



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 5-B-26-DP

AGENDA ITEM #: 47

AGENDA DATE: 5/14/2026

▶ **APPLICANT:** ALEX HAMILTON
OWNER(S): Robert & Michelle Devereaux

TAX ID NUMBER: 104 10702 (PARTIAL) [View map on KGIS](#)
JURISDICTION: County Commission District 3
STREET ADDRESS: 1908 SCHAEFFER RD

▶ **LOCATION:** Northeast side of Schaeffer Rd, south of Harrison Springs Ln

▶ **APPX. SIZE OF TRACT:** 5.78 acres

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via a 15-ft wide access easement from Schaeffer Road, an unstriped major collector with 22 ft of pavement width within a 53-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District
Sewer Source: West Knox Utility District

FIRE DISTRICT: Karns Fire Department

WATERSHED: Beaver Creek

▶ **ZONING:** PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay)
PLACE TYPE: RC (Rural Conservation), HP (Hillside Ridgetop Protection), BP (Business Park)

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** 2 dwelling units (1 single family lot and 1 accessory dwelling unit)

DENSITY PROPOSED: 0.31 du/ac

HISTORY OF ZONING: In 2003 part of the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (12-J-03-RZ). In 2022 part of the property was rezoned from A to RA (Low Density Residential) (4-G-22-RZ).

SURROUNDING LAND USE AND ZONING: North: Single family residential, rural residential - A (Agricultural), RA (Low Density Residential), PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay)
South: Single family residential, public/quasi public land (fire station), agriculture/forestry/vacant land - A (Agricultural), RA (Low Density Residential), OB (Office, Medical, and Related Services), TO (Technology Overlay)
East: Single family residential - PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay)
West: Agriculture/forestry/vacant land - A (Agricultural), TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This section of Schaeffer Road features single family houses on large lots and in subdivisions, with forested slopes to the east and Pellissippi Parkway

to the west. There are some office, commercial, and civic uses to the southeast near the Lovell Road and Pellissippi Parkway interchange and to the north near the Hardin Valley Road and Pellissippi Parkway interchange.

STAFF RECOMMENDATION:

► **Approve the development plan for 2 dwelling units, 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:

There is one single family home on the subject property, comprising with approximately 6.4 acres in the PR up to 3 du/ac zone. The request is to subdivide into 2 lots, approximately 3 acres each. The lot would contain the front existing home and the applicant is requesting to add an accessory dwelling structure. Both lots would have access to Schaeffer Road, a major collector street. The rear lot (Lot 2R3) will have access to Harrison Springs Lane as well.

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 3 du/ac:

A. The proposed lots are within a 64.69-acre PR (Planned Residential) zone with up to 3 du/ac. This includes the Harrison Springs Subdivision, where approximately 166 single family lots have been platted. The 2 additional dwelling units, new lot (2R3) and accessory dwelling unit on 2R2, would bring the total number of dwelling units to 168 units at a density of 2.6 du/ac.

B. The PR zone permits single family 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).

C. The Technology Overlay Design Guidelines do not apply to single family lots.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Ensure that development is sensitive to existing community character. (Implementation Policy 2) - The two large single family lots and accessory dwelling unit 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 BP (Business Park) place types and is in the HP (Hillside Protection) area. Single-family residential is the primary use in the RC (Rural Conservation) place type, while a range of housing may be considered in BP. The plan shows 2 new dwellings on 6.4 acres. The 2 dwellings will cause minimal disturbance within the HP (Hillside Protection) 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 the 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. The request reduction does not conflict with these goals.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

