



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 3-J-26-DP

AGENDA ITEM #: 38

AGENDA DATE: 3/5/2026

▶ **APPLICANT:** ADELAIDA JUAREZ

OWNER(S): Adelaida Juarez

TAX ID NUMBER: 50 13301

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 3147 HARRIS RD

▶ **LOCATION:** West side of Harris Rd, south of Babelay Rd

▶ **APPX. SIZE OF TRACT:** 4.32 acres

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Harris Road, a minor arterial with 19-23 ft of pavement width within a right-of-way width that varies from 41-45 ft.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Septic

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Woods Creek

▶ **ZONING:** PR (Planned Residential) up to 4 du/ac

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

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

▶ **PROPOSED USE:** Single family house

HISTORY OF ZONING: In 2004 the property was part of a large rezoning from A (Agricultural) to PR (Planned Residential) up to 4 du/ac (4-I-04-RZ).

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - PR (Planned Residential) up to 4 du/ac

South: Rural residential, single family residential - PR (Planned Residential) up to 4 du/ac

East: Rural residential, agriculture/forestry/vacant land - A (Agricultural)

West: Rural residential - PR (Planned Residential) up to 4 du/ac

NEIGHBORHOOD CONTEXT: The subject property lies at the southern base of the forested slopes of McAnnally Ridge in an area that features a mix of single family houses in subdivisions and on large lots and small multifamily developments interspersed with undeveloped forested tracts and fields. Woods Creek lies across the street.

STAFF RECOMMENDATION:

► **Approve the development plan for 1 manufactured home, 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 1 manufactured home on 4.32 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) up to 4 du/ac:

A. The proposed home is within a 108-acre PR (Planned Residential) with up to 4 du/ac parcel zoned. This includes the Rushland Park Subdivision, where approximately 122 single family lots have been platted, and 26 condominiums have been built. There are an additional 4 single family lots along Harris Road and 1 house to the north of the subdivision on 36 acres. This home would bring the total number of dwelling units to approximately 153 units and a density of 1.41 du/ac.

B. The PR zone permits manufactured homes. 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).

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The large lot and manufactured home are compatible with the other residences in the area.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE

A. The property is classified as the RC (Rural Conservation) and SR (Suburban Residential) place types and is in the HP (Hillside Protection) area. Single-family residential is the primary use in the RC (Rural Conservation) and SR (Suburban Residential) place types. The plan shows one single-family lot on 4.32 acres. The single dwelling will cause minimal disturbance within the HP (Hillside Protection) area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. This proposal is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

