



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 6-D-26-DP

AGENDA ITEM #: 27

AGENDA DATE: 6/11/2026

▶ **APPLICANT:** ETHAN I. PHILLIPS

OWNER(S): BGA Holdings

TAX ID NUMBER: 105 042

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1315 ANDES RD

▶ **LOCATION:** Northwest side of Andes Rd, northeast side of Ivywood Ln

▶ **APPX. SIZE OF TRACT:** 36000 square feet

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Andes Road, a local street with 19 ft of pavement width within a 50-ft right-of-way, via Ivywood Lane, a local street with 26 ft of pavement width within a 50-ft right-of-way, and via Old Andes Road, a local street with 20 ft of pavement width within approximately 40 ft of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Ten Mile Creek, Turkey Creek

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

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

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** 1 new lot for existing house

DENSITY PROPOSED: .38 du/ac

HISTORY OF ZONING: In 2002, this property was part of a larger rezoning from the A (Agricultural) zone to the PR (Planned Residential) zone up to 3 du/ac (1-K-02-RZ).

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

South: Single family residential - A (Agricultural)

East: Agriculture/forestry/vacant land, public/quasi public land (church) - PR (Planned Residential) up to 4 du/ac, A (Agricultural)

West: Single family residential - PR (Planned Residential) up to 3 du/ac

NEIGHBORHOOD CONTEXT: This area is comprised of single family dwellings on small suburban lots. There are some churches interspersed within the residential neighborhoods.

STAFF RECOMMENDATION:

▶ **Approve the development plan for up to two detached residential lots, subject to 6 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) Providing a note on the final plat that all lots shall be restricted from accessing Andes Road.
- 3) Relocating the existing driveway on Lot 1 to Ivywood Lane, as proposed in Exhibit B, before Knox County Engineering and Public Works signs the plat. The driveway may be relocated to Old Andes Road, subject to review and approval by Knox County Engineering and Public Works.
- 4) Clearing existing vegetation as necessary to obtain the required sight distance at the access point. If the driveway accesses Ivywood Lane, see Exhibit C for the proposed clearing.
- 5) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6) 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 7-acre property into two lots: one for the existing house on approximately 36,000 sqft, and the remainder of the property on the other. The existing driveway on Lot 1 does not have adequate sight distance on Andes Road and must be relocated to one of the side streets before the final plat is signed by Knox County Engineering and Public Works. The applicant proposes accessing Ivywood Lane.

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 48-acre PR (Planned Residential) up to 3 du/ac zoning district that has largely been built out. This PR district includes 23 house lots in the Andes Place Subdivision and 59 lots in the Atlee Fields Subdivision. The existing development is built out at about 1.5 du/ac. Based on this, the subject property is allowed the full density based on its acreage before dedication of right-of-way, approximately 21 dwelling units.
- 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. Single-family residential is the primary use in the SR (Suburban Residential) place types. No disturbance is proposed within the HP area.

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 goal.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

