



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 1-SA-26-C

AGENDA ITEM #: 26

1-B-26-DP

AGENDA DATE: 1/8/2026

► **SUBDIVISION:** 0 EAST MEADECREST DRIVE

► **APPLICANT/DEVELOPER:** 2335 DEVELOPMENT LLC

OWNER(S): Dale Akins The Chef's Workshop

TAX IDENTIFICATION: 119 E C 01902

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 EAST MEADECREST DR

► **LOCATION:** Southeast corner of the intersection of Walker Springs Rd and East Meadecrest Dr

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Ten Mile Creek

► **APPROXIMATE ACREAGE:** 1.63 acres

► **ZONING:** PR (Planned Residential), up to 7.5 du/ac

PLACE TYPE: SMR (Suburban Mixed Residential)

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

► **PROPOSED USE:** Single family detached subdivision

SURROUNDING LAND
USE AND ZONING: North: Single family residential - RB (General Residential)
South: Single family residential - RA (Low Density Residential)
East: Multifamily residential - PR (Planned Residential)
West: Single family residential - RA (Low Density Residential)

► **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER: Chris Sharp Urban Engineering

ACCESSIBILITY: Access is via Walker Springs Road, a minor collector with 19 ft of pavement width within a right-of-way width that varies from 43-52 ft. Access is also via East Meadecrest Drive, an unstriped local street with 25 ft of pavement width within a right-of-way width that varies from 37-59 ft.

► **SUBDIVISION VARIANCES
REQUIRED:** None.

STAFF RECOMMENDATION:

► **Approve the Concept Plan subject to 8 conditions.**

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

3. Submitting a geotechnical report for review and approval by Knox County Engineering and Public Works during the design plan phase to determine if any areas shown as closed contour sinkholes on the concept plan are required to be shown on the final plat as a closed contour sinkhole with a 50 ft buffer as required by Section 3.06.B. If any building construction is proposed within the 50 ft buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability, and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50 ft buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50 ft buffer shall be designated on the final plat even if they are approved to be filled.
4. Lots 1-8 will have shared driveways, as shown on the plan.
5. Obtaining all applicable permits from gas transmission pipeline operators that are located on the site.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. 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.

► **Approve the development plan for up to 9 single family houses on individual lots and reduction of the peripheral boundary as shown on the development plan, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

COMMENTS:

This is a request for a 9-lot single family subdivision that will be accessed off East Meadecrest Drive at Walker Springs Road. The 9 lots on the East Meadecrest Drive will consolidate their access to 5 driveways.

Two potential sinkholes are identified on the plan with a 50 ft buffer. There is a condition for a geotechnical report to be completed and reviewed by Knox County during permitting to determine whether construction is suitable for these areas.

There is a storm pipe at Walker Springs and East Meadecrest Dr. The drainage will be rerouted, and a drainage easement will be platted along the rear of the property. The front yards on Lots 1 and 2 may be larger due to the existing Colonial Pipeline easement along East Meadecrest Dr.

Pursuant to Section 13-3-414 of TCA, the developer is responsible for notifying the operator of the natural gas transmission pipeline of the planned development no later than ten (10) days from the date of application for approval of the development, or ninety (90) days prior to commencement of construction, whichever is earlier. Planning staff will notify the applicant when property identified on the Concept Plan lies within 660 feet of a natural gas transmission pipeline (2.07.C Knoxville - Knox County Subdivision Regulations).

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

A. The property is zoned PR (Planned Residential) with a density of up to 7.5 du/ac. The applicant is proposing to subdivide this 5.5-acre tract into 9 lots with single family houses. The development will yield a density of 1.63 du/ac.

B. The PR zone allows single family houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

C. The applicant is requesting a reduction in the peripheral boundary along the eastern, western, and southern boundary lines, varying from 20 ft to 15 ft as shown on the plan. The Planning Commission may reduce the setback to 15 ft along all property lines when a development is adjacent to residential zones, which is the case here.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property's place type is SMR (Suburban Mixed Residential) on the Future Land Use Map. The housing mix in SMR includes single family subdivisions with small lots. The proposed lots range from approximately 6,600 sq ft to 11,000 sq ft.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 3, to encourage infill development. The 5.5-acre vacant site will be developed with 9 single family homes.

