



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 6-SA-26-C

AGENDA ITEM #: 7

AGENDA DATE: 6/11/2026

▶ **SUBDIVISION:** THE WOODS AT PARKDALE

▶ **APPLICANT/DEVELOPER:** W. SCOTT WILLIAMS & ASSOCIATES

OWNER(S): Parkdale Partners GP

TAX IDENTIFICATION: 58 I G 00901, 010

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 5800 PARKDALE RD (0 PARKDALE RD)

▶ **LOCATION:** East side of Parkdale Rd, north of Cedar Ln

SECTOR PLAN: North City

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

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: First Creek

▶ **APPROXIMATE ACREAGE:** 10.3 acres

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Rural Residential

▶ **PROPOSED USE:** 14-lot subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential, agriculture/forestry/vacant - RN-1 (Single-Family Residential Neighborhood), EN (Established Neighborhood), HP (Hillside Protection Overlay)
South: Single family residential, rural residential - RN-1 (Single-Family Residential Neighborhood), EN (Established Neighborhood), HP (Hillside Protection Overlay)
East: Single family residential - EN (Established Neighborhood), HP (Hillside Protection Overlay)
West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **NUMBER OF LOTS:** 14

SURVEYOR/ENGINEER: Scott Williams W. Scott Williams & Associates

ACCESSIBILITY: Access is via Parkdale Road, a major collector street with 21ft of pavement width within a 40-ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**
1. reduce the required intersection separation to approximately 226 ft from Woodberry Dr.

STAFF RECOMMENDATION:

▶ **Approve the variance to reduce the required intersection separation to less than 300 ft from Woodberry Dr.**

- A. To reduce turning conflicts, the proposed development will align with Pilleaux Dr and cannot meet the required 300 ft of intersection separation from Woodberry Dr.**
- B. Pilleaux Dr and Woodberry are approximately 226 ft apart. This is an existing condition that has not been created by the applicant.**
- C. The entrance on Parkdale Dr meets (The American Association of State Highway and Transportation Officials) AASHTO requirements for sight distance. The City of Knoxville Engineering recommends approval of this variance based on the justifications provided by the applicant.**

Approve the concept plan for up to 14 lots, subject to 7 conditions.

- 1) Connecting to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 4) Meeting all applicable requirements of the City of Knoxville Engineering.
- 5) 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.
- 6) Certifying that the required sight distance along Parkdale Road is available, with documentation provided to the Knoxville Department of Engineering before any clearing or grading are done.
- 7) Meeting the land disturbance limitations of the HP (Hillside Protection Overlay) zone district and adding the disturbance limitation line on the final plat(s) for the subdivision. Planning staff can review and approve adjustments to the disturbance limitation line provided the overall development does not exceed the maximum allowed land disturbance.

COMMENTS:

This proposal is for a 14-lot residential subdivision on this 10.02-acre property. The property is zoned RN-1 (Single-Family Residential Neighborhood) and is in the HP (Hillside Protection Overlay). The RN-1 zone requires a minimum lot size of 10,000 sq ft. The public road will lineup with Pilleaux Drive and dead end to a cul-de-sac turnaround.

The front setback of the single family homes must be within 10 ft of the average of the blockface. The first houses developed on this newly extended road will create a setback range for the other houses developed along the street. The plan shows the minimum 25 ft setback, allowing homes to be built within the 25-35 ft range.

The entirety of the property is within the HP (Hillside Protection Overlay) zone, and there are steep slopes on the property, forested with mature trees. Grading is kept to a concentrated area closer to the streets, preserving slopes around most of the perimeter of the property. The projected disturbance of the site is 4.72 acres, which is in compliance with the permitted disturbance of 6.86 acres according to the slope analysis conducted to enforce the Hillside Protection overlay. There is a condition for the final plat to include the maximum disturbance limitation line. Each lot must be allocated a certain amount of land disturbance to ensure the development complies with the HP overlay standards over time. The HP Overlay functions separately from the Tree Protection Ordinance, which specifies that a minimum of 6 trees per acre must be saved or be replaced at a rate of 8 trees per acre, at least half of which must be species capable of reaching a mature height of 50 ft or greater. This would be reviewed by the City during the permitting process.

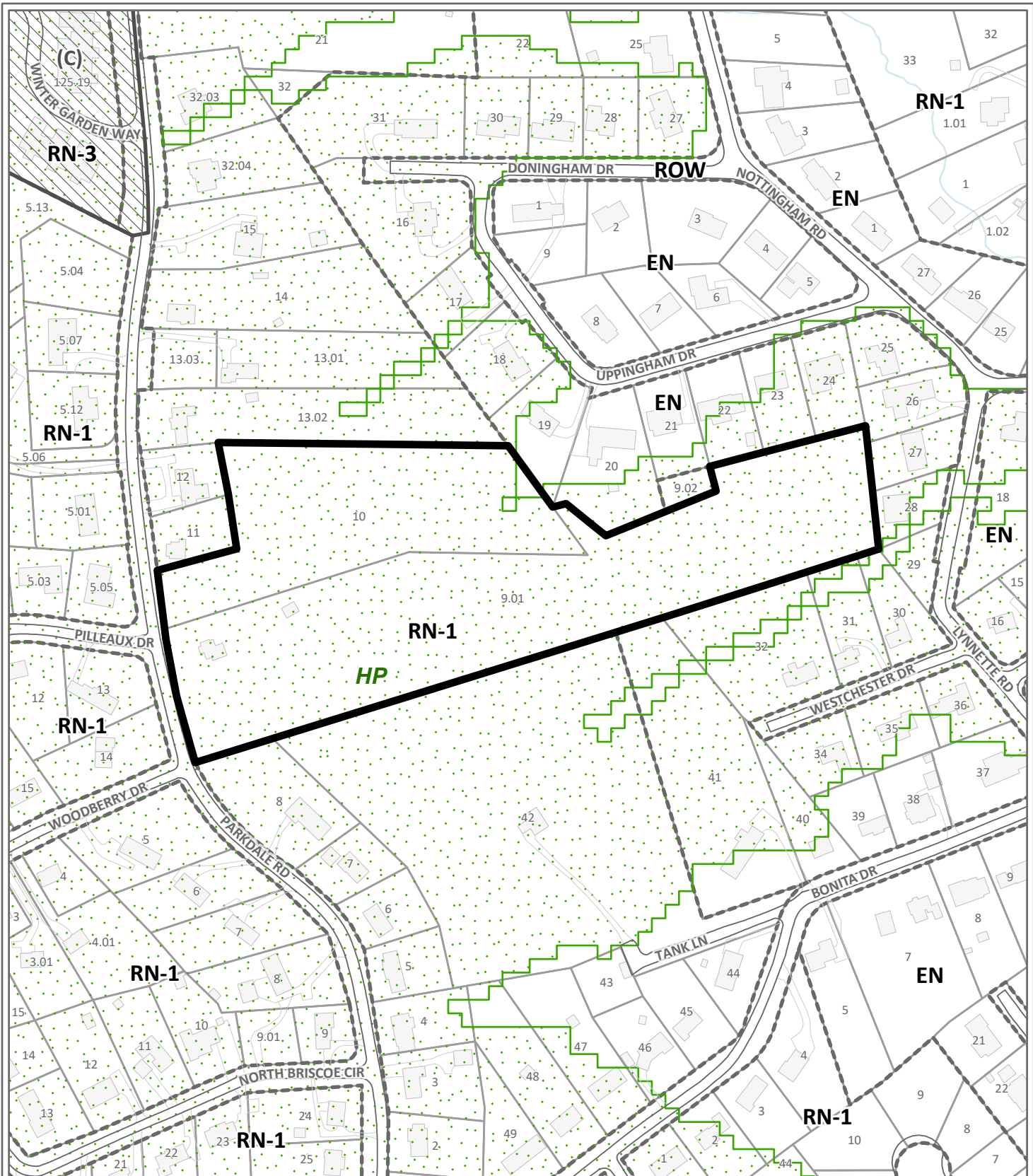
ESTIMATED TRAFFIC IMPACT: 165 (average daily vehicle trips)