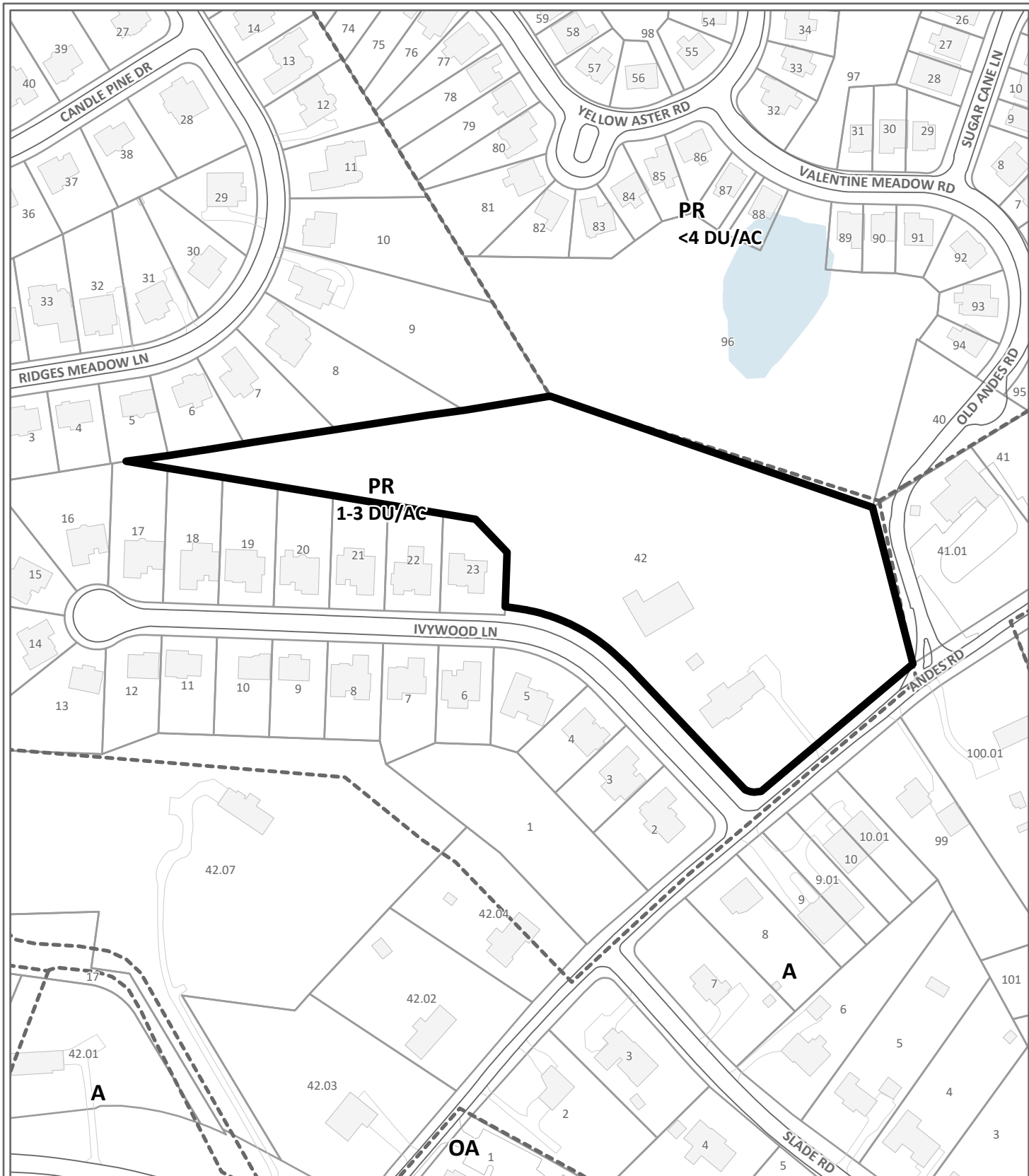
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



DEVELOPMENT PLAN

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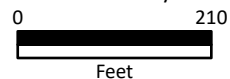
Petitioner: Ethan I. Phillips