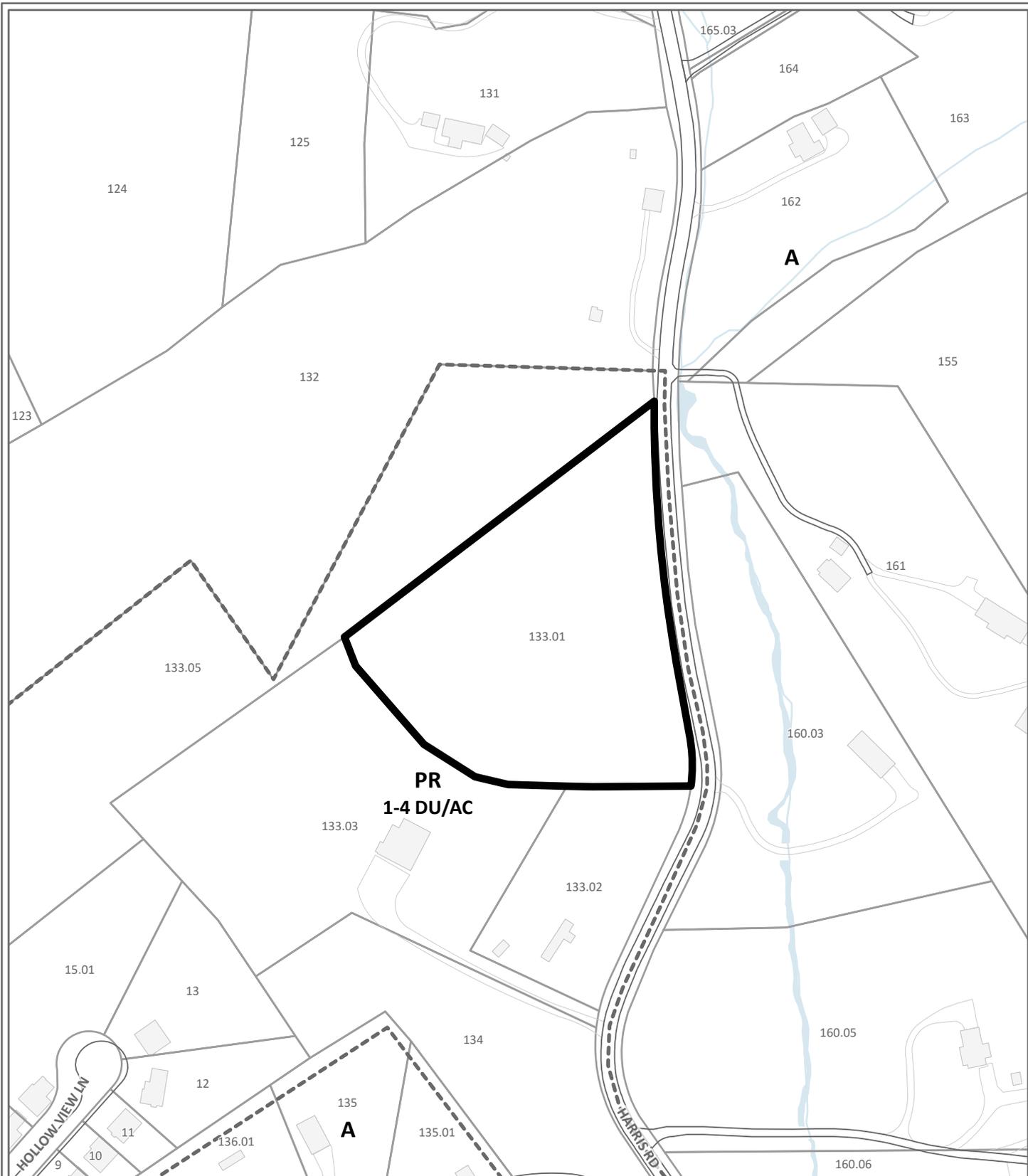
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