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: Not applicable.

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central High.

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

6-SA-26-C

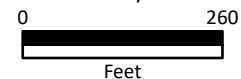
Petitioner: W. Scott Williams & Associates



in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 58

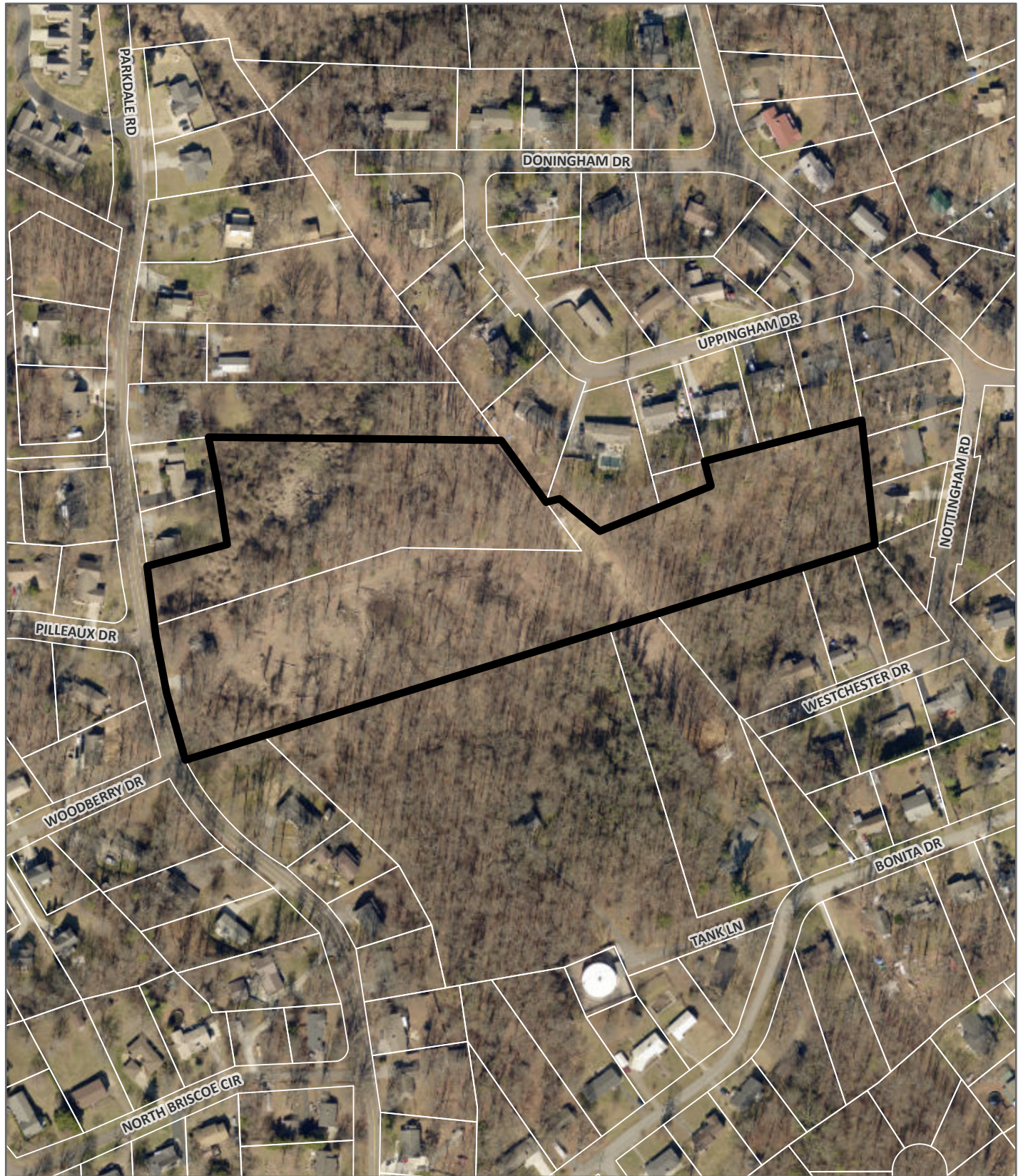
Jurisdiction: City



Original Print Date: 4/29/2026

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

Exhibit A. Contextual Images



AERIAL MAP



Case boundary

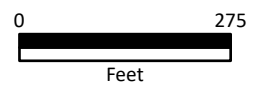
