



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 6-B-26-DP

AGENDA ITEM #: 25

AGENDA DATE: 6/11/2026

▶ **APPLICANT:** BRANDON GIBSON

OWNER(S): Vickie Francis

TAX ID NUMBER: 28 11204

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4224 CABBAGE DR

▶ **LOCATION:** South side of Cabbage Dr, east of Andersonville Pike

▶ **APPX. SIZE OF TRACT:** 5.01 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cabbage Drive, a local street with a pavement width which varies between 15 ft and 18 ft within a right-of-way which varies between 40 ft and 43 ft.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Septic

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **ZONING:** PR (Planned Residential), up to 3 du/ac

PLACE TYPE: SR (Suburban Residential), HP (Hillside Ridgetop Protection)

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

▶ **PROPOSED USE:** Single Family Dwelling

DENSITY PROPOSED: .4 du/ac

HISTORY OF ZONING: This property was part of a larger rezoning in 2007 from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (8-I-07-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural), RA (Low Density Residential)

South: Agriculture/forestry/vacant land, single family residential - PR (Planned Residential) up to 3 du/ac

East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac

West: Rural residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is comprised of single family residential uses on a mix of small suburban lots and large rural lots. There are also agricultural uses and churches in the area.

STAFF RECOMMENDATION:

▶ **Approve the development plan for up to two detached residential lots, subject to 3 conditions.**

- 1) If during permitting or construction, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the property owner, the property owner 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 applicable requirements of the Knox County Zoning Ordinance.
- 3) 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 district and the criteria for a development plan.

COMMENTS:

This request is to subdivide this 5-acre property into two single-family house lots.

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

In exercising its administrative judgment, the Planning Commission shall determine whether 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 3 du/ac:

A. The subject property is within a 10-acre PR (Planned Residential) up to 3 du/ac zoning district that was originally 32 acres, but four other properties have been rezoned back to A (Agricultural) since then. The proposed large residential lots are consistent with other properties along Cabbage Drive.

B. The PR zone allows houses as a permitted use.

C. The proposed setbacks are consistent with the PR zone and surrounding development.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The proposed house lot and larger lot are compatible with the other residences in the area, consistent with Implementation Policy 2, to ensure that development is sensitive to existing community character.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as the SR (Suburban Residential) place type and is partially in the HP (Hillside Protection) area.

B. Single-family residential is the primary use in the SR (Suburban Residential) place types.

C. The 5-acre property has 3.65 acres within the HP (Hillside Protection) area. The slope analysis recommends a maximum disturbance limit of 1.81 acres within the HP area. The northern house will be only partially within the HP area, while the southern house and driveway will be entirely within it. The two houses and driveways can be constructed within the recommended disturbance limits.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote expansion of the 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. This proposal aligns with these goals.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