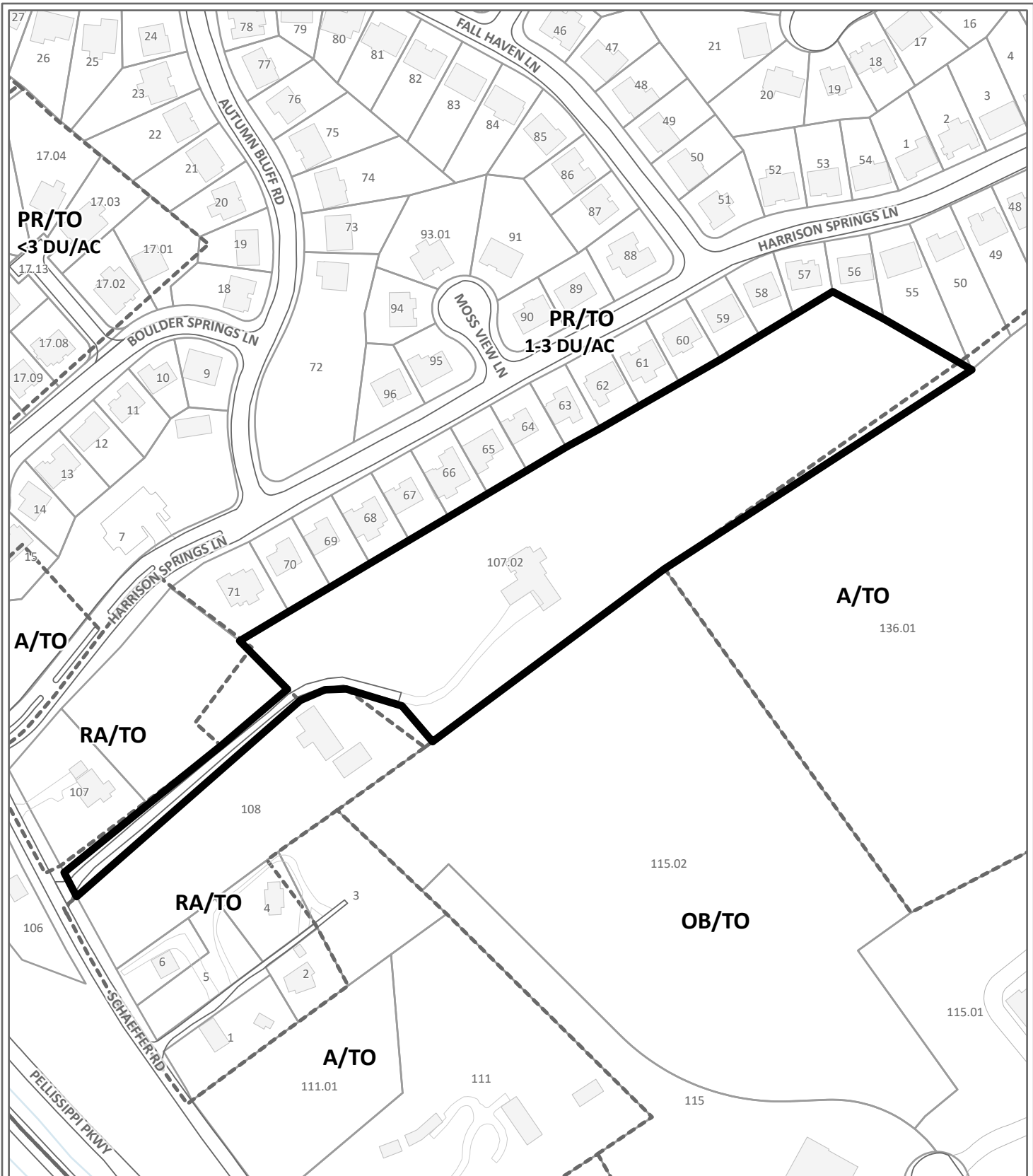
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

5-B-26-DP

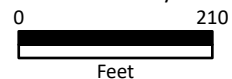
Petitioner: Alex Hamilton



2 dwelling units (1 Single family lot and 1 accessory dwelling unit) in PR (Planned Residential) up to 3 du/ac, TO (Technology Overlay)

