DEVELOPMENT PLAN REPORT

FILE #: 11-D-26-DP **AGENDA ITEM #: 46**

AGENDA DATE: 11/12/2026

APPLICANT:	**MATTHEW BAUMGARTNER**
OWNER(S):	Linda Stooksbury and Richard Pugh
TAX ID NUMBER:	51 11102 **View map on KGIS**
JURISDICTION:	County Commission District 8
STREET ADDRESS:	8026 RUTLEDGE PIKE
LOCATION:	**Southeast side of Rutledge Pike, east of Ellistown Rd**
APPX. SIZE OF TRACT:	**1.72 acres**
GROWTH POLICY PLAN:	Urban Growth Area (Outside City Limits)
ACCESSIBILITY:	Access is via Rutledge Pike, a state-owned, median-divided major arterial with 23 ft of pavement width within a right-of-way width that varies from 238-308 ft.
UTILITIES:	Water Source: Northeast Knox Utility District Sewer Source: Septic
FIRE DISTRICT:	Rural Metro Fire
WATERSHED:	Legg Creek
ZONING:	**PR (Planned Residential) up to 4 du/ac**
PLACE TYPE:	RC (Rural Conservation), HP (Hillside Ridgetop Protection)
EXISTING LAND USE:	**Agriculture/Forestry/Vacant Land**
PROPOSED USE:	**Single-family dwelling**
DENSITY PROPOSED:	0.58 du/ac
HISTORY OF ZONING:	In 2004 a request to rezone the property from A (Agricultural) to PR (Planned Residential) up to 4 du/ac was denied (10-E-04-RZ). In 2005 a request to rezone the property from A to RA (Low Density Residential) was denied (3-G-05-RZ), a request to rezone from A to RAE (Exclusive Residential) was denied (8-R-05-RZ), and a request to rezone from A to PR up to 4 du/ac was approved (11-L-05-RZ).
SURROUNDING LAND USE AND ZONING:	North: Commercial - I (Industrial), CA (General Business) South: Agriculture/forestry/vacant land - PR (Planned Residential) up to 4 du/ac East: Agriculture/forestry/vacant land, rural residential - PR (Planned Residential) up to 4 du/ac, A (Agricultural) West: Agriculture/forestry/vacant land - PR (Planned Residential) up to 4 du/ac
NEIGHBORHOOD CONTEXT:	The area predominantly features agricultural uses and single family houses on a range of lot sizes. There are industrial and commercial uses to the north and southwest, including landfills near the railroad.

STAFF RECOMMENDATION:

- **Approve the development plan for one detached residential dwelling on the existing parcel, subject to 5 conditions.**

1) Meeting all applicable requirements of the Knox County Health Department for the construction of a subsurface sewage disposal system.
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 and the Tennessee Department of Transportation.
4) Meeting the setbacks as shown on the development plan.
5) If during permitting or construction, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by this development, 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.

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 for the construction of a detached single-family residence on a 1.7-acre parcel. The subject parcel and the surrounding 53.9 acres were rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac in January 2005 (11-L-05-RZ). Development plan approval is required prior to the issuance of any building permits to establish the permitted use and setbacks, and ensure the development is compatible with the surrounding area.

The proposed house site is located southeast of an existing pond, with the driveway crossing over the pond's southwestern berm and the septic drain field to the northeast of the house. To address potential stormwater and drainage concerns associated with the pond, Engineering staff has requested the installation of an emergency overflow spillway pipe under the driveway. This is to provide a controlled outlet for excess stormwater during significant rainfall events, reducing the risk of overtopping, erosion, or adverse impacts to the driveway and surrounding property.

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 4 du/ac:
A. The PR zone allows houses as permitted use.
B. With the proposed house, there will be three dwelling units in this 55.46-acre lot with a gross density of 0.055 du/ac for the entire PR zone district. The individual site will have a density of 0.58 du/ac.
C. The applicant is proposing 15-ft side and 35-ft rear setbacks, which are greater than the default 5-ft side and 15-ft rear setbacks of the PR zone. The 35-ft peripheral setback will be along the Rutledge Pike right-of-way.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES
A. The house will be 105 ft from the Rutledge Pike right-of-way line and approximately 230 ft from the closest travel lane, providing a large rural setback common along Rutledge Pike in this area. The proposed house is compatible with the other residences in the area and consistent with Implementation Policy 2, to ensure development is sensitive to the existing community character.