3-J-26-DP

Petitioner: Adelaida Juarez



Single family house in PR (Planned Residential), 1-4 DU/AC

Map No: 50

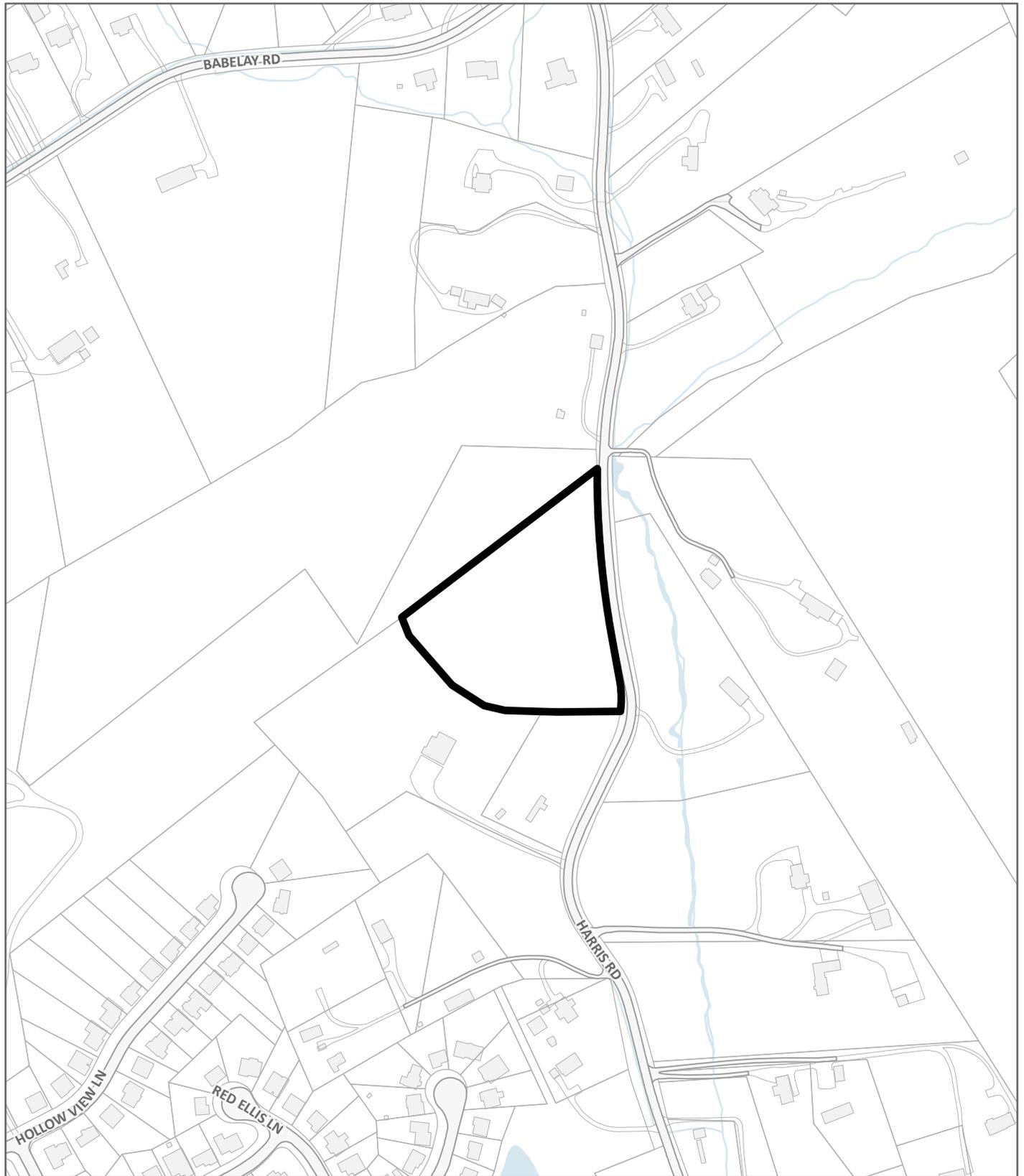
Jurisdiction: County



Original Print Date: 1/26/2026

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