Map No: 104

Jurisdiction: County



Original Print Date: 4/8/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

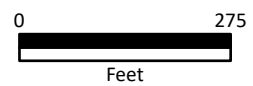
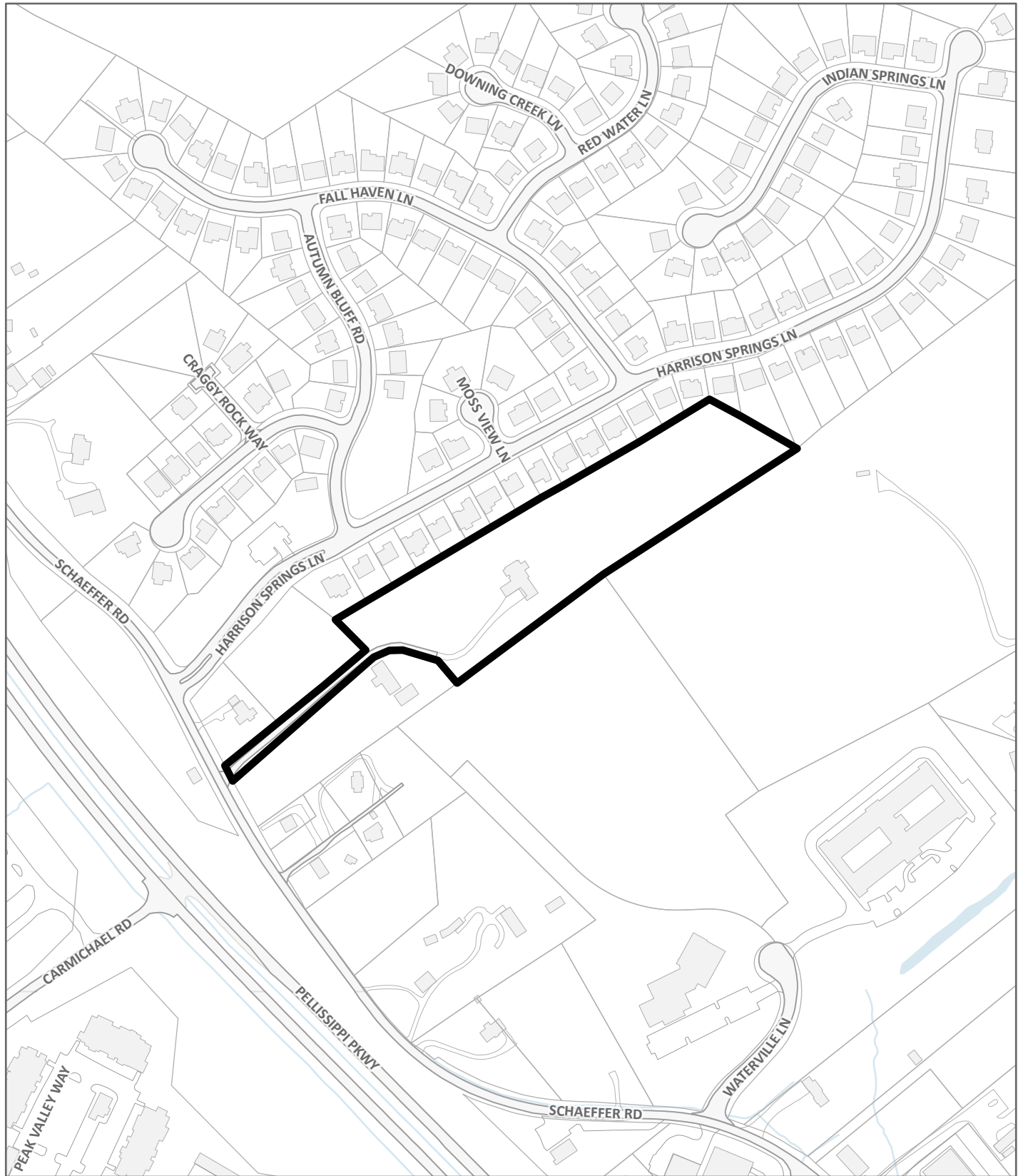