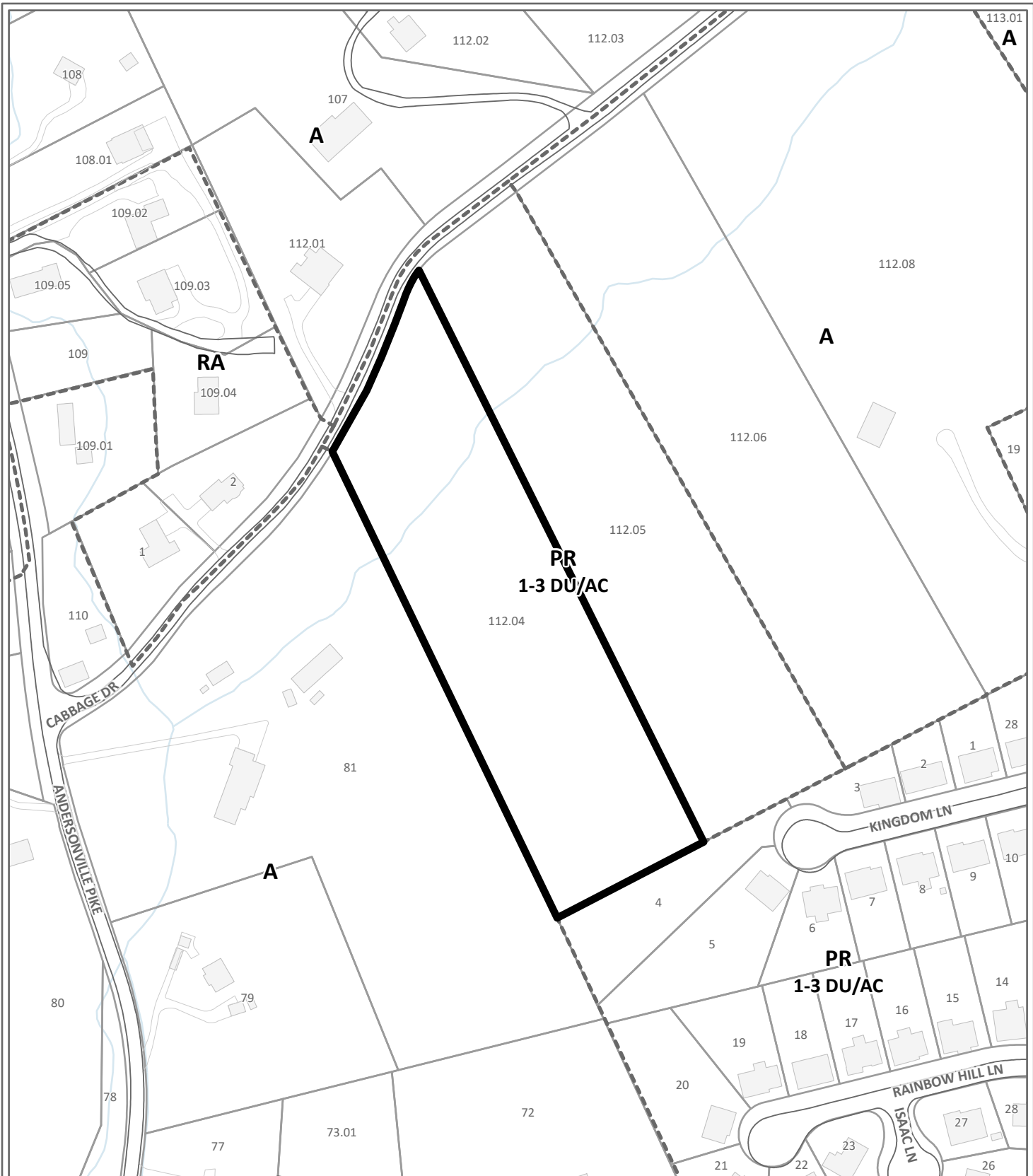
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Halls Elementary, Halls Middle, and Halls 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