Exhibit A. Contextual Images

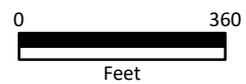


LOCATION MAP

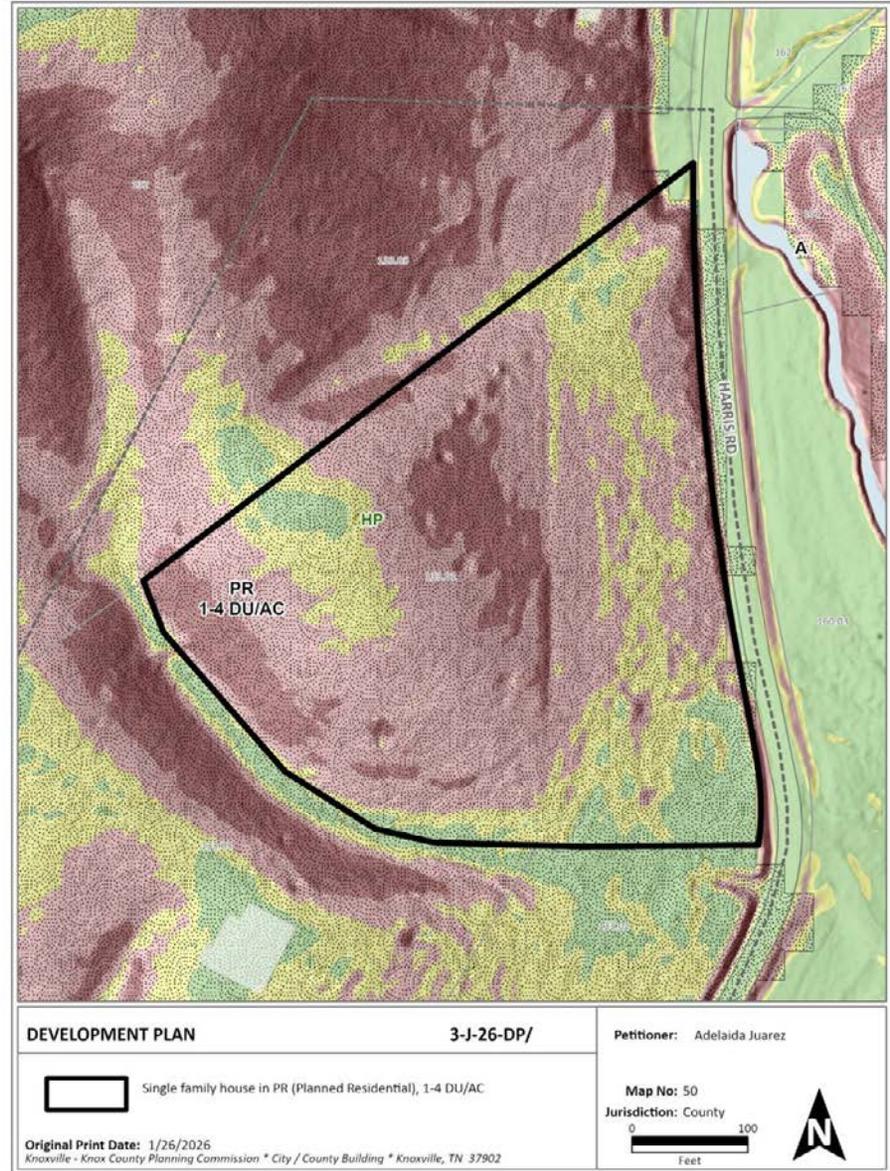
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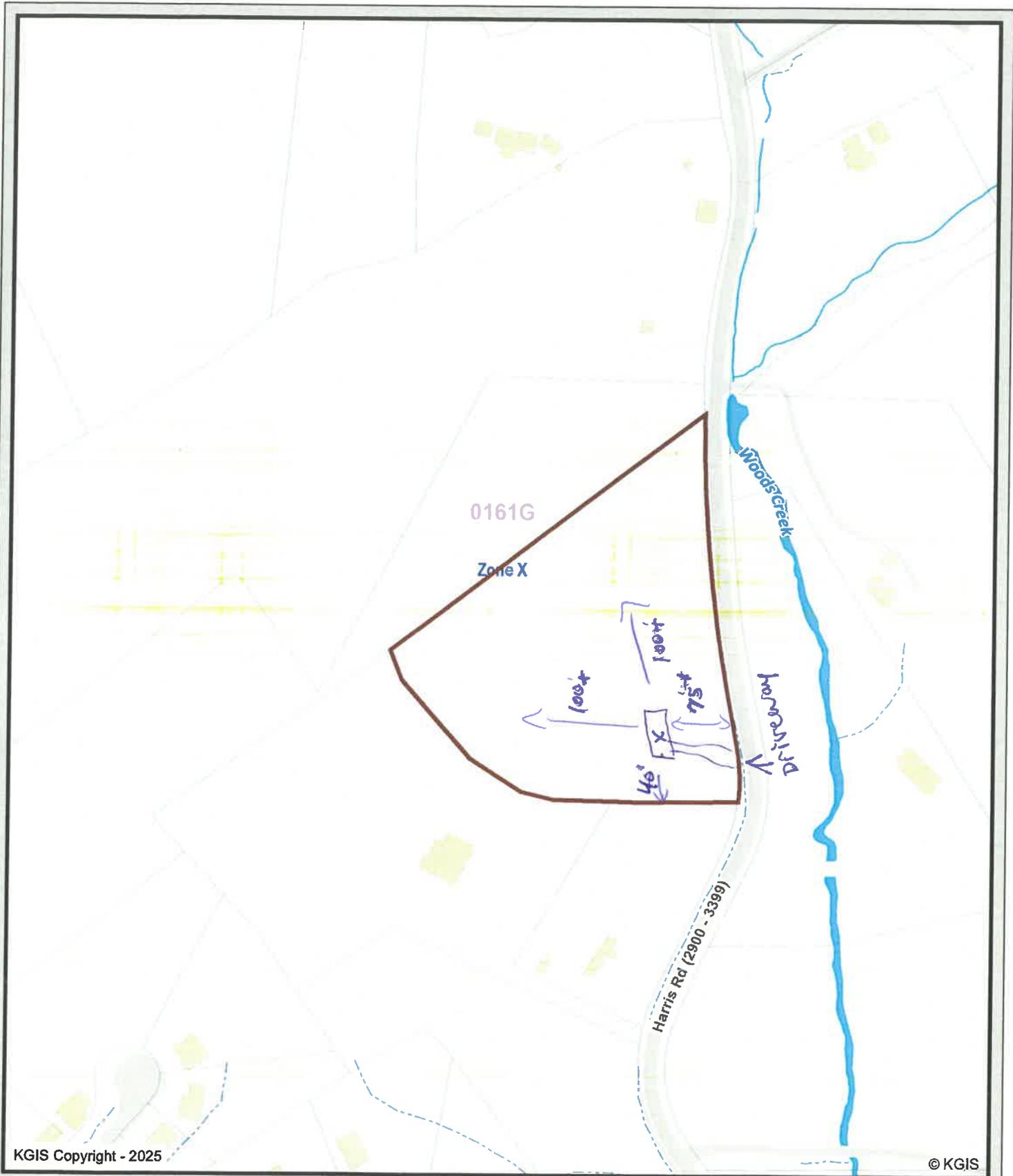