3) KNOX COUNTY COMPREHENSIVE PLAN - PLACE TYPE
A. The property is classified as the RC (Rural Conservation) place type. In growth areas, corridors and pockets of RC indicate places that may be subject to development similar to the adjacent place types, but where more compact and low-impact site design is expected.
B. The subject parcel has existed since at least 2005, when the property was rezoned. This request is to allow one house on the existing parcel.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN
A. The property is located within the Urban Growth Boundary on the Growth Plan Map. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the 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 the provision of adequate roads, utilities, schools, drainage, and other public facilities and services. The proposed house is consistent with the urban growth boundary designation.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

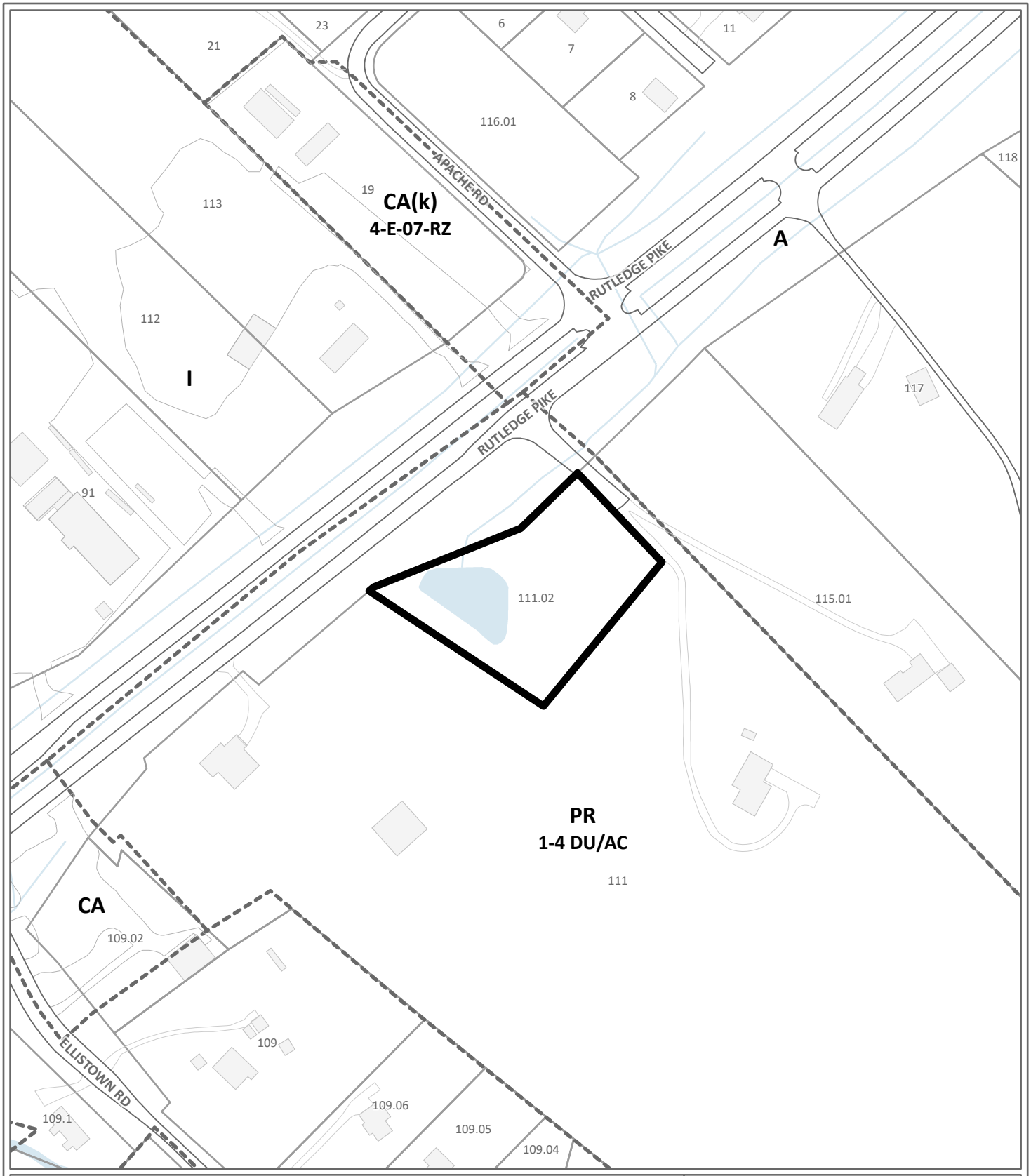
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: East Knox County Elementary, Carter Middle, and Carter 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 **11-D-26-DP**