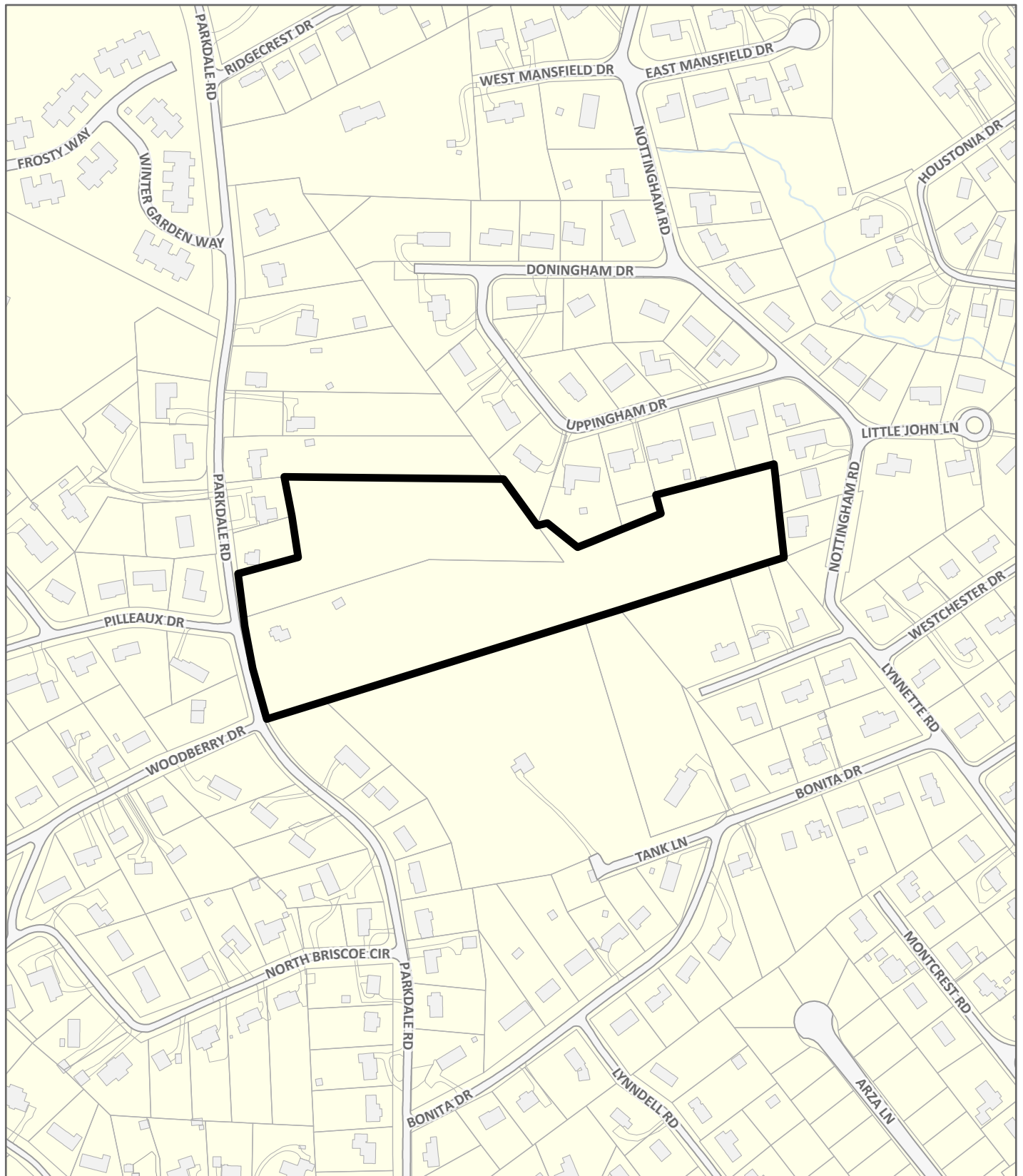


Exhibit A. Contextual Images



LOCATION MAP

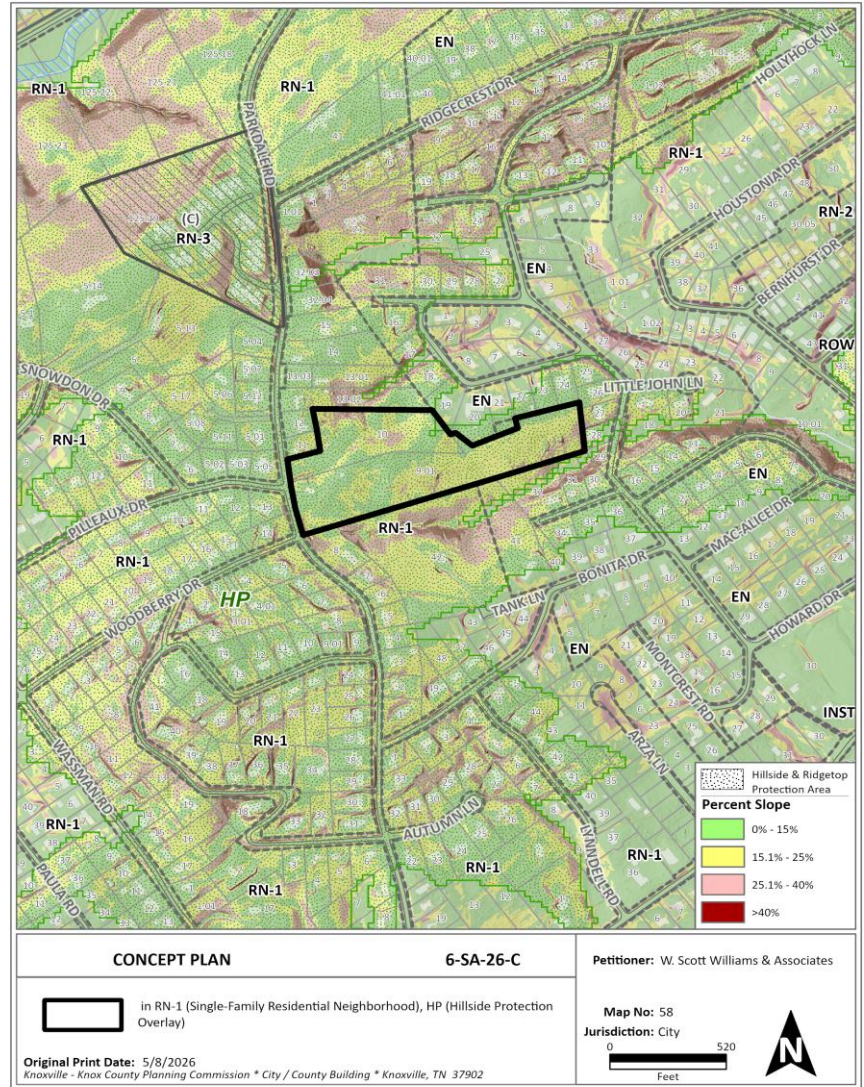
6-SA-26-C



Case boundary




CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	448,884.0	10.30			
Non-Hillside	2,681.0	0.06	N/A		
0-15% Slope	177,455.2	4.07	100%	177,455.2	4.07
15-25% Slope	226,587.1	5.20	50%	113,293.6	2.60
25-40% Slope	39,603.7	0.91	20%	7,920.7	0.18
Greater than 40% Slope	2,556.9	0.06	10%	255.7	0.01
Ridgetops					
Hillside Protection (HP) Area	446,202.9	10.24	Recommended disturbance budget within HP Area	298,925.2	6.86
			Percent of HP Area	67.0%	