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	4.32		
Non-Hillside	0.03	N/A	
0-15% Slope	0.35	100%	0.35
15-25% Slope	1.06	50%	0.53
25-40% Slope	2.28	20%	0.46
Greater than 40% Slope	0.61	10%	0.06
Ridgetops			
Hillside Protection (HP) Area	4.29	Recommended disturbance budget within HP Area (acres)	1.39
		Percent of HP Area	32.5%

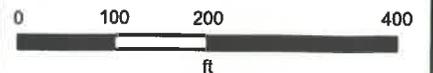




cust: Lita Juarez Letter Portrait 3147 Harris Rd.



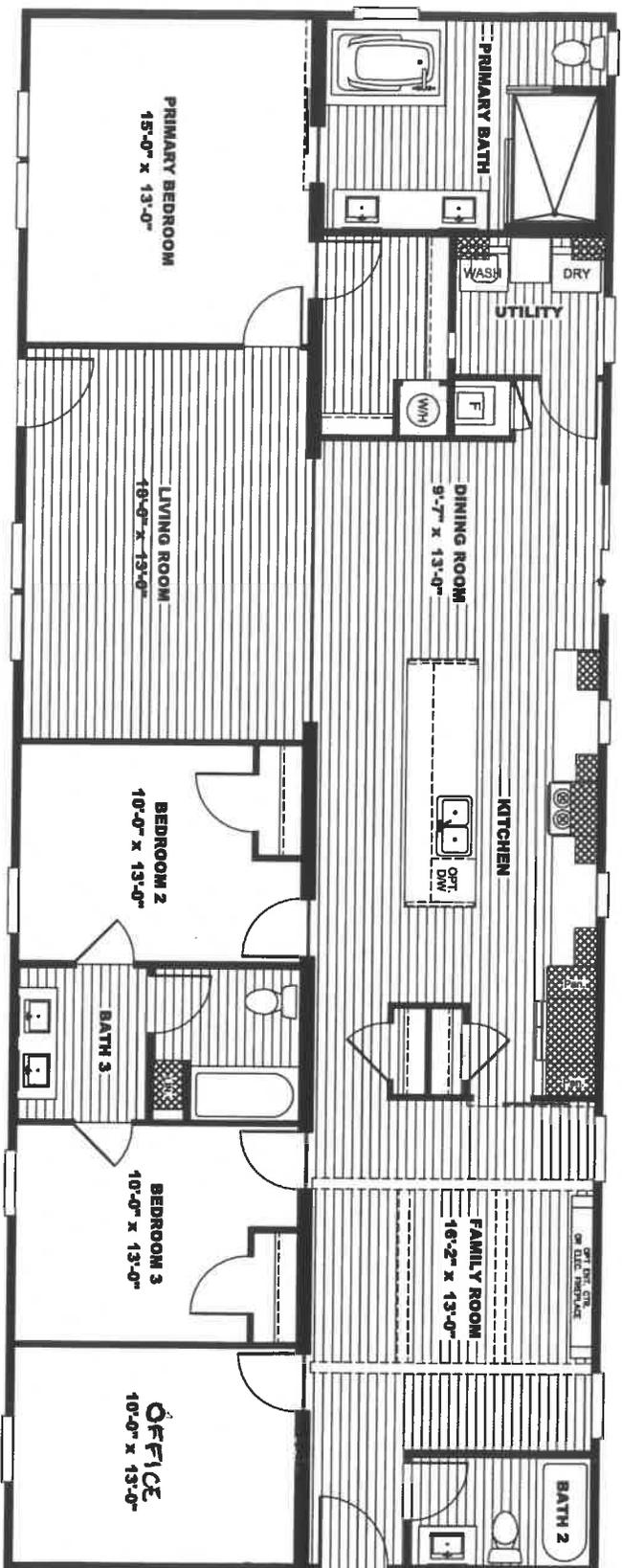
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Knoxville - Knox County - KUB Geographic Information System