Petitioner: Matthew Baumgartner

Single-family dwelling in PR (Planned Residential) up to 4 DU/AC

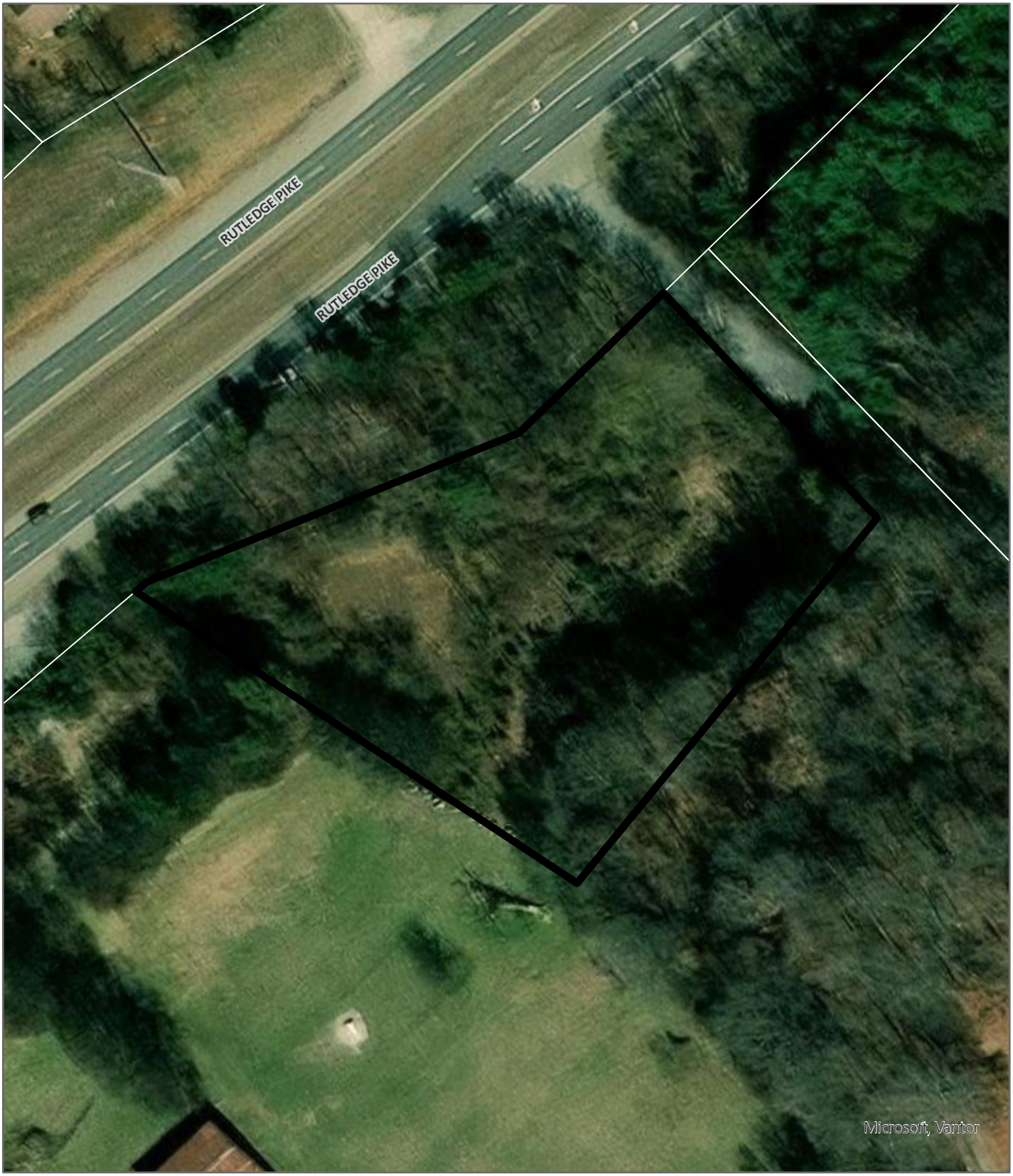
Map No: 51
Jurisdiction: County

0 210
Feet

N

Original Print Date: 10/1/2026
*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