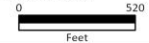
CONCEPT PLAN

6-SA-26-C

Petitioner: W. Scott Williams & Associates

 in RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

Map No: 58
Jurisdiction: City



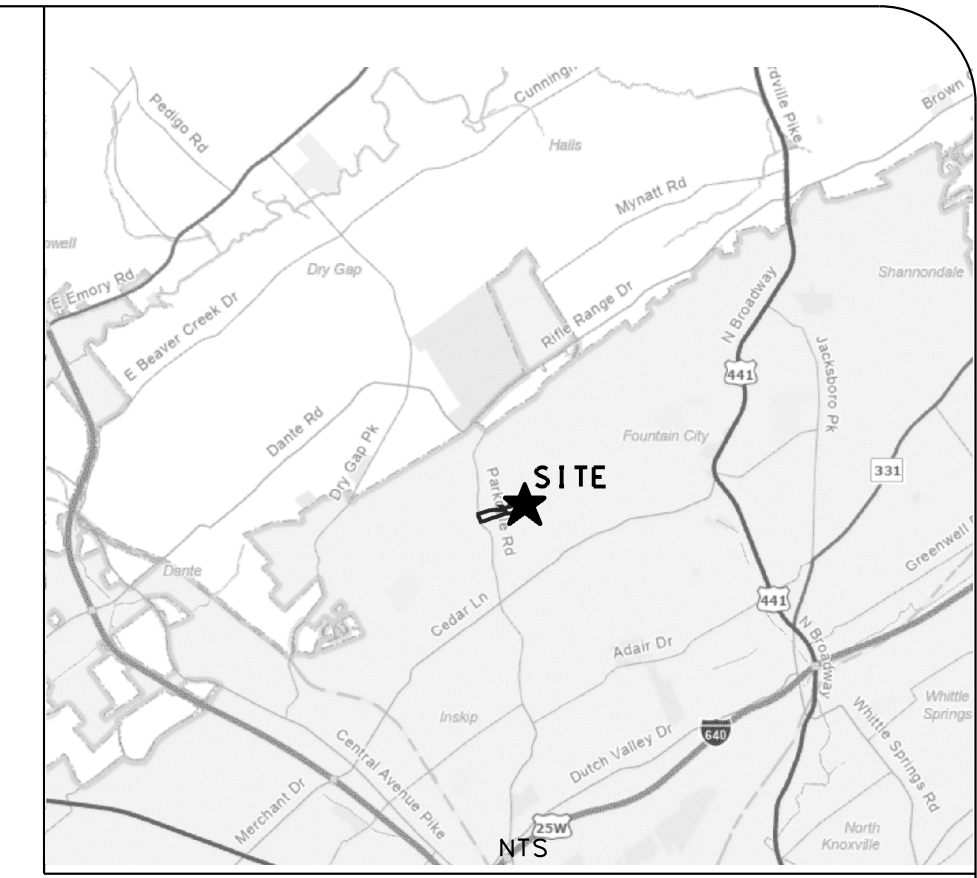
Original Print Date: 5/8/2026
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

LEGEND

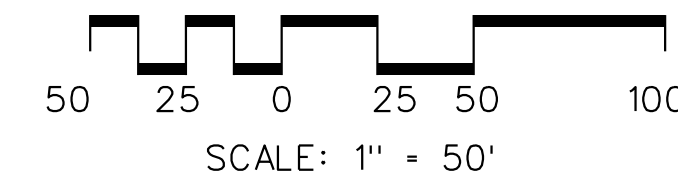
- EASEMENT
- X- FENCE
- C- CENTERLINE PAVEMENT OR R.O.W.
- UTILITY OR POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- _____ BOUNDARY LINES
- PARCEL/ ZONING LINES
- BUILDING SETBACK
- ⊕ SIGN
- ① PROPOSED LOT NO.
- PROPOSED FIRE HYDRANT
- OVERHEAD ELECTRIC