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"The Boujee XL"



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DRAWING # 44M009

**KNOX COUNTY HEALTH DEPARTMENT – DIVISION OF ENVIRONMENTAL HEALTH
PERMIT FOR CONSTRUCTION OF SUBSURFACE SEWAGE DISPOSAL**

Issued to: <u>Shane Bowers</u> Owner, Developer, Contractor, Installer, Etc. Location: <u>3147 Harris Road</u> <u>50,133.01</u> Acreage <u>4.32</u>	Evaluation Based Upon: <input checked="" type="checkbox"/> 1. Soil typing by Soil Scientist <input type="checkbox"/> 2. Soil Percolation Tests* *Must be conventional system only <input type="checkbox"/> 3. Environmental Specialist Estimated Absorption Rate: <u>45</u>	Permit Requirements Based Upon: <input type="checkbox"/> Soil Texture/Structure <input type="checkbox"/> Soil Depth <input type="checkbox"/> Soil Drainage <input type="checkbox"/> Presence of Restrictive Layers <input type="checkbox"/> Position <input type="checkbox"/> TCA 68-221-403 Section
Installation: <input checked="" type="checkbox"/> 1. New Installation <input type="checkbox"/> 2. Repair to Existing System Establishment: <input checked="" type="checkbox"/> 1. Residential: # of Bedrooms <u>3</u> <input type="checkbox"/> 2. Other: _____ (specify) Gal/day _____	Conventional Systems: Type of Systems: <input checked="" type="checkbox"/> 1. Standard <input checked="" type="checkbox"/> 2. Chamber <u>1-2</u> <u>1-3</u> <input type="checkbox"/> 3. Others _____	Alternative Systems: <input type="checkbox"/> 1. Low Pressure Pipe <input type="checkbox"/> 2. Mound <input type="checkbox"/> 3. Lagoon <input type="checkbox"/> 4. Other _____ See attached design package

This system shall consist of a two compartment septic tank holding 1000 gallons, with 300 linear feet in 3 trenches, 36" or wide and 24-48 inches deep.
 (24" wide if 2 chamber is used)