Exhibit A. Contextual Images



AERIAL MAP

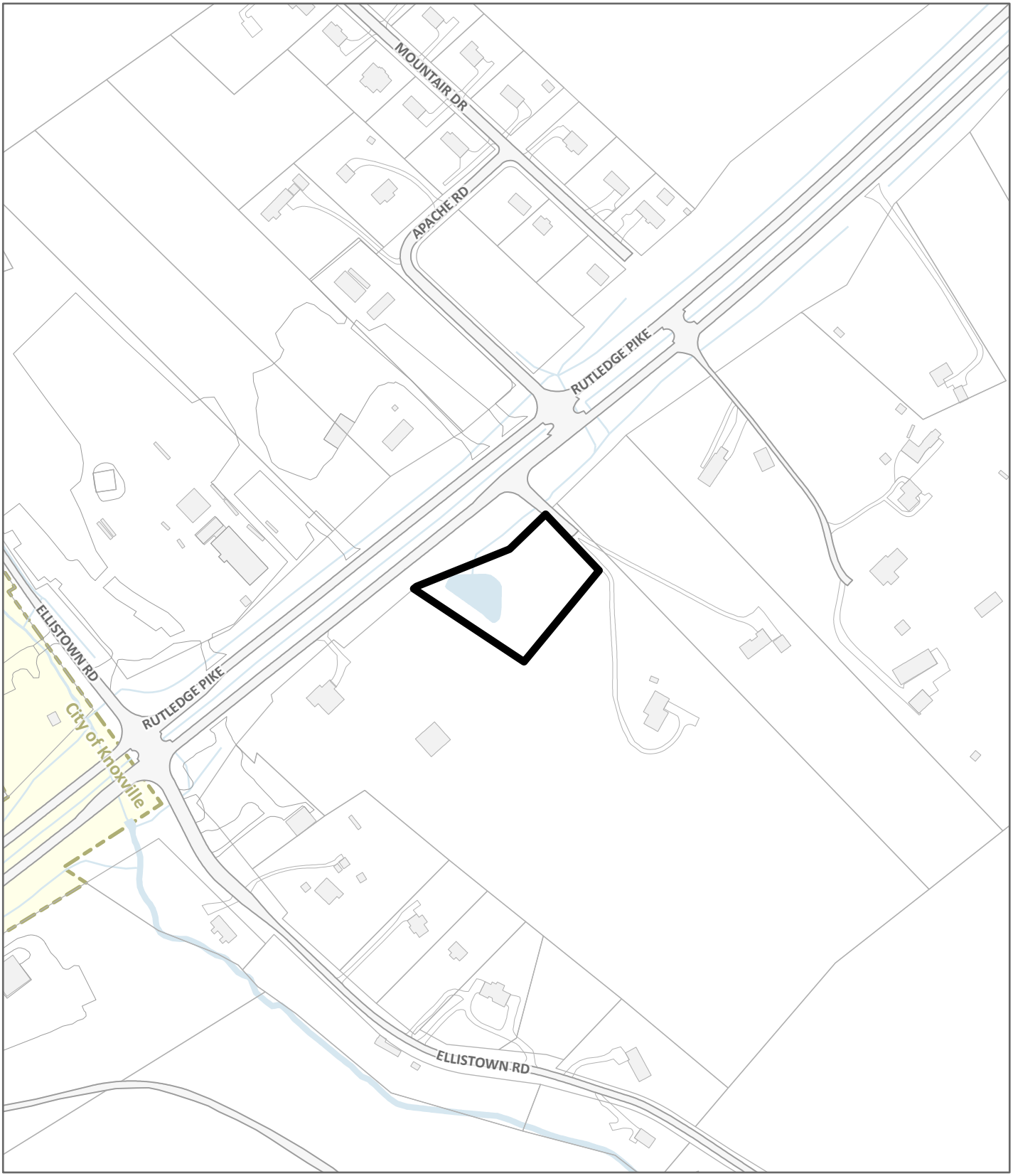
Case boundary

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Feet

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Exhibit A. Contextual Images



