



# USE ON REVIEW REPORT

▶ **FILE #:** 7-C-26-UR

**AGENDA ITEM #:** 54

**AGENDA DATE:** 7/9/2026

▶ **APPLICANT:** JACQUETTA SCATES

OWNER(S): Jacquetta Scates

TAX ID NUMBER: 118 07004

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 1210 PELLISSIPPI PKWY

▶ **LOCATION:** Northeast side of Pellissippi Pkwy, north of Bob Gray Rd

▶ **APPX. SIZE OF TRACT:** 1.79 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Pellissippi Parkway, a state-owned expressway with four lanes divided by a median within a 335-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **ZONING:** BP (Business and Technology Park), TO (Technology Overlay)

PLACE TYPE: CC (Corridor Commercial), HP (Hillside Ridgetop Protection)

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

▶ **PROPOSED USE:** Single Family House

HISTORY OF ZONING: In 1983 the property was rezoned from A (Agricultural) to SP (Scientific Production) as part of a large rezoning (12-CC-83-RZ).

SURROUNDING LAND USE AND ZONING: North: Office - CA (General Business), TO (Technology Overlay)

South: Single family residential - BP (Business and Technology Park), TO (Technology Overlay)

East: Rural residential - BP (Business and Technology Park), TO (Technology Overlay)

West: Pellissippi Parkway right-of-way

NEIGHBORHOOD CONTEXT: The subject property lies to the southeast of office and commercial uses near Lovell Road at its interchange with Pellissippi Parkway. It is accessed via an access easement off of Pellissippi Parkway that serves two additional residential lots. There are single family houses on large lots to the southeast along Bob Gray Road, and a large single family subdivision 200 feet to the northeast.

**STAFF RECOMMENDATION:**

► **APPROVE the request for a single-family dwelling**

**COMMENTS:**

This request is for retroactive approval of a single-family dwelling within the BP (Business and Technology Park) zone. The home was constructed in 2001 and received building permits from the Knox County Codes Administration, however the site was never reviewed by the planning commission for use on review approval as stipulated by the BP zone.

**DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10, SECTION 2) :**

**THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICES, INCLUDING THE COMPREHENSIVE PLAN OF KNOX COUNTY.**

1. The future land use place type assigned to this parcel by the County's Comprehensive Land Use and Transportation Plan is CC (Corridor Commercial), which is intended to provide for large format commercial and office uses. It allows for residential uses as secondary to this commercial focus.

**THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.**

1. The BP zone is intended to provide for a wide range of business and office uses coordinated by site specific planning efforts to mitigate potential impacts on surrounding areas. The zone allows for single family homes as a use-on-review.

**THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.**

1. The existing house is part of a collection of three dwellings which utilize the same access and are comparable in size.

**THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.**

1. The single-family dwelling under review is not considered to be injurious to the surrounding area and is not anticipated to have any negative effects on surrounding properties.  
2. The Tennessee Department of Transportation has noted that they would not allow any further access points to be cut into Pellissippi Parkway and that their department will review the location for modifications in the median due to the observation of wrong way movements.

**THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.**

1. Access to the subject site is provided by Pellissippi Parkway, a four-lane, median-divided expressway. The existing structure is serviced by a driveway, and the subject site does not have access to any local streets.

**THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.**

1. The structure has been in place for multiple decades without being negatively impacted by the surrounding area, which primarily consists other single-family dwellings. The site is buffered from the highway by vegetation.