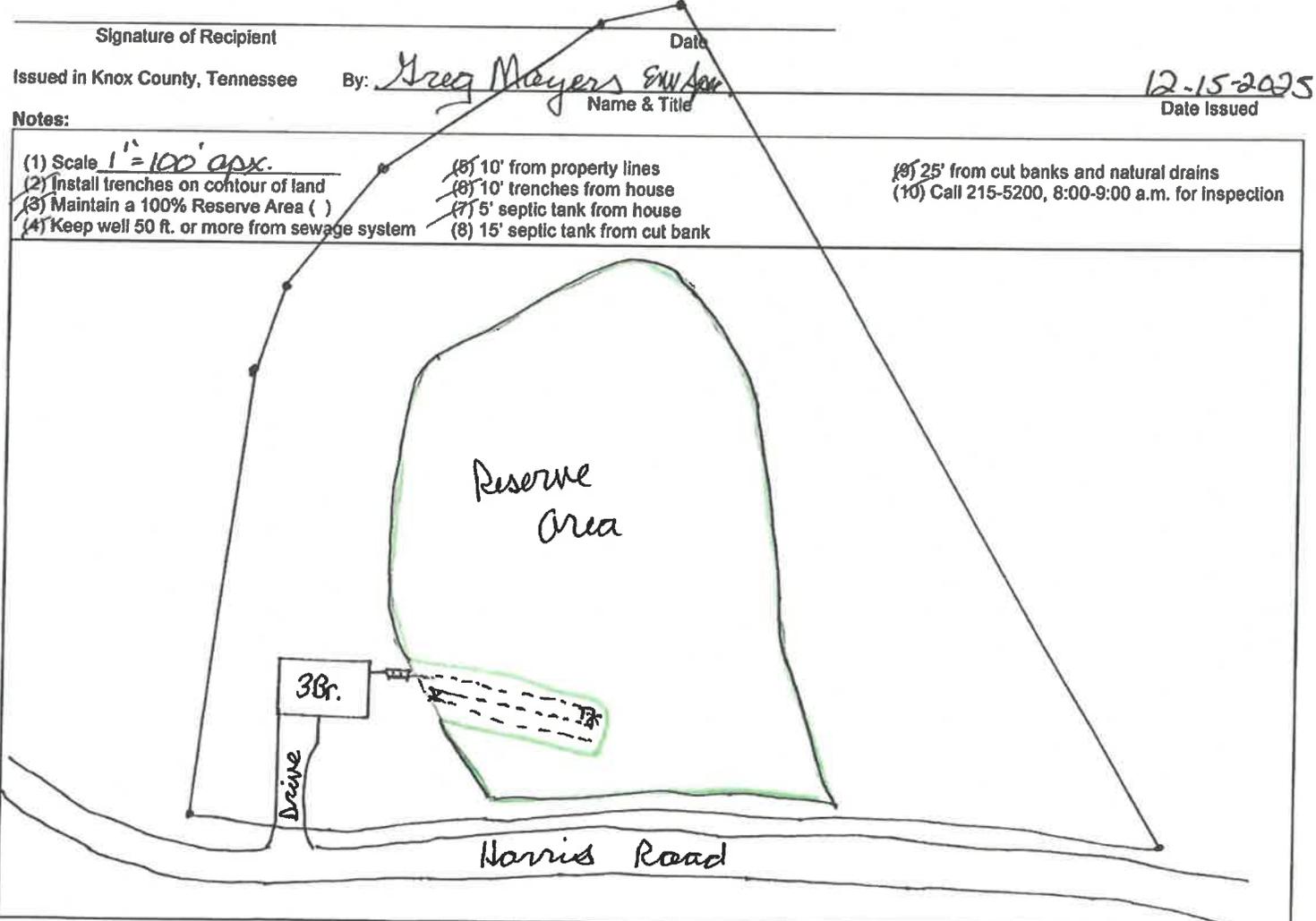
- Also required:
- 1. Curtain Drain
 - 2. Flow Diversion Valve
 - 3. Sewage Pump
 - 4. Other: _____

All installers of subsurface sewage disposal systems must hold a valid annual license from the Knox County Health Department.

The recipient of this permit agrees to construct or have constructed the above described system in accordance with 68-13-401 et. seq. and The Regulations To Govern Subsurface Sewage Disposal Systems. If any part of the system is covered before being inspected and approved, it shall be uncovered by the recipient of the permit at the direction of personnel of the Knox County Health Department. Any cutting, filling or alterations of the soil condition on the aforementioned property after this day may render this approval null and void.

Signature of Recipient _____ Date _____
 Issued in Knox County, Tennessee By: Greg Meyers EMLA 12-15-2025
 Name & Title Date Issued

- Notes:
- (1) Scale 1" = 100' apx.
 - (2) Install trenches on contour of land
 - (3) Maintain a 100% Reserve Area ()
 - (4) Keep well 50 ft. or more from sewage system
 - (5) 10' from property lines
 - (6) 10' trenches from house
 - (7) 5' septic tank from house
 - (8) 15' septic tank from cut bank
 - (9) 25' from cut banks and natural drains
 - (10) Call 215-5200, 8:00-9:00 a.m. for inspection



This is a permit to construct and is not intended to imply approval of any work proposed or completed on this lot.
 THIS PERMIT IS VALID FOR 3 YEARS FROM DATE OF ISSUE AND IS NOT TRANSFERABLE TO NEW OWNERSHIP
 KCHD-2343(Rev. 05-29-08)

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.

02/20/2026

03/06/2026

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



Applicant Name

Bonny Taylor

For 1/20/26
Clayton Homes Newport
Date