6-B-26-DP

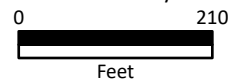
Petitioner: Brandon Gibson



Single Family Dwelling in PR (Planned Residential), 1-3 DU/AC

Map No: 28

Jurisdiction: County



Original Print Date: 4/29/2026

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

Exhibit A. Contextual Images



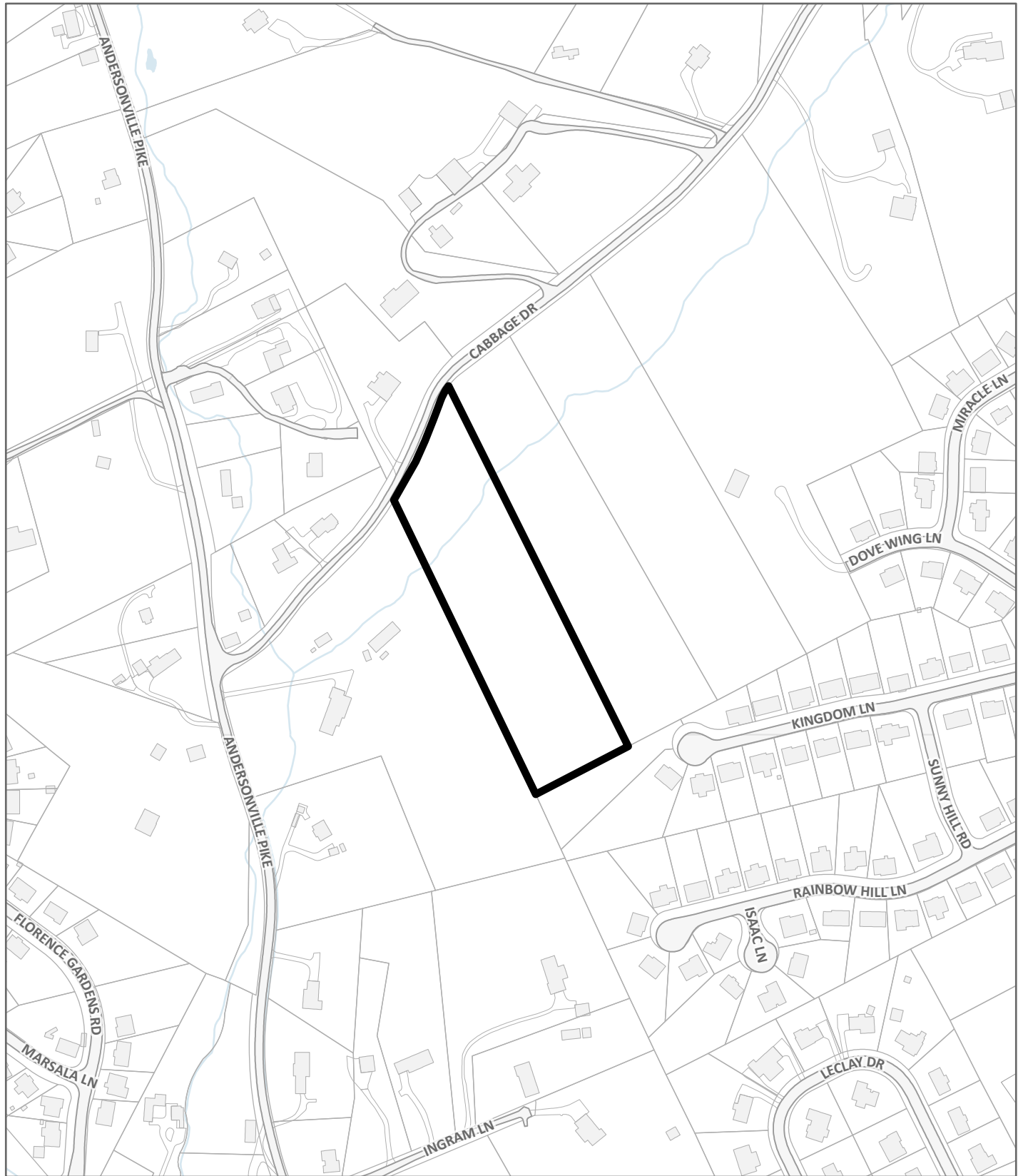
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

