



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 7-SF-26-C

AGENDA ITEM #: 10

AGENDA DATE: 7/9/2026

▶ **SUBDIVISION:** VALLERAINO DEVELOPMENT-MURRAY DRIVE

▶ **APPLICANT/DEVELOPER:** REECE VALERIANO

OWNER(S): SF Rentals

TAX IDENTIFICATION: 68 P A 018

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 1203 MURRAY DR

▶ **LOCATION:** Northwest side of Murray Dr, southwest of Clinton Hwy

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A (Within City Limits)

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Third Creek

▶ **APPROXIMATE ACREAGE:** 3.36 acres

▶ **ZONING:** RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** 27-lot townhouse subdivision

SURROUNDING LAND USE AND ZONING: North: Commercial - C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)
South: Single family residential, rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
East: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
West: Commercial - C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)

▶ **NUMBER OF LOTS:** 27

SURVEYOR/ENGINEER: David Harbin; Batson, Himes, Norvell and Poe

ACCESSIBILITY: Access is via Murray Drive, a major collector with 17-20 ft of pavement within a 50-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCES: None.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL: None.

ALTERNATIVE DESIGN STANDARD REQUIRING ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):
1. Increase the intersection grade from 1% to 2% at the intersection of

Murray Drive and Private Road 'A'.

2. Increase the intersection grade from 1% to 2% at the intersection of private Road 'A' and private Road 'B'.

STAFF RECOMMENDATION:

► **Approve the concept plan for up to 27 lots for a townhouse development in the RN-5 (General Residential Neighborhood) zoning district, subject to 7 conditions.**

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 3) Connecting to sanitary sewer and meeting other relevant utility provider requirements.
- 5) Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 6) Before recording 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.
- 7) Installing a solid fence and/or a Type A landscape buffer at the southern end of the right-of-way of Road 'B' to prevent vehicle headlights from projecting into adjacent property. Existing healthy trees that remain can count toward this requirement.

COMMENTS:

The applicant proposes to develop a 27-lot townhouse subdivision along Murray Drive, approximately 400 ft south of Clinton Highway. In 2025, the Planning Commission approved a rezoning from RN-1 to the RN-5 district for the 3.36-acre subject parcel (5-O-25-RZ). The proposed lot size and width are consistent with the RN-5 district's dimensional standards. Townhouses are a permitted use in the RN-5 district, and conformance with the design and dimensional standards for the structures shall be reviewed during the permitting phase. Historic aerial images from 1959 to 1985 indicate that the property was previously disturbed, so it is exempt from the HP (Hillside Protection Overlay) restrictions per Article 8.9.B.4. The proposed private roads meet the applicable standards of the Subdivision Regulations, and City Engineering approves their requested alternative design standards.

ESTIMATED TRAFFIC IMPACT: 180 (average daily vehicle trips)