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

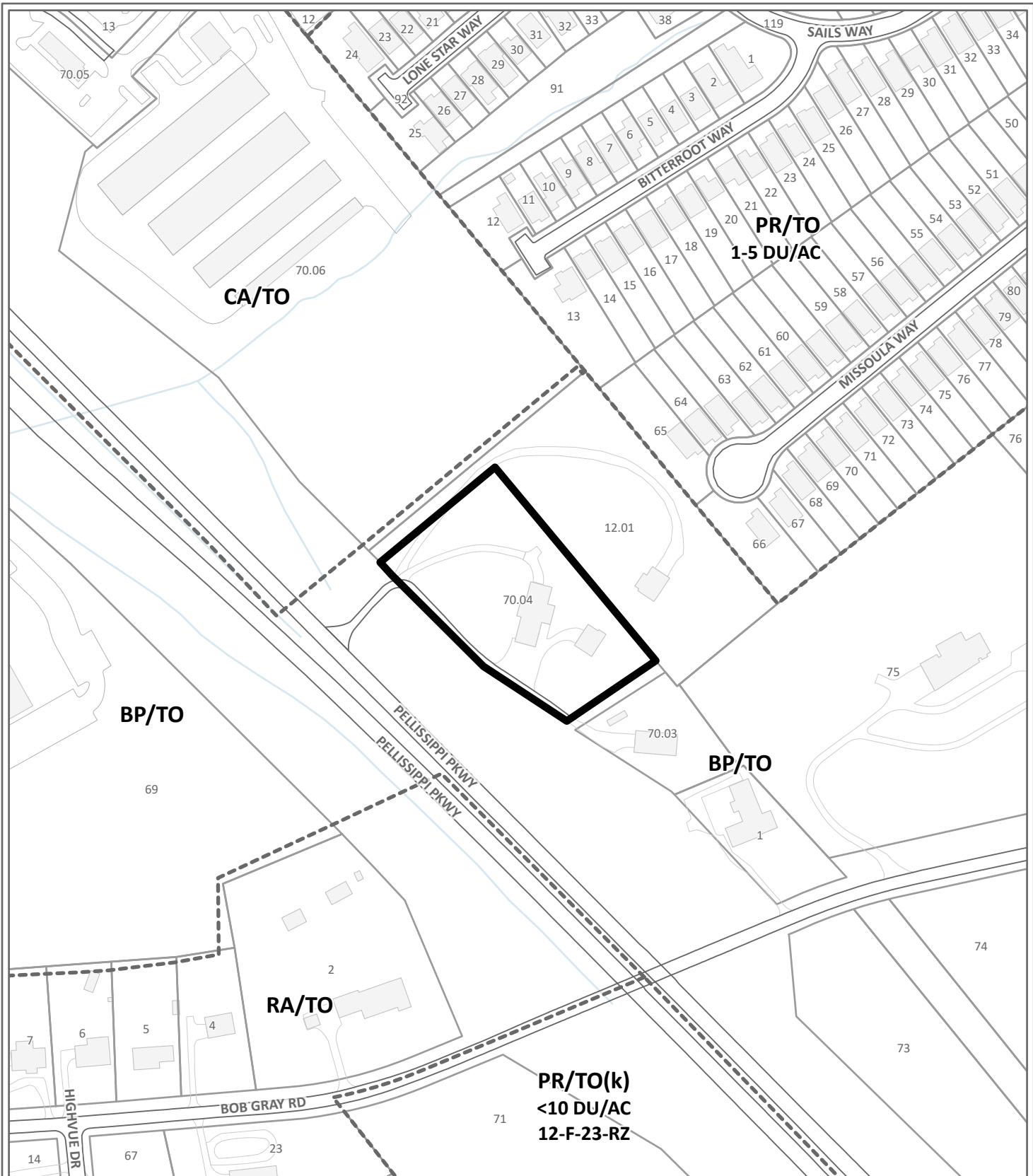
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Cedar Bluff Elementary, Cedar Bluff 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. For more information on the appeal process, contact Knoxville-Knox County Planning.