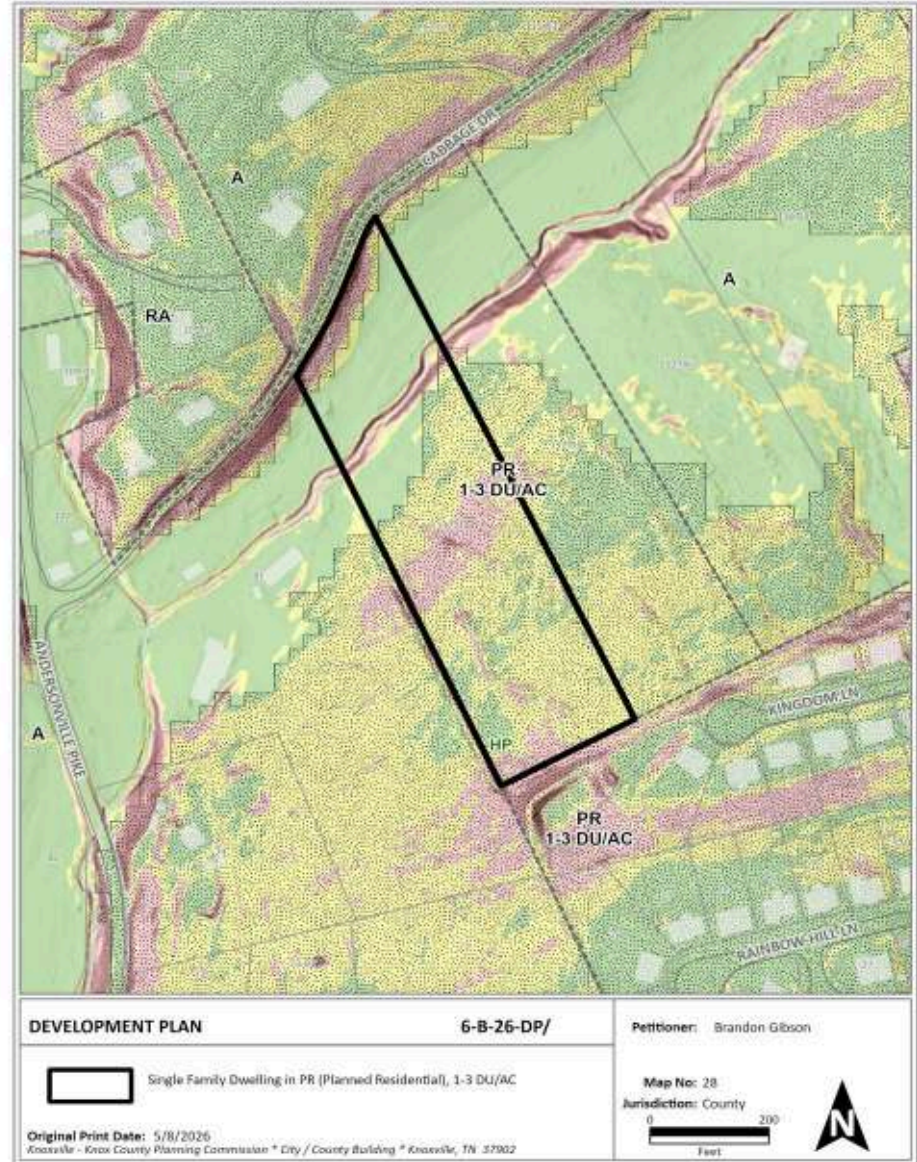
6-B-26-DP

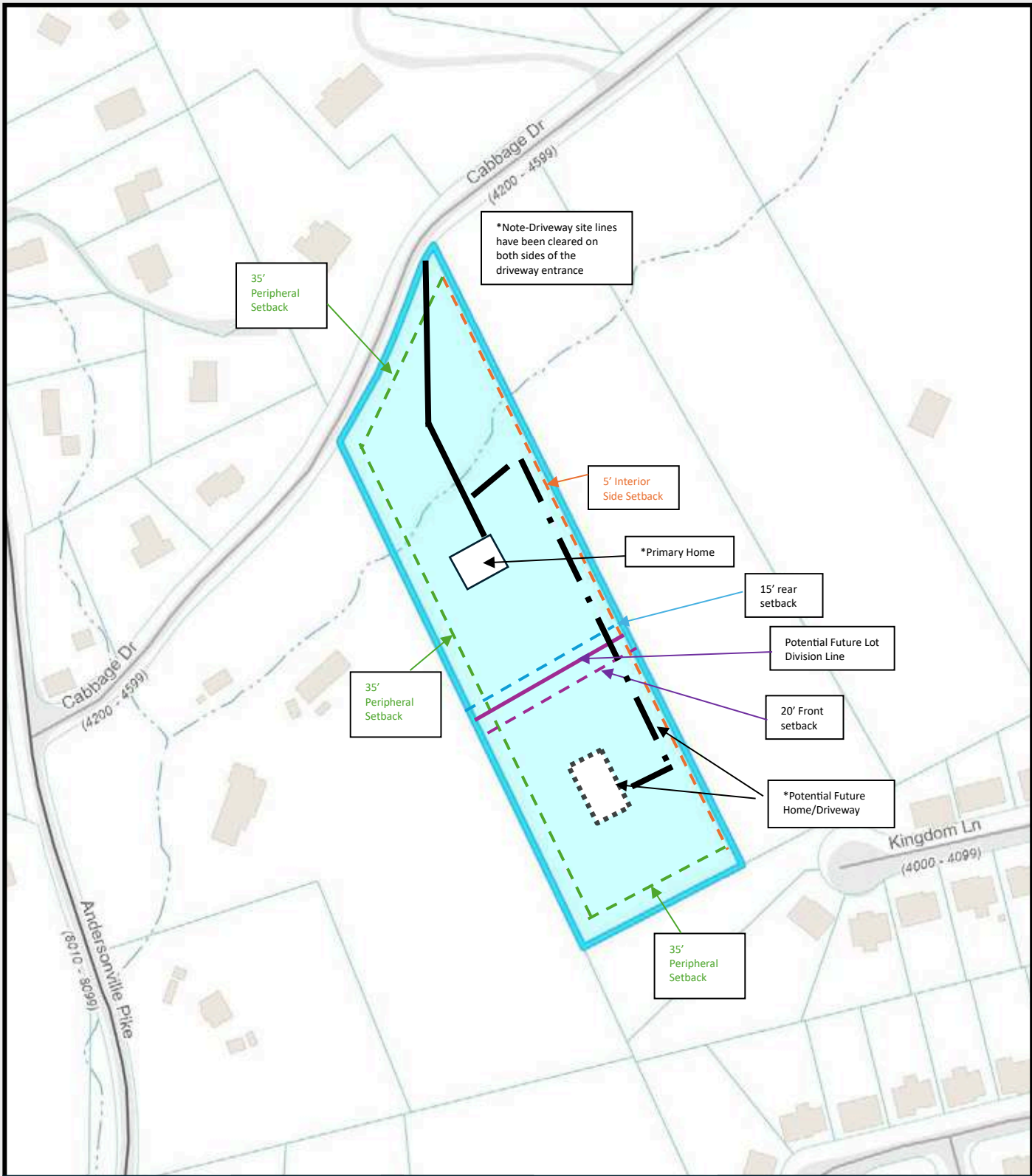


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	5.03		
Non-Hillside	1.38	N/A	
0-15% Slope	0.56	100%	0.56
15-25% Slope	2.14	50%	1.07
25-40% Slope	0.82	20%	0.16
Greater than 40% Slope	0.13	10%	0.01
Ridgetops			
Hillside Protection (HP) Area	3.65	Recommended disturbance budget within HP Area (acres)	1.81
		Percent of HP Area	49.5%





*Note-Driveway site lines have been cleared on both sides of the driveway entrance

35' Peripheral Setback

5' Interior Side Setback

*Primary Home

15' rear setback


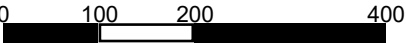
Potential Future Lot Division Line

20' Front setback

*Potential Future Home/Driveway

35' Peripheral Setback

35' Peripheral Setback

	<p>SITE PLAN 6-B-26-DP Revised: 5/21/2026</p>	<p>SETBACKS Front Setback: 20.0' Side Setback: 5.0' Rear Setback : 15.0' Peripheral Setback: 35.0'</p>	<p>NOTES: *Conceptual subdivision shown for additional future home for illustrative purposes. *File Number: 6-B-26-DP</p>	<p>LEGEND:</p> <ul style="list-style-type: none"> — Property Line - - - 35' Peripheral Setback - - - 5' Interior Side Setback - - - Potential Future Lot Line - - - 15' Rear Setback - - - 20' Front Setback - - - Creek Setback 	 <p>0 100 200 400 Feet</p>
---	---	---	---	---	---

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.

05/30/2026

06/12/2026

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

Applicant Signature

Brandon Gibson

Applicant Name

4/22/26

Date