Exhibit A. Contextual Images



LOCATION MAP

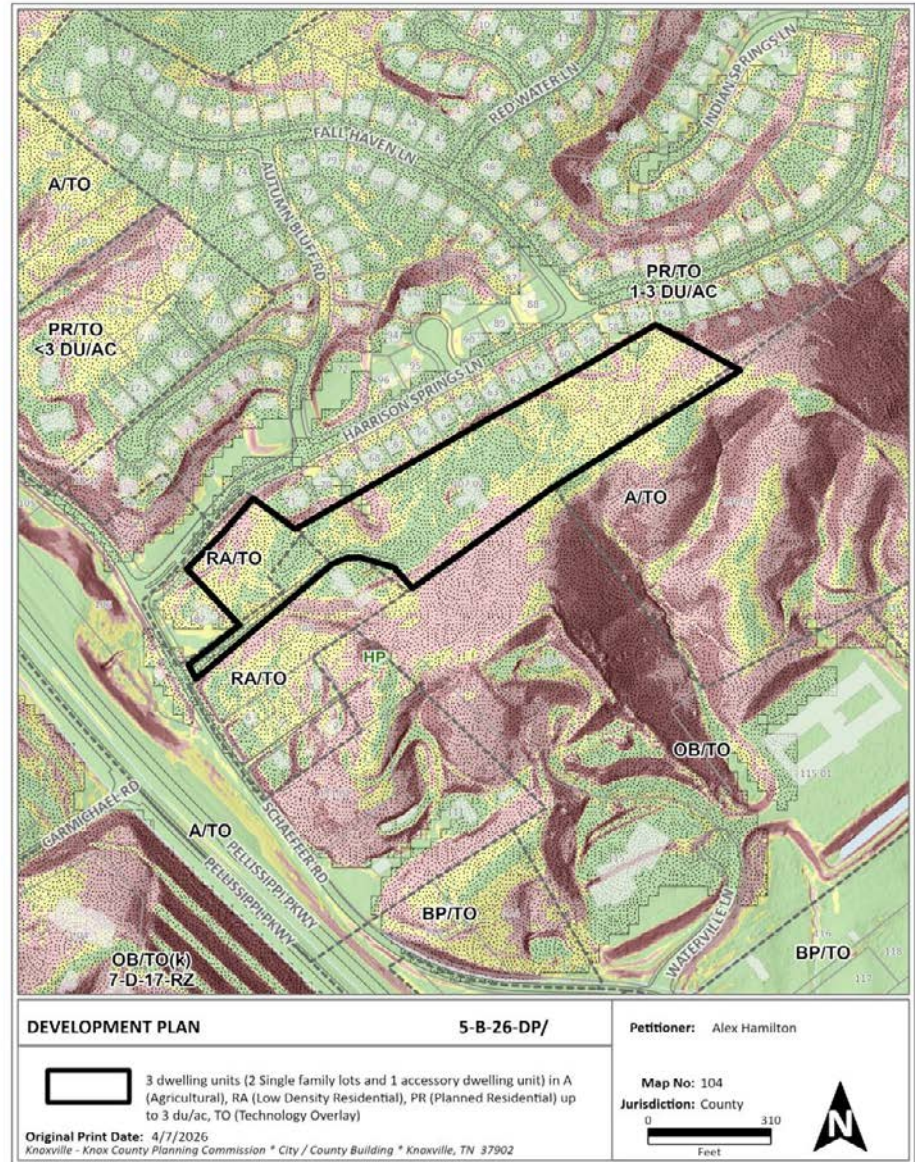
5-B-26-DP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	7.5		
Non-Hillside	0.1	N/A	
0-15% Slope	2.6	100%	2.6
15-25% Slope	3.4	50%	1.7
25-40% Slope	1.3	20%	0.3
Greater than 40% Slope	0.1	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	7.4	Recommended disturbance budget within HP Area (acres)	4.6
		Percent of HP Area	62.2%