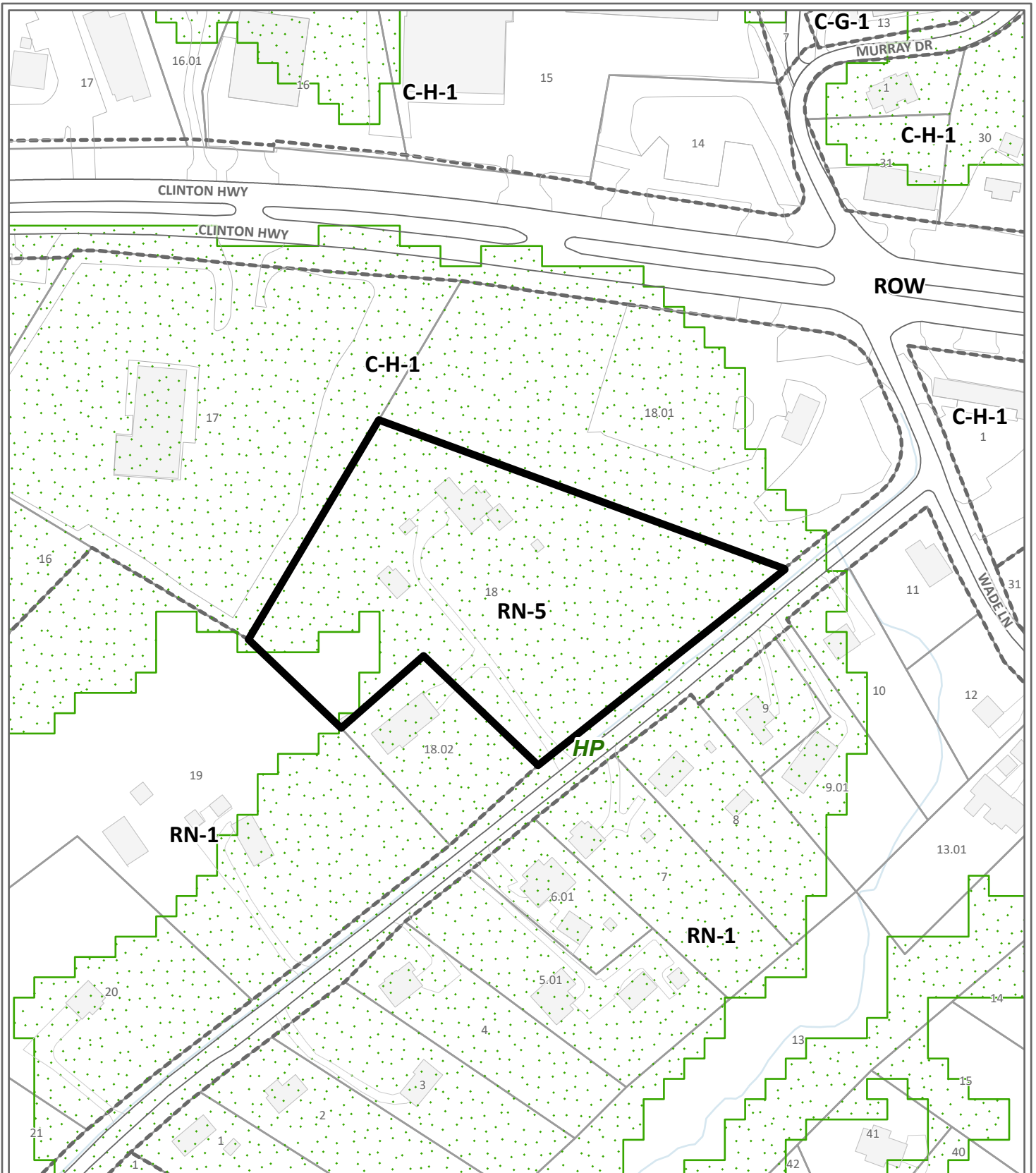
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, grades K-12)

Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell 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.



CONCEPT PLAN

7-SF-26-C

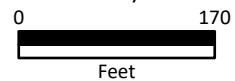
Petitioner: Reece Valeriano



27-lot townhouse subdivision in RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 68