1 new lot for existing house in PR (Planned Residential), 1-3 DU/AC

Map No: 105

Jurisdiction: County



Original Print Date: 5/11/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

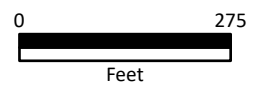
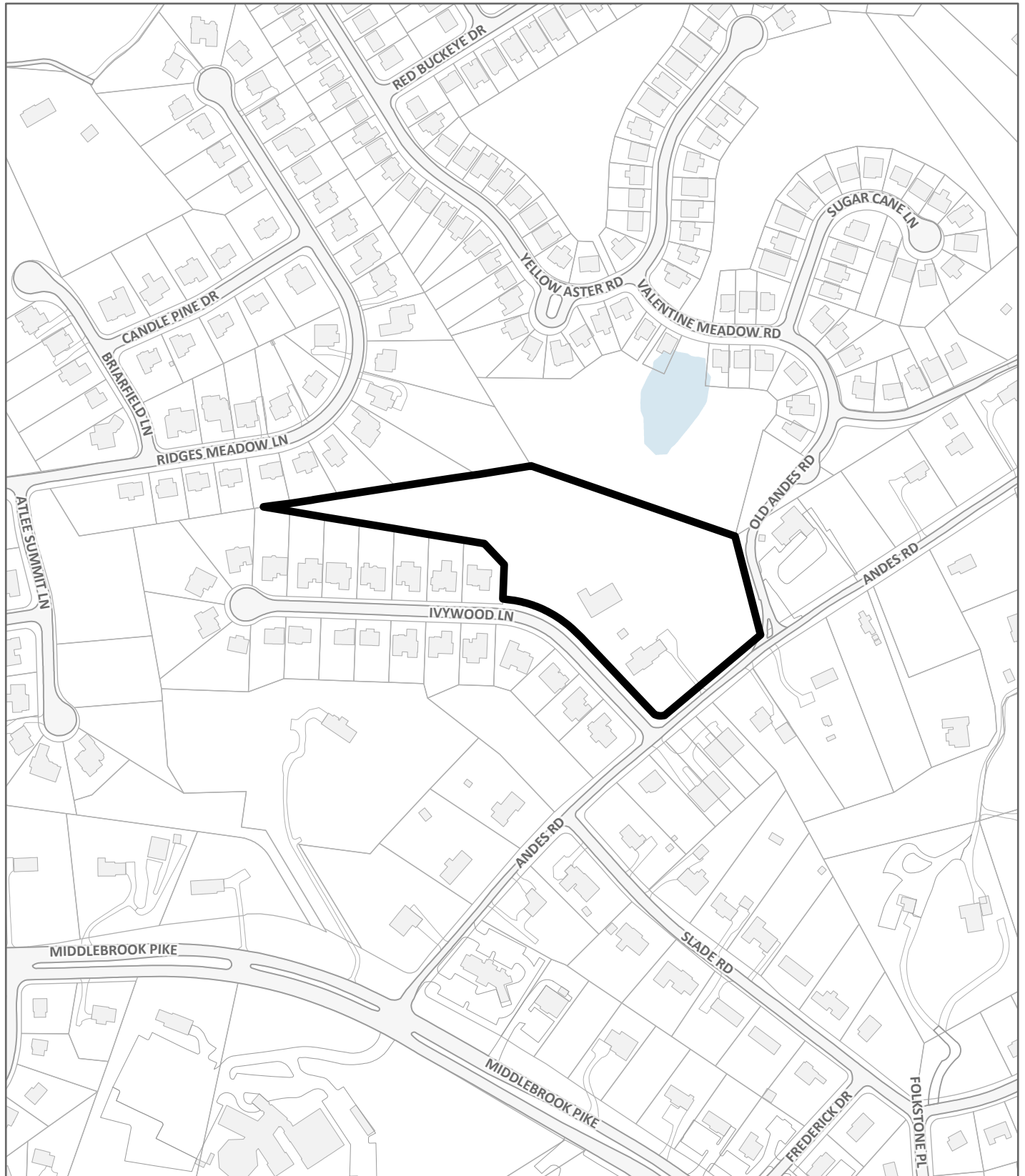