LOCATION MAP **11-D-26-DP**

Case boundary

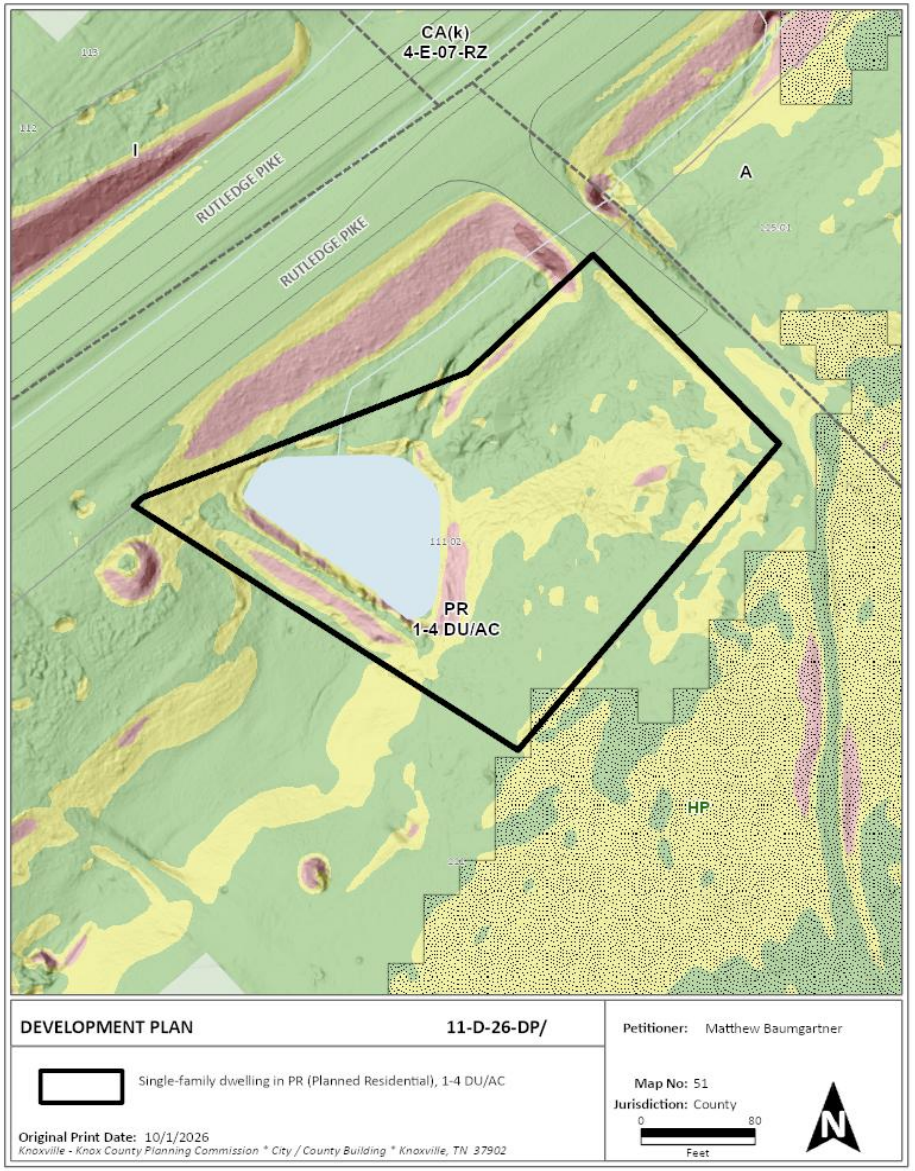
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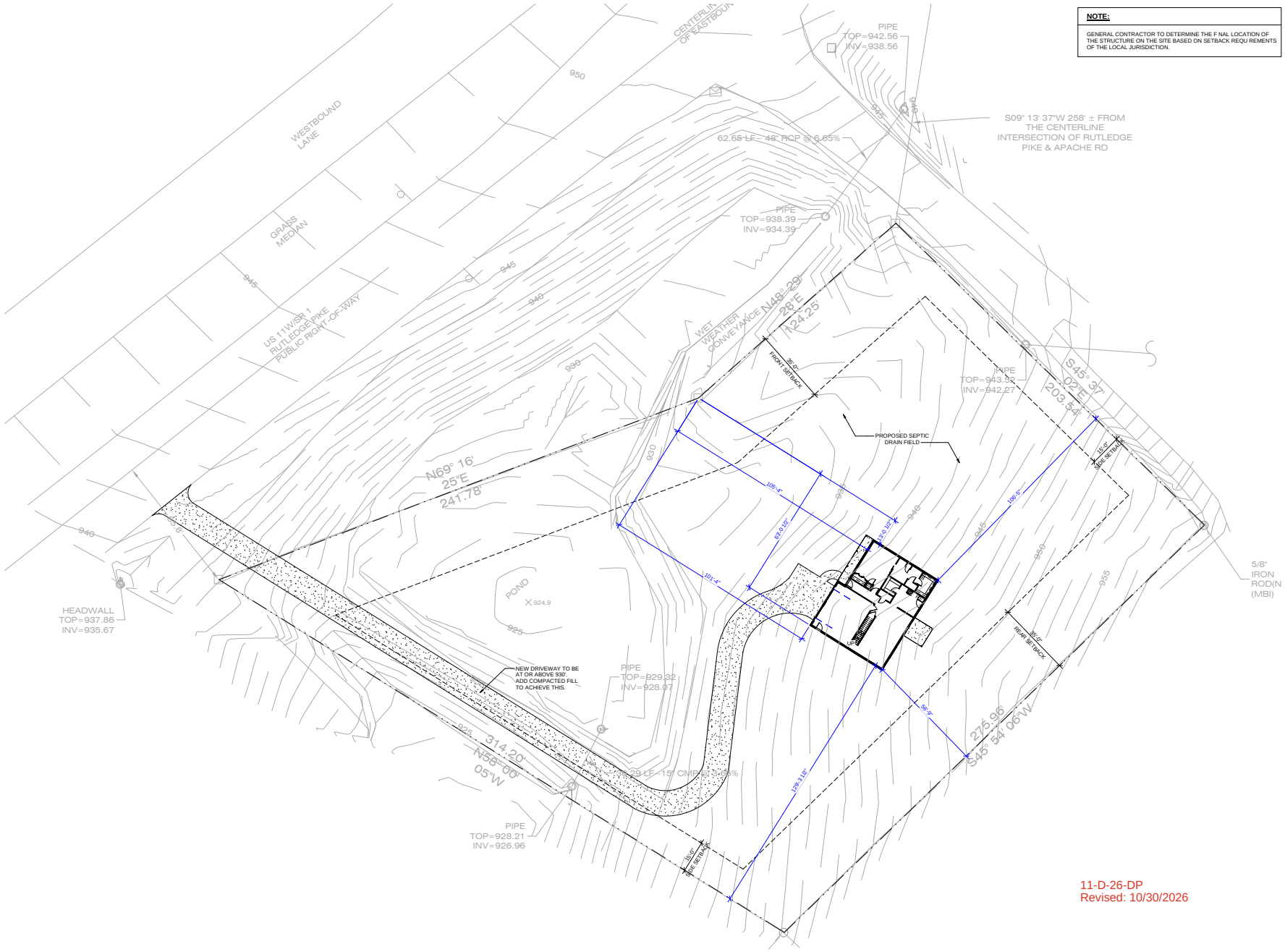
Feet