Certification of the Accuracy of Survey
 Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
 I hereby certify that this survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
 Registered Land Surveyor:
 Tennessee License No. _____
 Date: _____

Addressing Department Certification
 I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville or Knox County Street Naming and Addressing Ordinance, the Addressing Guidelines and Procedures, and these regulations.
 Signed: _____ Date: _____

Taxes and Assessments
 This is to certify that all property taxes and assessments due on this property have been paid.
 City Tax Clerk: _____ Date: _____
 Knox County Trustee: _____ Date: _____

Certification of Approval of Public Sanitary Sewer System - Minor Subdivisions
 This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.
 It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.
 Utility Provider: _____
 Authorized Signature for Utility Date: _____

Certificate of Ownership and General Dedication
 I, (We), the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I (am, we) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.
 Owner(s) Printed Name: _____ Signature(s): _____
 Date: _____

Zoning
 Zoning Shown on Official Map: _____
 Date: _____
 By: _____

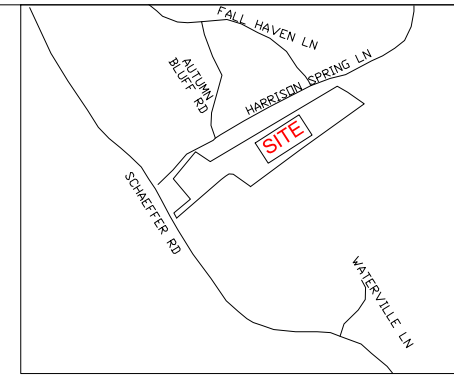
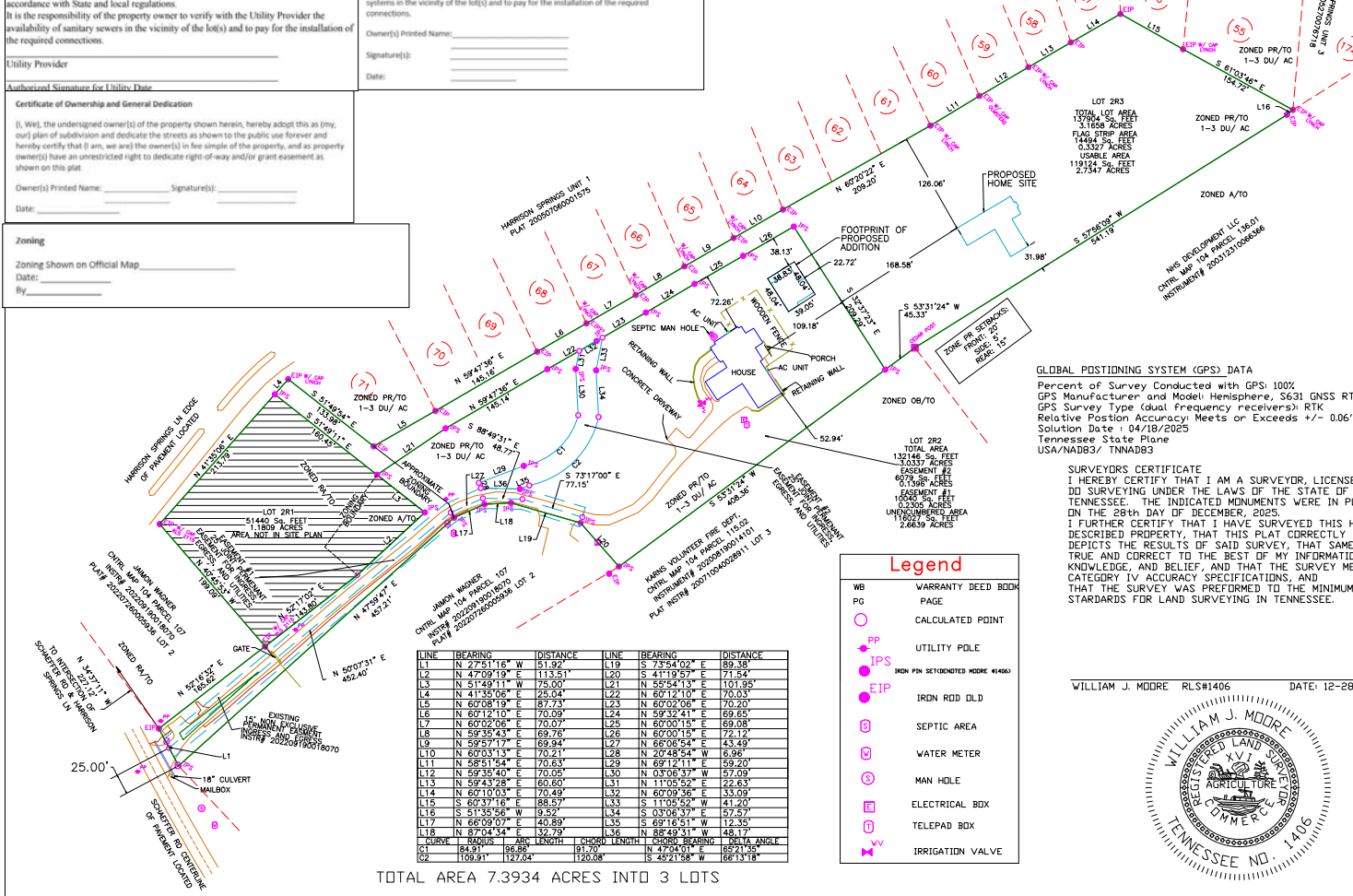
Planning Staff Certification of Approval for Recording - Final Plat
 This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code Annotated the approval of this plat by the Planning Commission shall not be deemed to constitute or affect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.
 Signed: _____ Date: _____

