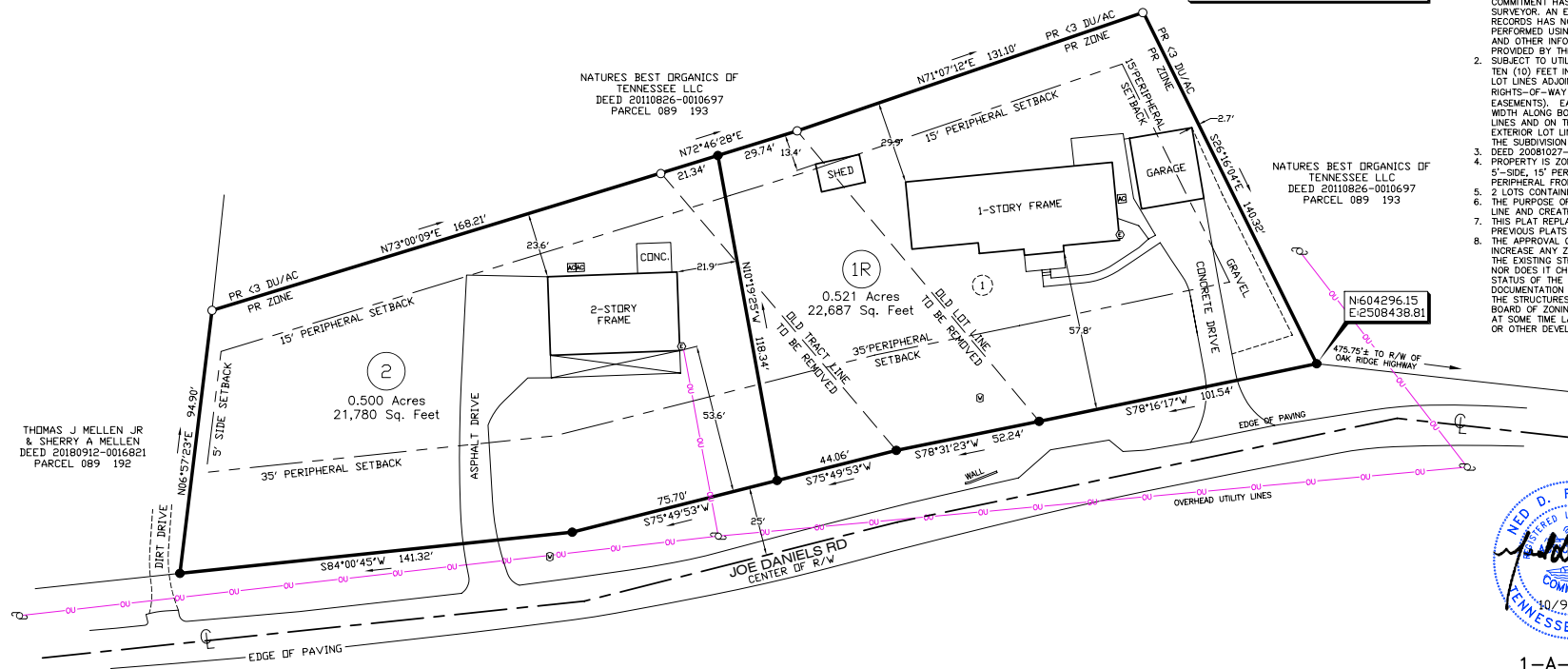


## LOCATION MAP-NTS



UTILITY AND DRAINAGE EASEMENT WAIVER  
 TO REDUCE THE UTILITY AND DRAINAGE EASEMENT FROM 5.0 FT TO 2.7 FT UNDER THE EXISTING GARAGE.

- NOTES:
- THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE COMMITMENT HAS BEEN PROVIDED TO THE SURVEYOR. AN EXHAUSTIVE SEARCH OF PUBLIC RECORDS HAS NOT BEEN DONE. THIS SURVEY IS PERFORMED USING THE LATEST RECORDED DEED AND OTHER INFORMATION THAT MAY BE PROVIDED BY THE CLIENT.
  - SUBJECT TO UTILITY AND DRAINAGE EASEMENTS, EASEMENTS OF TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS), EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES EXCEPT AS MODIFIED BY THE SUBDIVISION WAIVER.
  - DEED 20081027-0027760, 20050322-0074225.
  - PROPERTY IS ZONED PR. SETBACKS ARE 5'-SIDE, 15' PERIPHERAL SIDE AND REAR, 35' PERIPHERAL FRONT.
  - 2 LOTS CONTAINING 1.021 ACRES.
  - THE PURPOSE OF THIS PLAT IS TO MOVE A LOT LINE AND CREATE TWO LOTS OF RECORD.
  - THIS PLAT REPLACES AND SUPERSEDES ALL PREVIOUS PLATS OF RECORD.
  - THE APPROVAL OF THIS PLAT DOES NOT INCREASE ANY ZONING NON-CONFORMITIES FOR THE EXISTING STRUCTURES ON THE PROPERTY NOR DOES IT CHANGE THE NON-CONFORMING STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME TIME LATER FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.



THOMAS J MELLEN JR & SHERRY A MELLEN  
 DEED 20100912-0016821  
 PARCEL 089 192

NATURES BEST ORGANICS OF TENNESSEE LLC  
 DEED 20110826-0010697  
 PARCEL 089 193

N-604296.15  
 E-2508438.81



1-A-26-DP

### RESUBDIVISION OF LOT 1 OF ALONZO BUTLER, JR. AND PRATT TRACT

PLAT REF: 20000329-0020705 SCALE: 1"=30'  
 PARCEL(S): 089 19307; 089 19312  
 COUNTY/DISTRICT: KNX/6  
 CITY: N/A WARD/BLOCK: N/A DATE: 10/9/2025

OWNER(S):  
 GALYON & AMANDA BUTLER  
 8709 JOE DANIELS RD  
 KNOXVILLE, TN 37931  
 865.388.3602  
 CHRIS & AMY PRATT  
 8715 JOE DANIELS RD  
 KNOXVILLE, TN 37931  
 865.388.3603

Ned D. Ferguson, R.L.S.  
 400 N Hicks St  
 Clinton, TN 37716  
 Phone: (865) 689-6169  
 Fax: (888) 232-8718 Toll Free  
 www.PLSurvey.com

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 Utilities shown were located from actual field evidence, existing utility agency records and other available evidence. Other underground utilities may exist and not be shown or may vary from where shown. No guarantee is expressed or implied as to the location of any utilities shown which are not visible from the surface. Utility data should not be relied upon without verification from the proper utility authority having jurisdiction. (TCA 0820-3-06.)

I hereby certify that this is a category 4 (remote sensing GPS) survey. This survey meets the minimum standards for the State of Tennessee.  
 This is to certify that the described property is NOT located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.  
 MAP NO. 47093C0231F ZONE: X  
 EFFECTIVE: 5/2/2007

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# 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.

12/27/2025

Date to be Posted

1/9/2026

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

Applicant Name

Date



Donovan Butler

11-17-25