B. Implementation Policy 2, ensure that development is sensitive to existing community character. – The small, proposed lots provide a transition from the apartments to the east and the half-acre lots on East Meadecrest Drive.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area 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. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 110 (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.

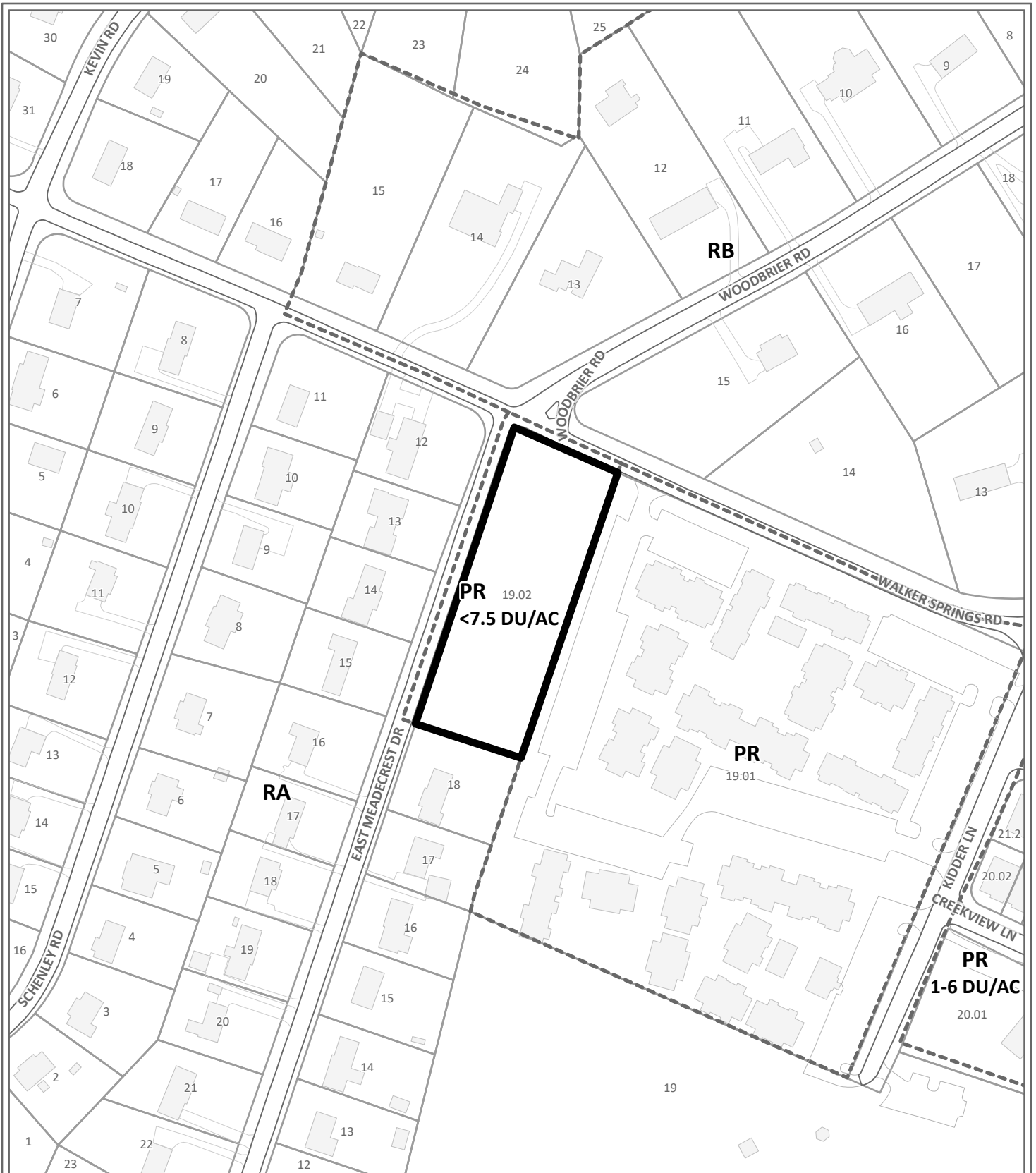
ESTIMATED STUDENT YIELD: 4 (public school children, grades K-12)

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.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.

The Planning Commission's approval or denial of this request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.