Exhibit A. Contextual Images



LOCATION MAP

6-D-26-DP



Case boundary



Existing Land Use Map

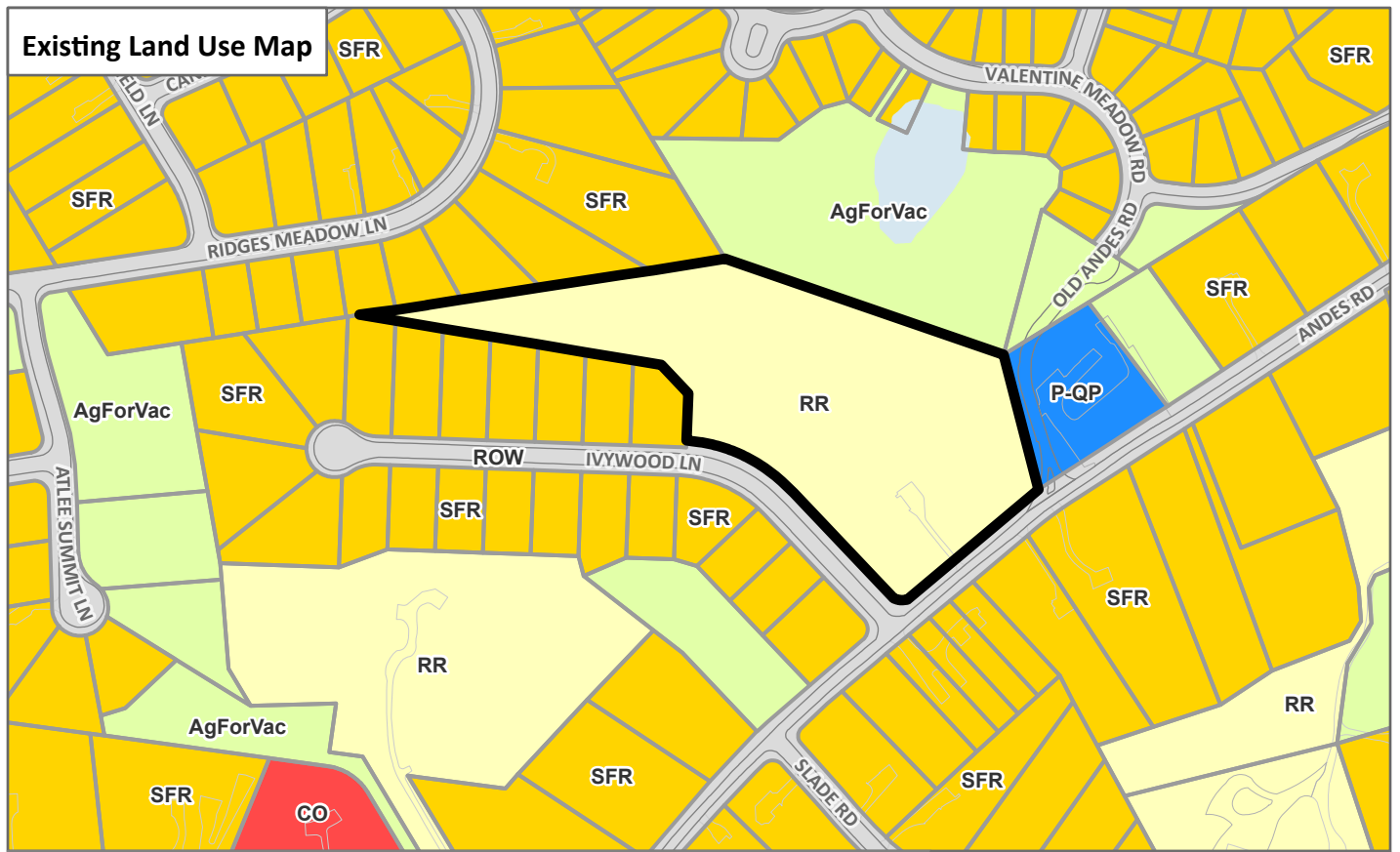
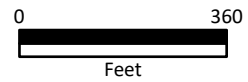