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set
 I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Planning Commission, or for variances and waivers which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the _____ day of _____, 20____.
 Registered Land Surveyor: _____
 Tennessee License No. _____
 Date: _____

Owner Certification for Public Sewer and Water Service - Minor Subdivisions
 I, (We) the undersigned owner(s) of the property shown herein understand that it is our responsibility to verify with the Utility Provider the availability of public sewer and water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.
 Owner(s) Printed Name: _____
 Signature(s): _____
 Date: _____

Certification of Approval of Public Water System - Minor Subdivisions
 This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.
 It is the responsibility of the property owner to verify with the Utility Provider the availability of water systems in the vicinity of the lot(s) and to pay for the installation of the required connections.
 Utility Provider: _____
 Authorized Signature for Utility Date: _____
 Knox County Department of Engineering and Public Works
 The Knox County Department of Engineering and Public Works hereby approves this plat on this the _____ day of _____, 20____.
 Engineering Director: _____

LINE OF SIGHT CERTIFICATE
 THE MINIMUM LINE OF SIGHT OF TWO HUNDRED AND FIFTY (250) FEET BASED UPON A SPEED LIMIT OF 25MPH ON HARRISON SPRINGS LANE AS SPECIFIED IN KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS (SECTION 3.04.J5.8) AT PRESENT TIME, VEGETATION EXISTS WITH THE ROAD RIGHT OF WAY DEDICATED TO KNOX COUNTY THAT MAY NEED TO BE REMOVED PRIOR TO THE APPROVAL OF A DRIVEWAY.



LOCATION MAP NTS
 FILE NUMBER
 5-D-26-DP

- NOTES:
- IRON PINS FOUND OR SET AT ALL CORNERS UNLESS NOTED ON PLAT.
 - GRID NORTH IS BASED UPON TNAD 83.DISTANCES HAVE NOT BEEN REDUCED TO GRID
 - 2A. FIXED CONTROL STATION LISTED AS FOLLOWS: AUTONIMOUS GNSS BASE LATITUDE N 35.48589642° W -84.411583459°
 - BEING ALL OF TAX MAP 104 PARCEL 107.02 WARRANTY DEED INSTRUMENT 2025093001081918 AND IN PLAT INSTRUMENT 202506250608285 AS AN EXEMPT LOT RECORDED IN THE KNOX COUNTY REGISTER OF DEEDS OFFICE.
 - NO TITLE OPINION WAS PROVIDED FOR THIS SURVEY, THEREFORE EASEMENTS AND RIGHT OF WAYS NOT SHOWN MAY EXIST.