**USE ON REVIEW**

**7-C-26-UR**

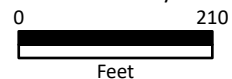
**Petitioner:** Jacquetta Scates



one single family house in BP (Business and Technology Park), TO (Technology Overlay)

**Map No:** 118

**Jurisdiction:** County



**Original Print Date:** 5/29/2026

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

# Exhibit A. Contextual Images



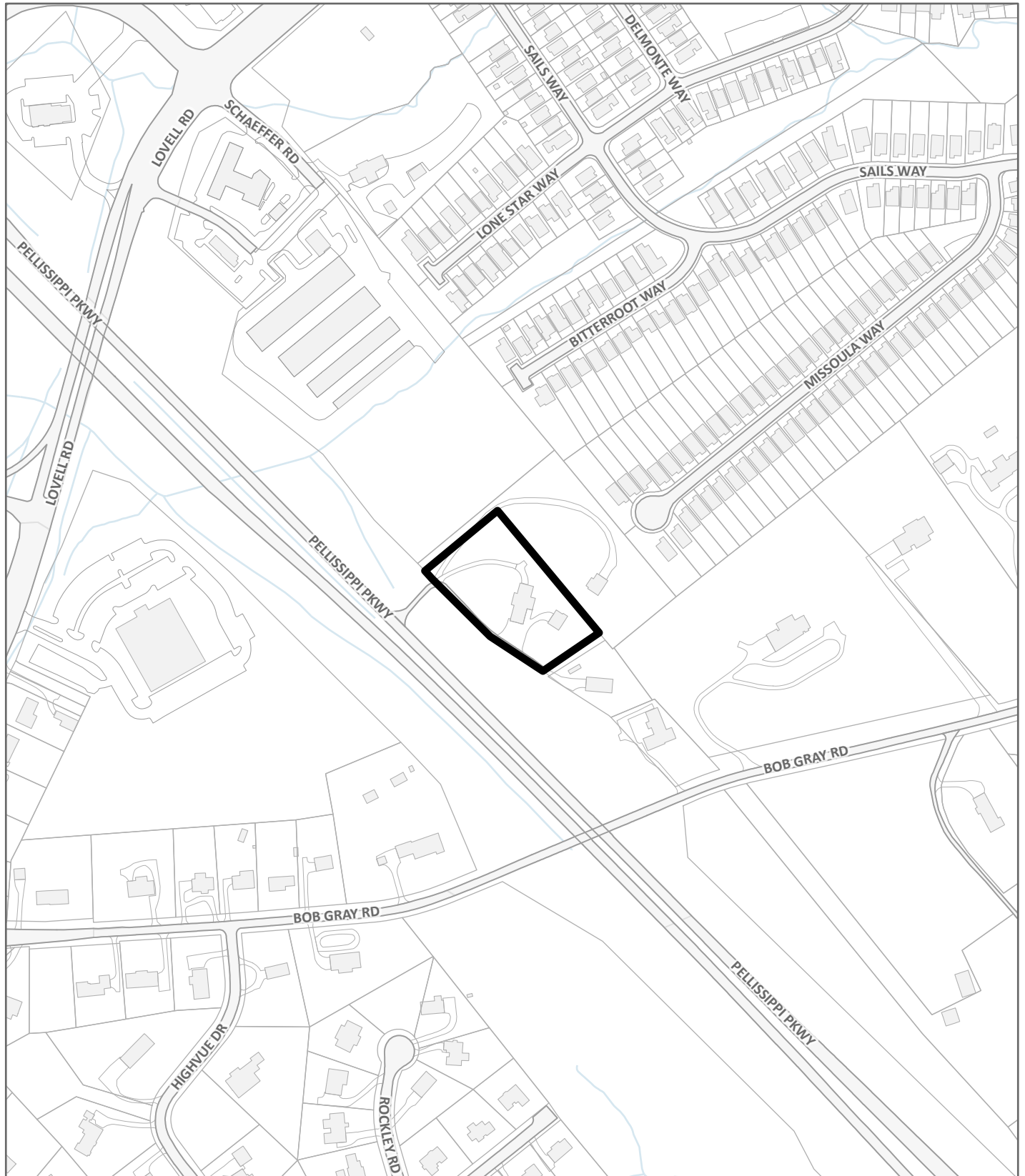
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images