SITE DATA

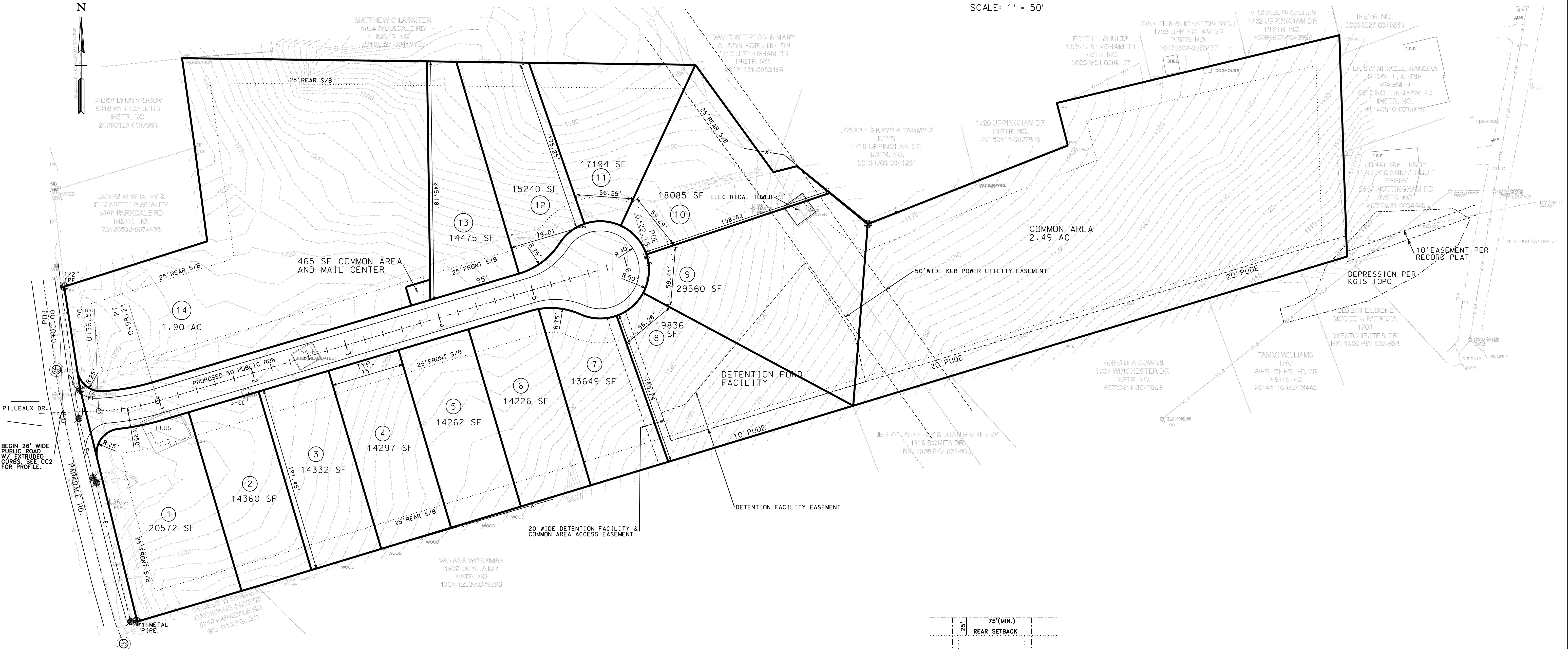
EXISTING:
 ZONING: RN-1 WITH HILLSIDE PROTECTION
 SETBACKS (RN-1):
 FRONT - 25'
 SIDE - 10'
 REAR - 25'
 AREA: 10.02 ACRES (NOT SURVEYED)
 MIN. LOT SIZE - 10000 SF
 PROPOSED:
 DENSITY: 14 LOTS AT 1.4 UNITS PER ACRE
 AVG. LOT SIZE: 75' WIDE x 159' + DEEP
 OPEN SPACE: 2.49 AC
 OSR = 2.49 / 10.02 = 25%
 PARKING:
 2-3 GARAGE SPACES PER LOT



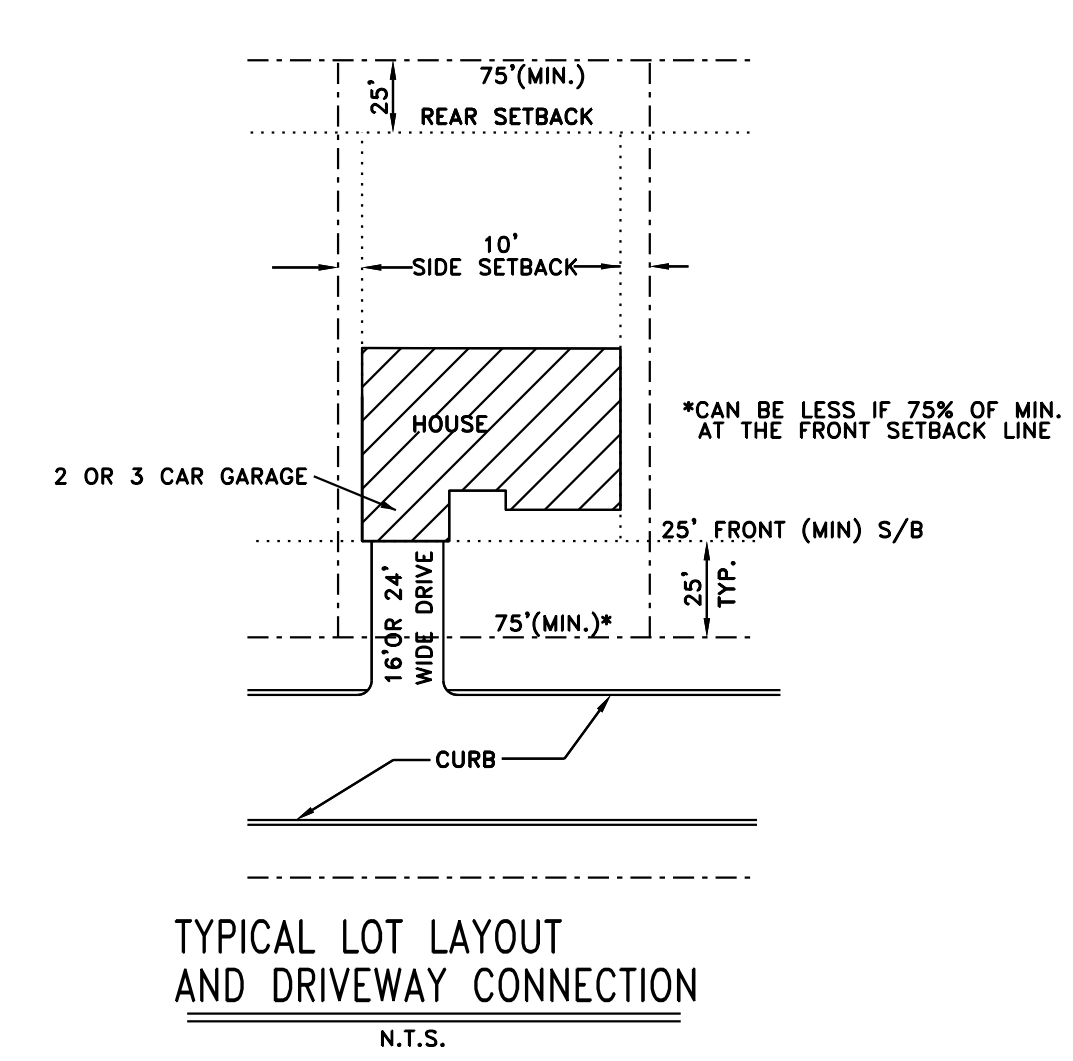
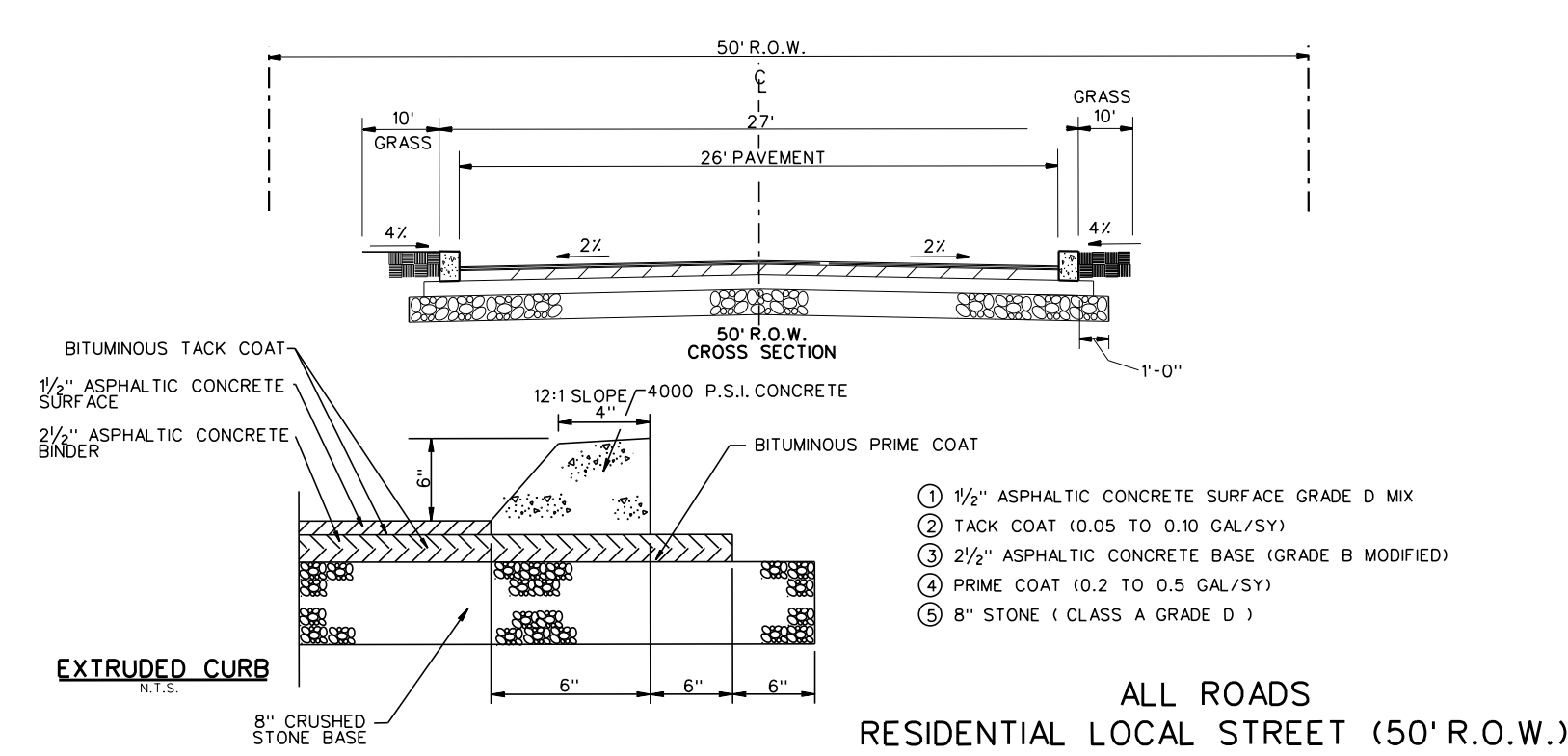
VICINITY MAP