Jurisdiction: City



Original Print Date: 5/29/2026

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

Exhibit A. Contextual Images



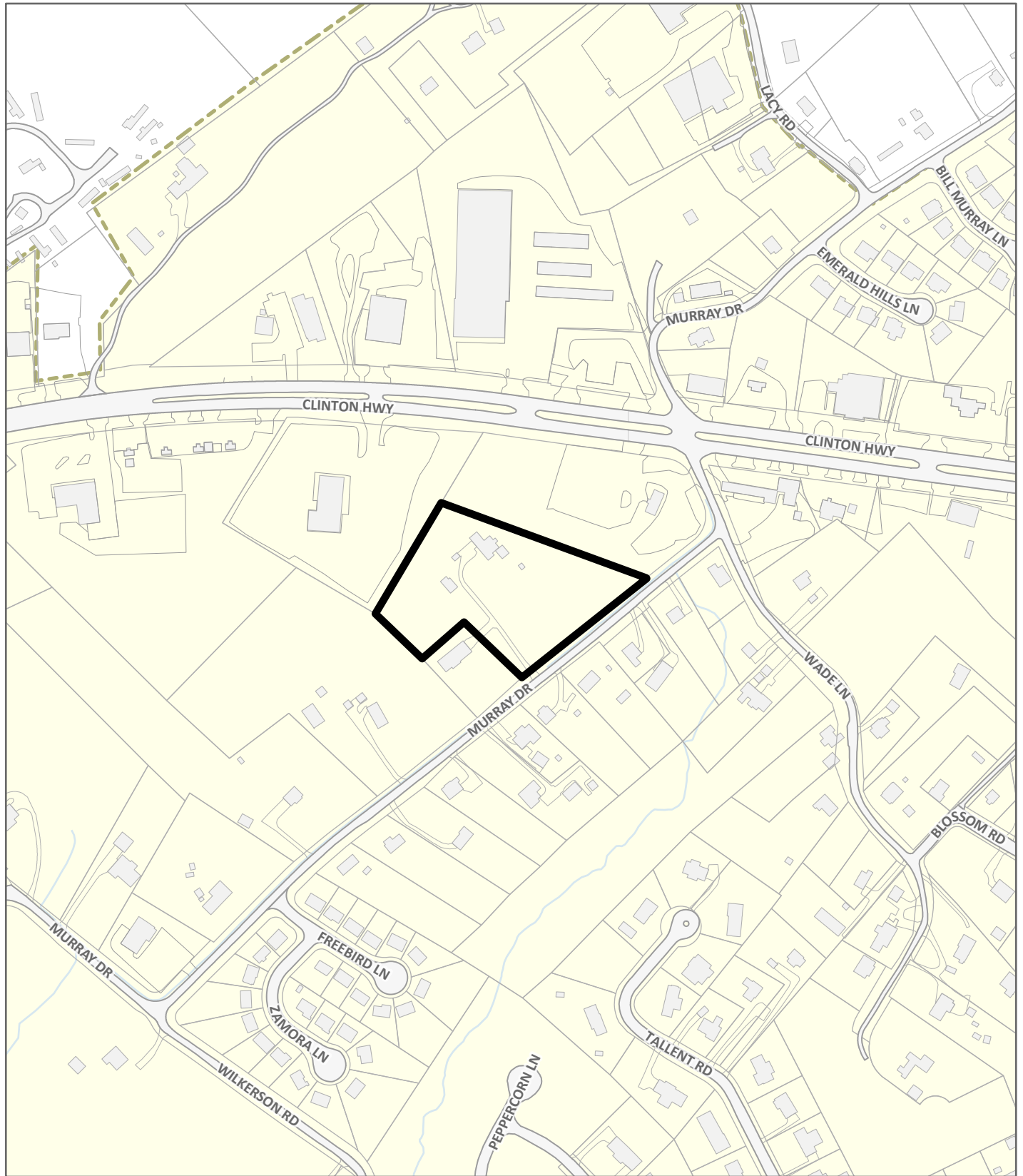
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