**LOCATION MAP**

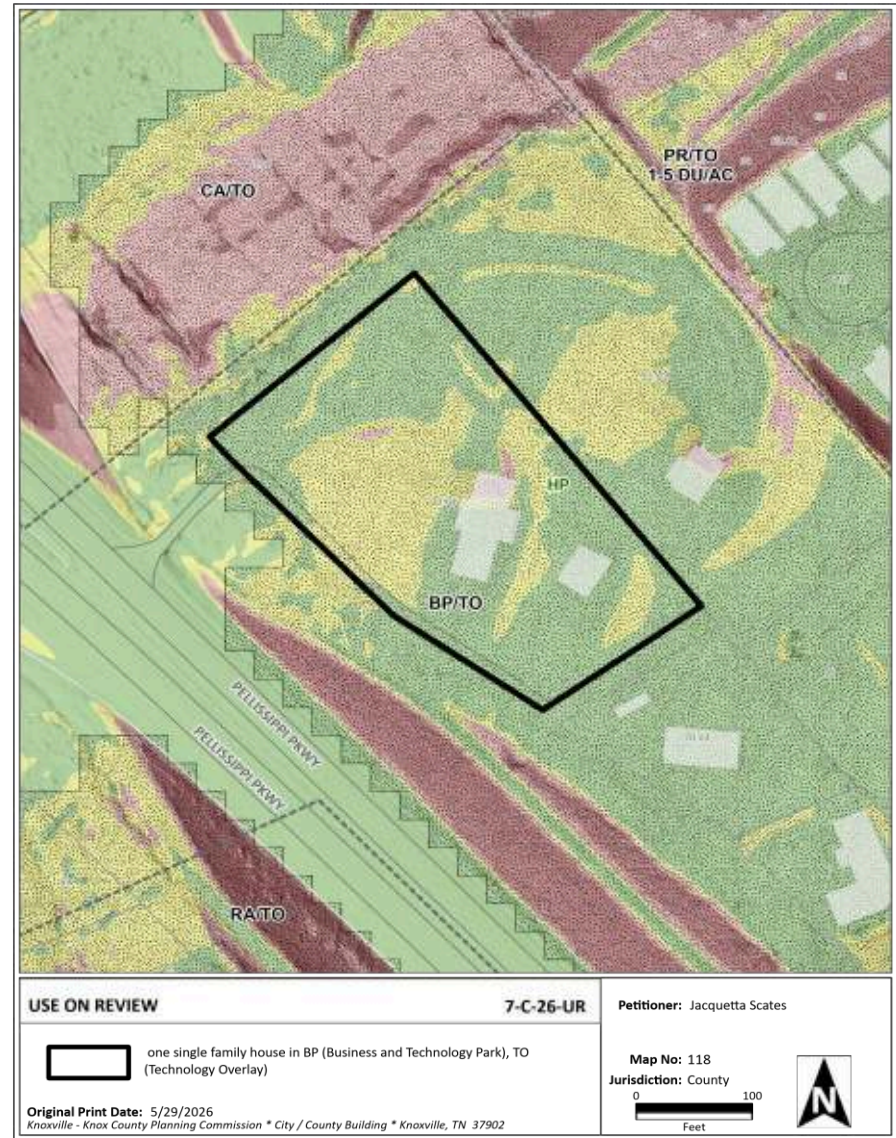
**7-C-26-UR**



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>1.79</b>		
Non-Hillside	0.00	N/A	
0-15% Slope	1.16	100%	1.2
15-25% Slope	0.60	50%	0.3
25-40% Slope	0.03	20%	0.0
Greater than 40% Slope	0.00	10%	0.0
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>1.79</b>	Recommended disturbance budget within HP Area (acres)	<b>1.5</b>
		Percent of HP Area	<b>82.0%</b>



# 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.

6/27/26

Date to be Posted

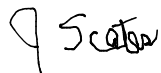
7/10/26

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

Jacquetta Scates

Applicant Name

5/26/2026

Date