5. SURVEY WAS PREPARED UTILIZING THE MOST RECENT RECORDED DOCUMENTS FOR THE SUBJECT AND SURROUNDING PROPERTIES. SURVEY IS SUBJECT TO ANY FINDING REVEALED BY AN ACCURATE TITLE SEARCH. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY IS NOTED HEREIN. THIS SURVEY IS PREPARED UTILIZING THE CURRENT DEED OF RECORD. THE BOUNDARY SHOWN IS SUBJECT TO CHANGE IF THE SURVEYOR IS PRESENTED WITH ANY DOCUMENTATION NOT KNOWN OF AT THE TIME OF THIS PLAT THAT IS DEEMED ESSENTIAL TO ESTABLISHING THE CORRECT BOUNDARY LINE USA/NA83/TNAD83

6. THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER AND DOES NOT EXTEND TO ANY UNKOWN PERSON OR ENTITIES WITHOUT THE EXPRESSED RE-CERTIFICATION BY THE SURVEYOR WHOSE SIGNATURE APPEARS UPON SAID SURVEY SHOWN HERE-ON.

7. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DETERMINATION OR LOCATION OF ANY UNDERGROUND CONDITIONS NOT VISIBLE AND INCLUDED BUT NOT LIMITED TO SOIL GEOLOGICAL CONDITIONS PHYSICAL DEVICES AND PIPELINES OR BURIED CABLES AND SHALL NOT BE RESPONSIBLE FOR ANY LIABILITY THAT MAY ARISE OUT OF THE WARRANTY OF OR FAILURE TO MAKE SUCH DETERMINATION OR LOCATION OF ANY SUBSURFACE CONDITIONS FOR UNDERGROUND UTILITY LOCATION CALL 811.

8. PLAT SERVES TO DIVIDE ONE LOT INTO THREE SEPARATE LOTS.

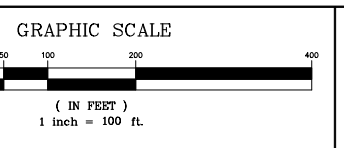
9. Required utility and drainage easements shall be ten (10) feet in width inside all exterior lot lines adjoining streets and private rights-of-way, including previously approved Joint Permanent Easements (JPEs). Easements of five (5) feet in width shall be provided along both sides of all interior lot lines and on the inside of all other exterior lot lines.

10. THE JPE IS NOT A PUBLIC STREET AND WILL NOT BE MAINTAINED BY THE CITY OF KNOXVILLE OR KNOX COUNTY. THE JPE SHALL ALSO FUNCTION AS A UTILITY EASEMENT

SURVEY PERFORMED BY:
 W.J. MOORE AND ASSOCIATES
 192 CABOT LANE
 ROCKWOOD, TENNESSEE 37854
 PHONE: (865) 354-2236

SURVEY AS ORDERED BY
 ROBERT & MICHELLE DEVEREAUX TRUST
 1908 SCHAEFFER RD
 KNOXVILLE, TENNESSEE 37932

DATE: 12/28/2025	PROJECT: ND02512EB	FILE: GARZA
SCALE: 1"=100'	DRAWN: BYRCH	NO. DATE DESCRIPTION OF REVISION



RESUBDIVISION OF LOT 2 OF
 ROBERT & MICHELLE
 DEVEREAUX TRUST PROPERTY
 TAX MAP 104 PARCELS 107.02
 WEST 6TH CIVIL DISTRICT OF KNOX COUNTY TENNESSEE



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.

May 1st

May 25th

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



Alex Hamilton

3/9/2026

Applicant Signature

Applicant Name

Date