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Staff - Slope Analysis
Case: 11-D-26-DP

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	**1.722**		
Non-Hillside	1.711	N/A	
0-15% Slope	0.005	100%	0.005
15-25% Slope	0.006	50%	0.003
25-40% Slope	0.000	20%	0.000
Greater than 40% Slope	0.000	10%	0.000
Ridgetops			
Hillside Protection (HP) Area	0.011	Recommended disturbance budget within HP Area (acres)	**0.008**
		Percent of HP Area	**72.2%**





1 A100 ARCHITECTURAL SITE PLAN
1" = 20'-0"

oysk3 architects
1545 Western Avenue Suite 100
Knoxville TN 37921
(865) 523-6500
office@oysk3architects.com

LARA LYNNE KNAPP
REGISTERED ARCHITECT
No. 103460
STATE OF TENNESSEE

8/7/2026

11-D-26-DP

RUTLEDGE PIKE RESIDENCE

NEW CONSTRUCTION
Lot 111 Rutledge Pike
Knoxville, Tennessee 37924

ISSUE	DATE	DESCRIPTION

DRAWN BY: MB

ARCHITECTURAL SITE PLAN

A100

PROJECT : 26134

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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.*

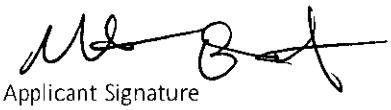
10.31.2026
Date to be Posted

11.13.2026
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

Matthew Baumgartner
Applicant Name

9/22/2026
Date