DEVELOPMENT PLAN

1-B-26-DP



9-lot subdivision for detached single family dwelling in PR (Planned Residential), <7.5 DU/AC

Original Print Date: 12/2/2025

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

Petitioner: 2335 Development LLC

Map No: 119

Jurisdiction: County

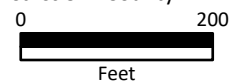
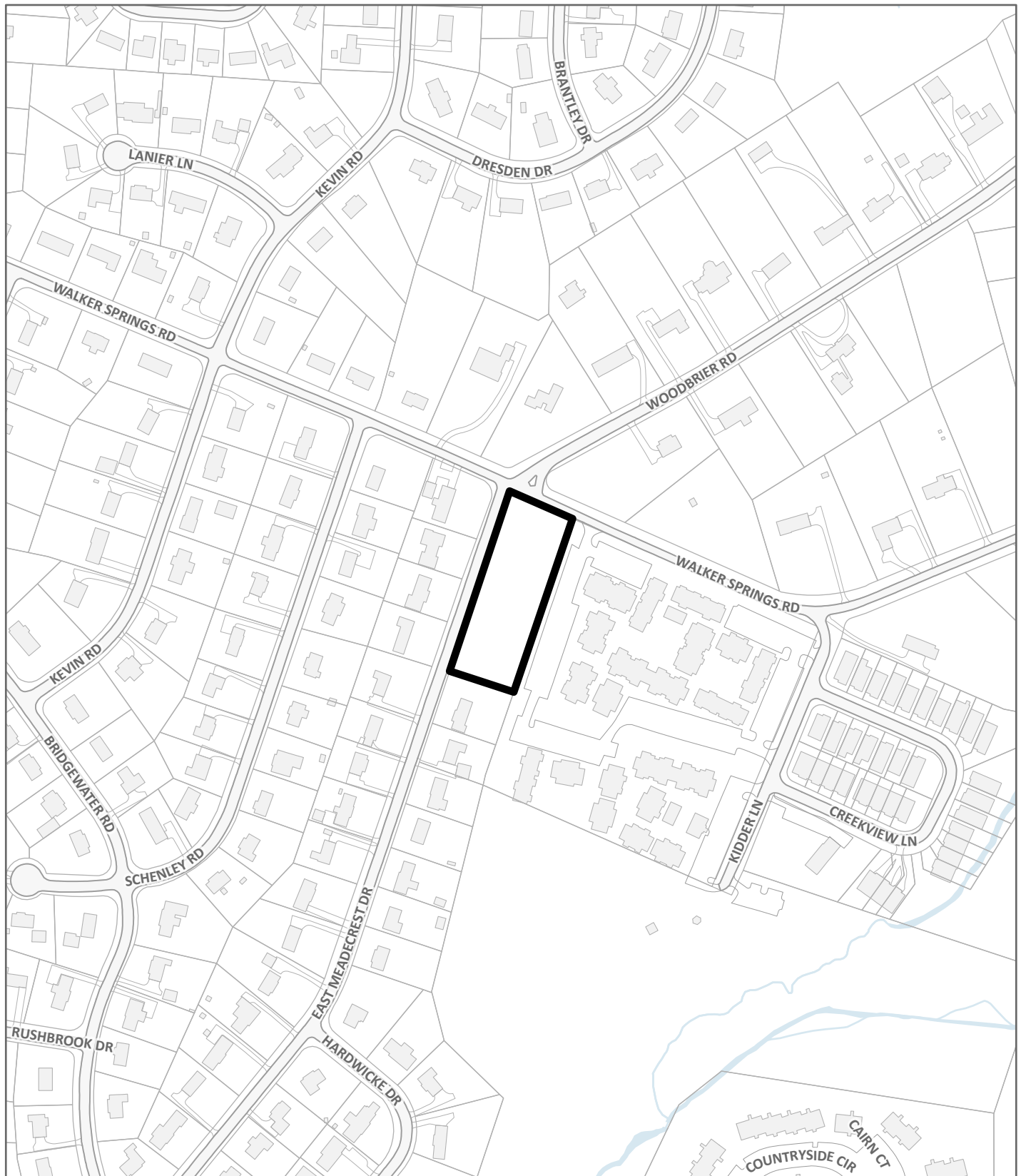