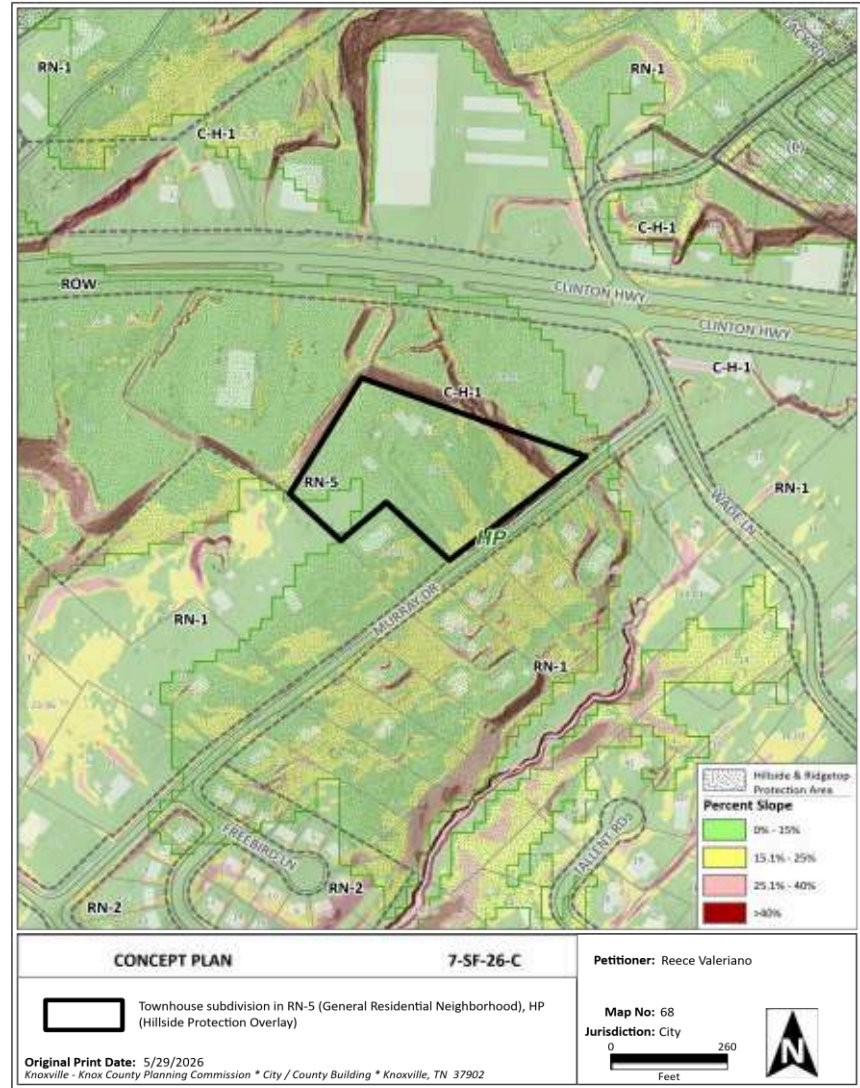
7-SF-26-C



Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	146,460.3	3.36			
Non-Hillside	9,293.5	0.21	N/A		
0-15% Slope	103,755.4	2.38	100%	103,755.4	2.38
15-25% Slope	24,101.2	0.55	50%	12,050.6	0.28
25-40% Slope	3,630.1	0.08	20%	726.0	0.02
Greater than 40% Slope	5,680.0	0.13	10%	568.0	0.01
Ridgetops					
Hillside Protection (HP) Area	137,166.7	3.15	Recommended disturbance budget within HP Area	117,100.0	2.69
			Percent of HP Area	85.4%	



Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

Alternative Design Standards Requiring Planning Commission Approval

Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County

Section 3.03.E.1.e – Maximum grade of private right-of-way

Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots

Section 3.04.H.2 – Maximum grade, public streets

Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots

Section 3.04.A.3.c – Right-of-way dedication, new subdivisions

Section 3.04.F.1 – Right-of-way reduction, local streets

Section 3.04.G.1 – Pavement width reduction, local streets

Section 3.04.H.3 – Intersection grade, all streets

Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones

Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones

Section 3.11.A.2 – Standard utility and drainage easement

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.


Signature

David Harbin

Printed Name

6/19/26

Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Centerline road grade at an intersection from 1% to 2% STA 0+10 to STA 0+80 Road A

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Centerline road grade at an intersection from 1% to 2% STA 2+50 to STA 3+18

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

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.

6/27/26

Date to be Posted

7/10/26

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

David Harbin
Applicant Signature

DAVID HARBIN
Applicant Name

5.26.26
Date