EXHIBIT A, CONTEXTUAL MAPS

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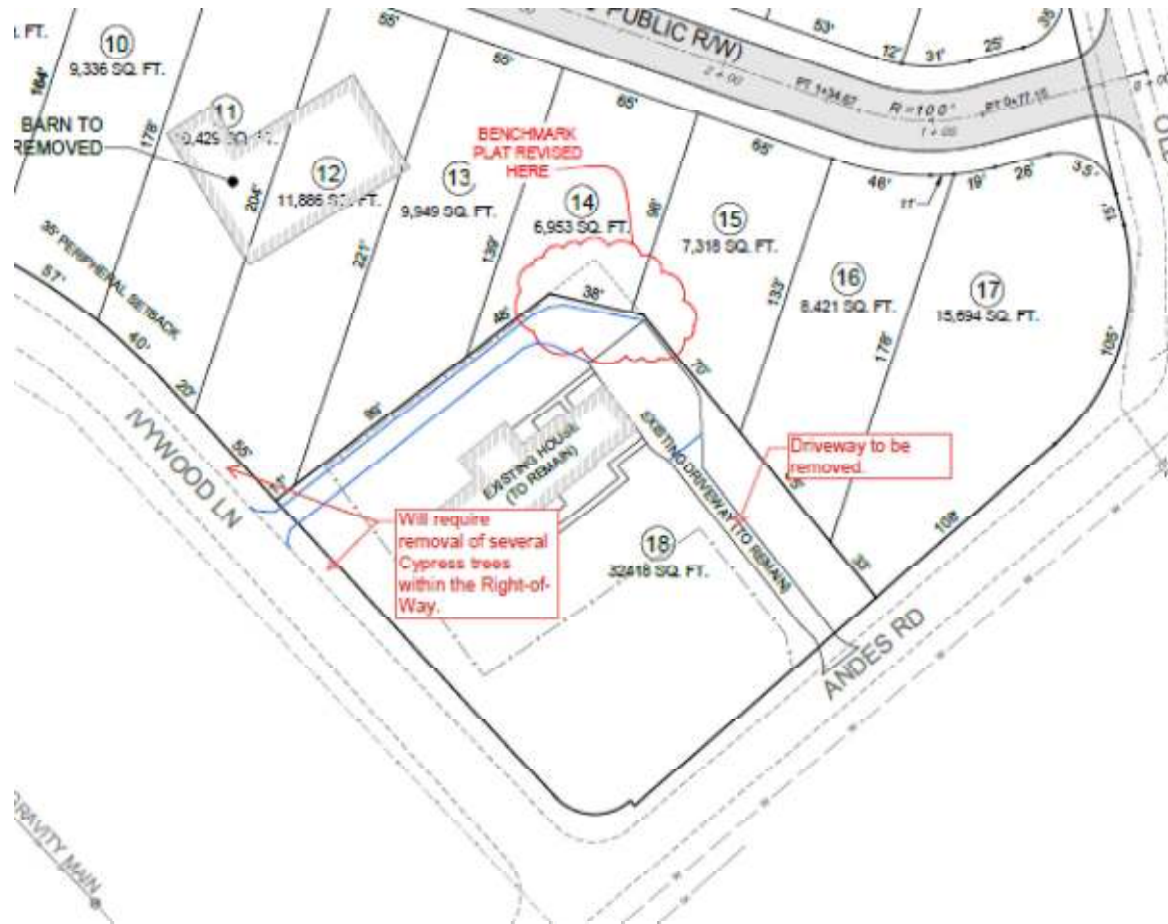


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	6.55		
Non-Hillside	5.14	N/A	
0-15% Slope	0.24	100%	0.24
15-25% Slope	1.05	50%	0.52
25-40% Slope	0.13	20%	0.03
Greater than 40% Slope	0.00	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	1.41	Recommended disturbance budget within HP Area (acres)	0.79
		Percent of HP Area	55.7%





Driveway relocation plan.

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5/22/2026

EXHIBIT C



Required Tree Removal to Achieve Site Distance Requirements

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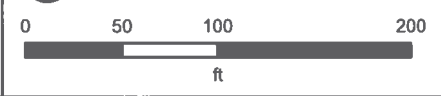
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Ivywood Lane
Aerial Overlay
Site Lines

6-D-26-DP
5/22/2026



Printed: 5/22/2026 at 11:11:45 AM



Knoxville - Knox County - KUB Geographic Information System

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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.

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

ETHAN I. PHILLIPS

Applicant Name

29 APRIL 2026

Date