SITE DISTANCE ANALYSIS FOR THE INTERSECTION OF THE PROPOSED ROAD WITH PARKDALE RD.
 POSTED SPEED LIMIT OF PARKDALE RD - 30 MPH
 EXISTING GRADE OF PARKDALE - LESS THAN 1%
 PROPOSED GRADE OF NEW ROAD - 1%
 REQUIRED STOPPING SITE DISTANCE PER AASHTO TABLE 9-7 - 200'
 REQUIRED INTERSECTION SITE DISTANCE FOR PASSENGER CARS PER AASHTO TABLE 9-7 - 335'
 PROPOSED SITE DISTANCE - 400' TO THE NORTH AND 335' TO THE SOUTH



CERTIFICATION OF CONCEPT PLAN
 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 FILED WITH THE PLANNING COMMISSION.
 REGISTERED ENGINEER: *Scott Williams*
 TENNESSEE LICENSE NO.: 105687
 DATE: 5/28/26



NOTES:
 THIS PLAN IS TO SHOW A SUBDIVISION CONCEPT PLAN.
 BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY OTHERS. CONTOURS SHOWN AT 2' INTERVAL.
 FINAL LOT QUANTITIES AND DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL APPROVALS.
 PROPERTY IS MOSTLY GRASS AND WOODS WITH AN OLD HOMESITE.
 FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
 WATER AND SEWERAGE CONNECTIONS PROVIDED BY KNOXVILLE UTILITY BOARD. UTILITIES SHOWN FOR GENERAL LOCATIONS ONLY AND ARE NOT FIELD LOCATED.
 THE OWNER SHALL VERIFY LOCATIONS AND INVERTS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.
 ALL PROPOSED ROADS TO BE DEDICATED PUBLIC. SPEED LIMIT FOR DESIGN IS 15 25 MPH. SITE DISTANCE IS ADEQUATE AND SHALL BE CERTIFIED ON FINAL PLAT.
 ALL LOTS TO HAVE 2 OR 3 CAR GARAGE.
 ALL TELEPHONE AND ELECTRICAL SYSTEMS SHALL BE DESIGNED TO BE UNDERGROUND.
 THERE SHALL BE UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINE PLUS OTHER EASEMENTS SHOWN.

REVISIONS

NO.	DATE	DESCRIPTION
1	5/18/26	PC COMM.
2	5/28/26	PC COMM.