Exhibit A. Contextual Images



LOCATION MAP

1-B-26-DP / 1-SA-26-C



Case boundary

0 360
Feet



Exhibit A. Contextual Images



AERIAL MAP



Case boundary

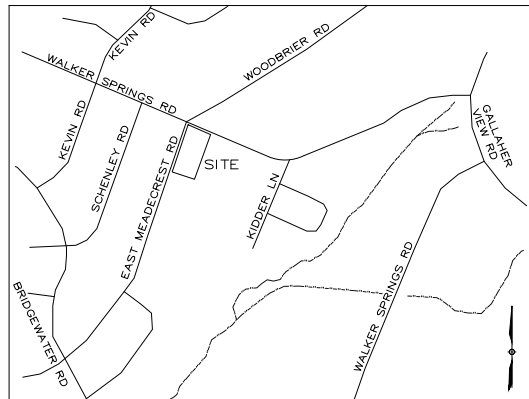


CONCEPT PLAN

U.E.I. PROJECT NO. 2511031

0 EAST MEADECREST DRIVE

SITE ADDRESS: 0 EAST MEADECREST DRIVE, KNOXVILLE, TENNESSEE 37923
PARCEL ID: 119EC01902



LOCATION MAP - N.T.S.

DEVELOPER:
2335 DEVELOPMENT, LLC
4722 KINGSTON PIKE
KNOXVILLE, TN 37919



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP
AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS
PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS
AND STANDARDS.

ELECTRICAL	- AS DIRECTED BY KNOXVILLE UTILITIES BOARD
GAS	- AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER	- AS DIRECTED BY KNOXVILLE UTILITIES BOARD
SEWER	- AS DIRECTED BY KNOXVILLE UTILITIES BOARD
TELEPHONE	- AS DIRECTED BY AT&T
CABLE	- AS DIRECTED BY COMCAST
SITE DEVELOPMENT	- KNOX COUNTY STANDARDS AND SPECIFICATIONS

Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the
laws of the State of Tennessee. I further certify that the plan 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
and described in a report submitted to the Commission.
Registered Engineer: *Christopher A. Sharp*
Christopher A. Sharp, P.E.
Tennessee License No. 108894
Date: 11/24/25



KNOX PLANNING FILE# 1-SA-26-C / 1-B-26-DP

SHEET INDEX

TITLE

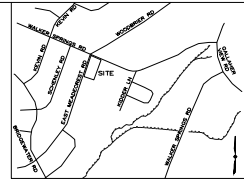
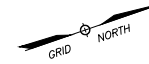
TITLE SHEET
SITE PLAN

SHEET

C-0
C-1

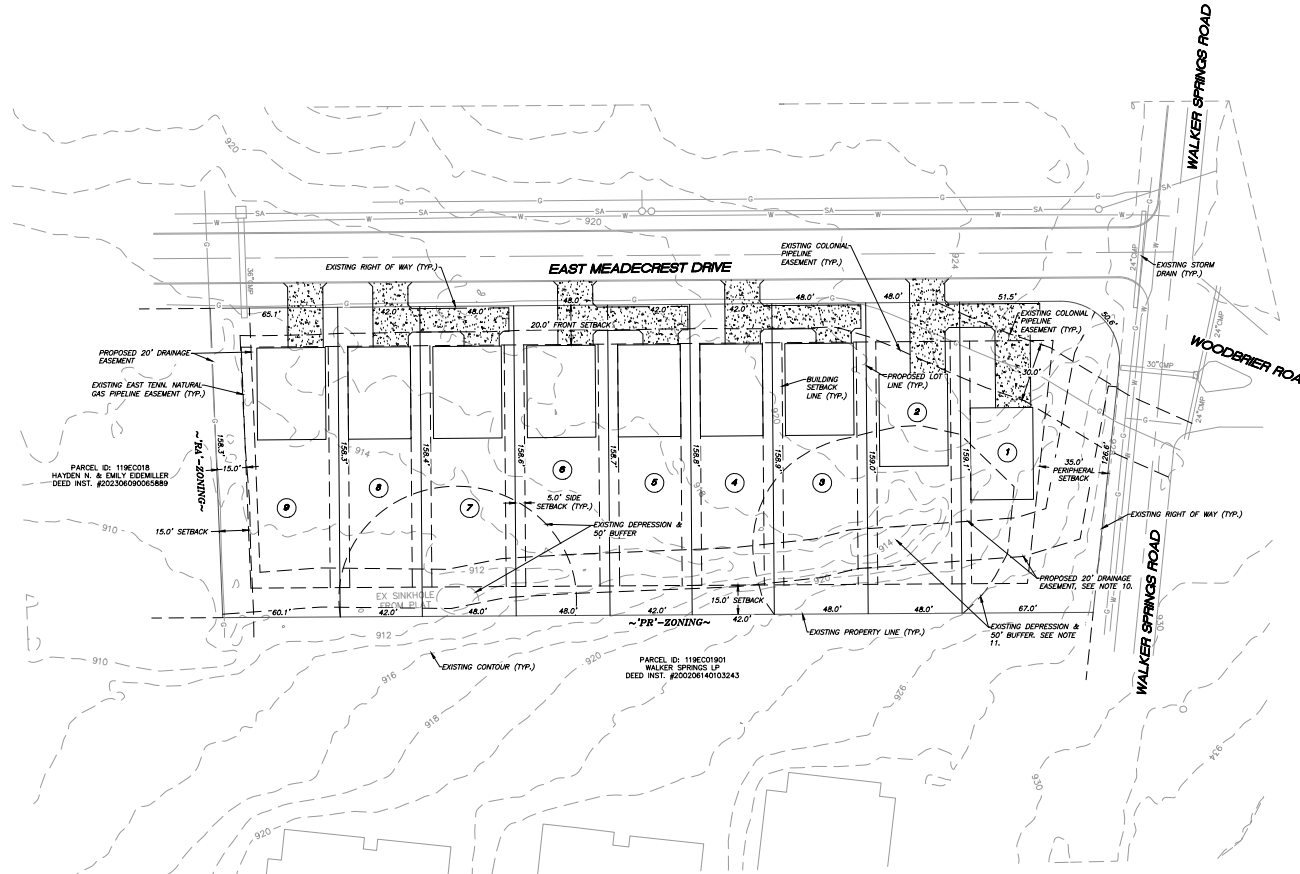
3	12/16/25	SUBMITTAL 3
2	12/11/25	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION

SHEET C-0



SITE PLAN NOTES:

1. A PORTION OF THE PROPERTY IS ZONED "TR" (<7.5 DU/AC). REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: TWENTY (20) FEET
REAR: FIFTY-FIVE (55) FEET, THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.
SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.
REAR: FIFTEEN (15) FEET
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 1.63 ACRES
6. THE DEVELOPMENT PROPOSES 9 LOTS (5.5 DU/AC)
7. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
8. NO AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION.
9. PROPOSED IMPERVIOUS AREA=19,800± S.F.
10. A PORTION OF THE DRAINAGEWAY & EASEMENT TO BE RELOCATED (DELETED) DURING POINTING.
11. THERE SHALL BE NO VERTICAL CONSTRUCTION WITHIN 50' OF THE LIP OF THE DEPRESSION WITHOUT DOCUMENTATION FROM A (TN) LICENSED GEOTECHNICAL ENGINEER THAT THE DEPRESSION IS NOT A SINKHOLE AND IS SUITABLE FOR CONSTRUCTION.



Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan 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 and described in a separate report submitted for review and approval.
Registered Engineer: *Christopher A. Sharp, P.E.*
Tennessee License No. 108884
Date: 11/24/25



KNOX PLANNING FILE# 1-SA-26-C / 1-B-26-DP

REFERENCE:
DEED INST. #2021042008678

REVISION	DATE	DESCRIPTION	BY
2	12/16/25	SUBMITTAL 3	CAS
1	12/11/25	SUBMITTAL 2	CAS

SHEET C-1		
SITE PLAN		
0 EAST MEADECREST DRIVE		
SITE ADDRESS: 0 EAST MEADECREST DRIVE (37923)		
DEVELOPER:	2335 DEVELOPMENT, LLC 4722 KINGSTON PIKE KNOXVILLE, TN 37919	
DIST. NO. W6	KNOX CO., TN	
SCALE: 1"=30'	NOVEMBER 19, 2025	
PARCEL ID: 119EC01902		
 URBAN ENGINEERING, INC. 10330 HARDIN VALLEY ROAD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924		
DWG: CLM	CHK: CAS	DWG. NO. 2511031

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). 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.

12/25/2025

~~12/27/25~~
Date to be Posted

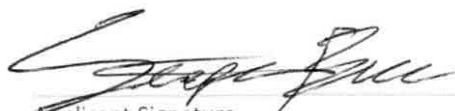
01/09/2026

~~01/10/26~~
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

Stephen Bell
Applicant Name

11/20/25
Date