CONCEPT PLAN
 THE WOODS AT PARKDALE
 5800 & 0 PARKDALE ROAD
 KNOXVILLE, TENNESSEE
 CLT 058 I C MAP PARCEL 9:01 & 10
 WARD 36 BLOCK 36120
 8-3A-C-8



W. SCOTT WILLIAMS & ASSOCIATES
 CONSULTING
 CIVIL ENGINEERING
 LAND SURVEYING
 4538 Annelise Way
 Knoxville, TN 37938
 P: 615-585-5888
 E: williams@wscottwilliams.com

CLIENT: **WORLEY BUILDERS, INC.**
 60 BOX 11022
 KNOXVILLE, TN 37938
 OFFICE: 865.927.2600

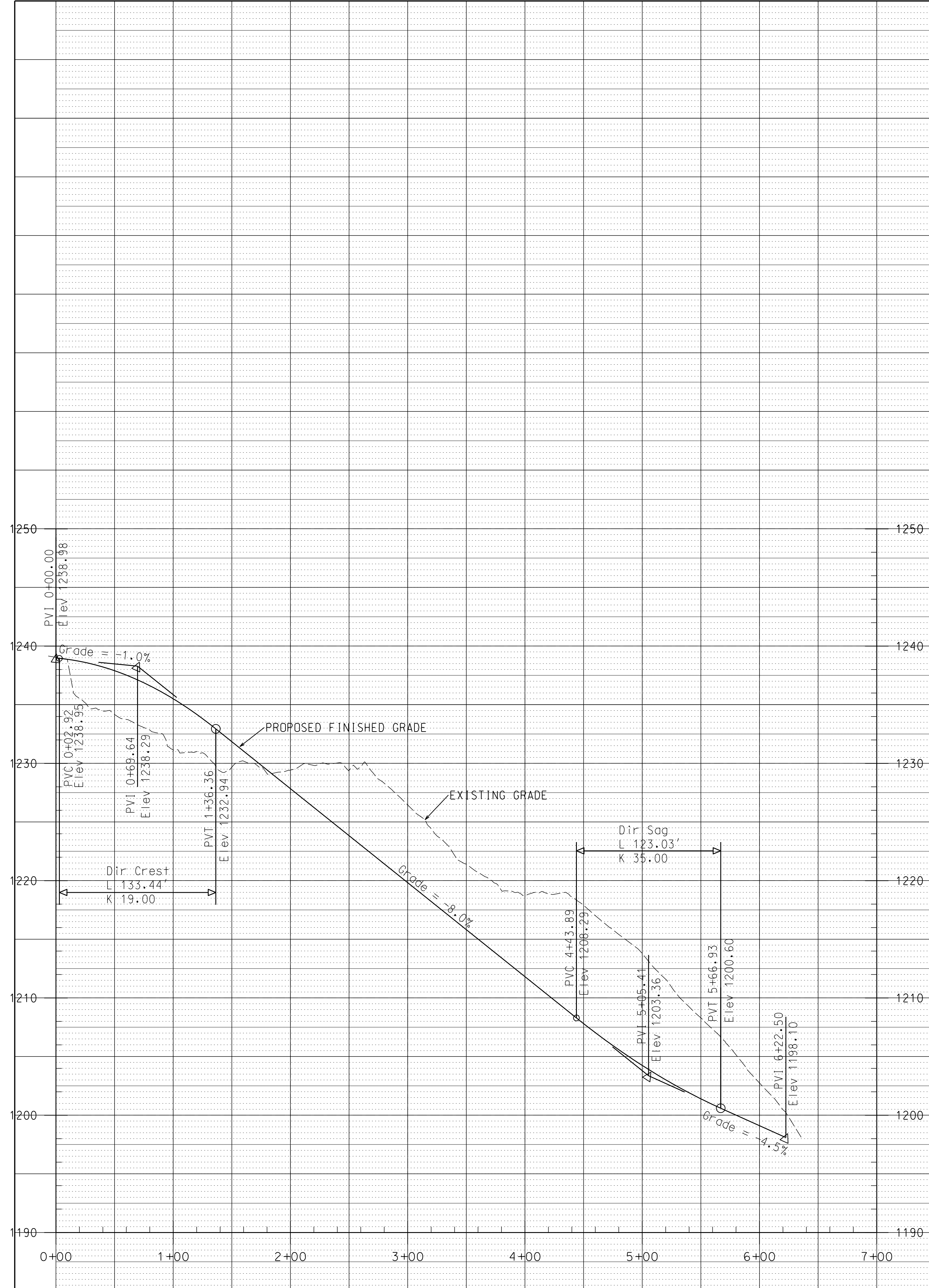
ORIGINAL ISSUE:
APR. 25, 2026

SHEET NO.
CC1

JOB NO. 2413

NOT FOR CONSTRUCTION

SCALE: 1"=50'H, 1"=5'V

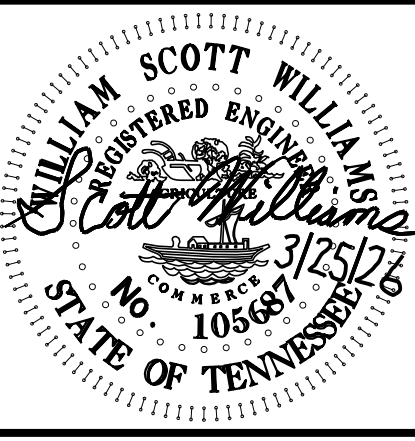


REVISIONS	
NO.	DATE DESCRIPTION

ROAD PROFILE

THE WOODS AT PARKDALE

5800 & O. PARKDALE ROAD
 KNOXVILLE, TENNESSEE
 CLT 058 T C MAP PARCEL 9.01 & 10
 WARD 36 BLOCK 36120
 7TH CIVIL DISTRICT
 8-58-83-6



W. SCOTT WILLIAMS ASSOCIATES

CONSULTING
 CIVIL ENGINEERING
 LAND SURVEYING

4538 Annalee Way
 Knoxville, TN 37921
 P: 615-585-5859
 E-Mail: wscottwilliams@comcast.net

CLIENT:

WORLEY BUILDERS, INC.

89 BOX 11025
 KNOXVILLE, TN 37938
 OFFICE: 865.927.2600

ORIGINAL ISSUE:

MAR. 25, 2026

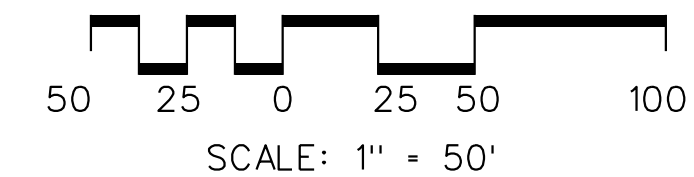
SHEET NO.

CC2

JOB NO. 2413

LEGEND

- EASEMENT
- X- FENCE
- C- CENTERLINE PAVEMENT OR R.O.W.
- UTILITY OR POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- SA- SANITARY SEWER
- W- WATER
- - - EXISTING CONTOUR
- — — PROPOSED CONTOUR
- BOUNDARY LINES
- PARCEL/ ZONING LINES
- BUILDING SETBACK
- ⊕ SIGN
- ① PROPOSED LOT NO.
- PROPOSED FIRE HYDRANT
- OVERHEAD ELECTRIC
- PROPOSED DITCH
- LIMIT OF DISTURBANCE



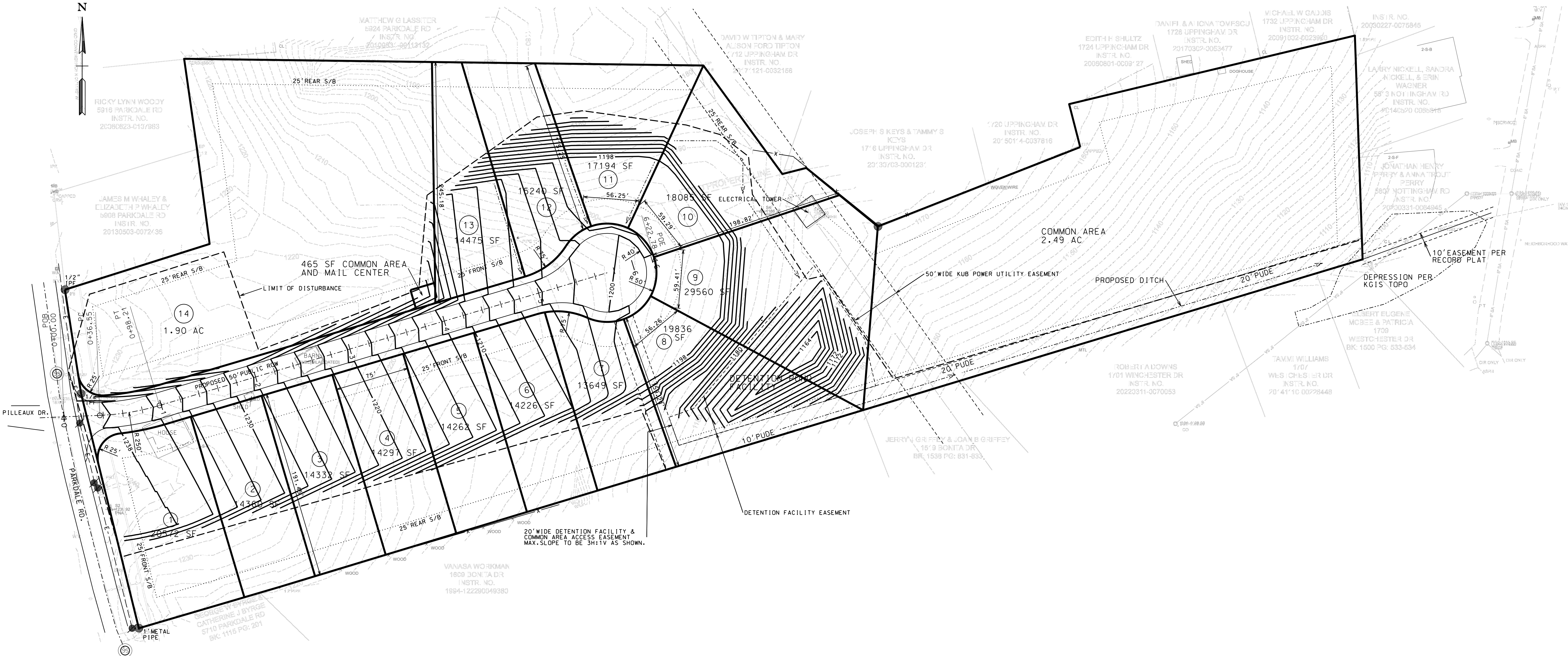
SITE DATA

EXISTING:
 ZONING: RN-1 WITH HILLSIDE PROTECTION
 SETBACKS (RN-1):
 FRONT - 25'
 SIDE - 10'
 REAR - 25'

AREA: 10.02 ACRES (NOT SURVEYED)
 PROPOSED:
 DENSITY: 14 LOTS AT 1.4 UNITS PER ACRE



VICINITY MAP



NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	PC COMM.
1	5/28/26		

PRELIMINARY GRADING & DRAINAGE PLAN

THE WOODS AT PARKDALE

5800 & 0 PARKDALE ROAD
 KNOXVILLE, TENNESSEE
 CLT 058 1 C MAP PARCEL 9:01 & 10
 WARD 36 BLOCK 36120
 8-5A-P-6-C



W. SCOTT WILLIAMS & ASSOCIATES

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 LAND SURVEYING

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CLIENT:
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 OFFICE: 615-927-2600

ORIGINAL ISSUE:
APR. 25, 2026

SHEET NO.
CC3

JOB NO. 2413

NOTES:
 THIS PLAN IS TO SHOW A PRELIMINARY GRADING AND DRAINAGE PLAN.
 BOUNDARY AND TOPOGRAPHY TAKEN FROM SURVEY BY OTHERS.
 FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.
 FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.
 DISTURBED AREA - 4.72 ACRES

Site distance evaluation for new intersection at The Woods of Parkdale

5800 Parkdale Road, Knoxville, TN

By: W. Scott Williams and Assoc.

4530 Annalee Way, Knoxville, TN 37921 865-692-9809

A proposed 14 lot subdivision requires a new road to intersect Parkdale Road, an existing City road. The City has requested this evaluation as part of the concept plan approval process.

The existing road is almost level in the evaluation area with maximum slope of 3.5% at the furthest south evaluation point. Pilleaux Drive is directly across from the proposed road making this a 4 way intersection. The new road and Pilleaux Dr. will both have stop signs.

POSTED SPEED LIMIT OF PARKDALE RD - 30 MPH

EXISTING GRADE OF PARKDALE at intersection - LESS THAN 1%

PROPOSED GRADE OF NEW ROAD - 1%

REQUIRED STOPPING SITE DISTANCE PER AASHTO TABLE 9-7 - 200'

REQUIRED INTERSECTION SITE DISTANCE FOR PASSENGER CARS PER AASHTO TABLE 9-7 - 335' for the left turn onto Parkdale Road.

PROPOSED SITE DISTANCE - 400' TO THE NORTH AND 335' TO THE SOUTH

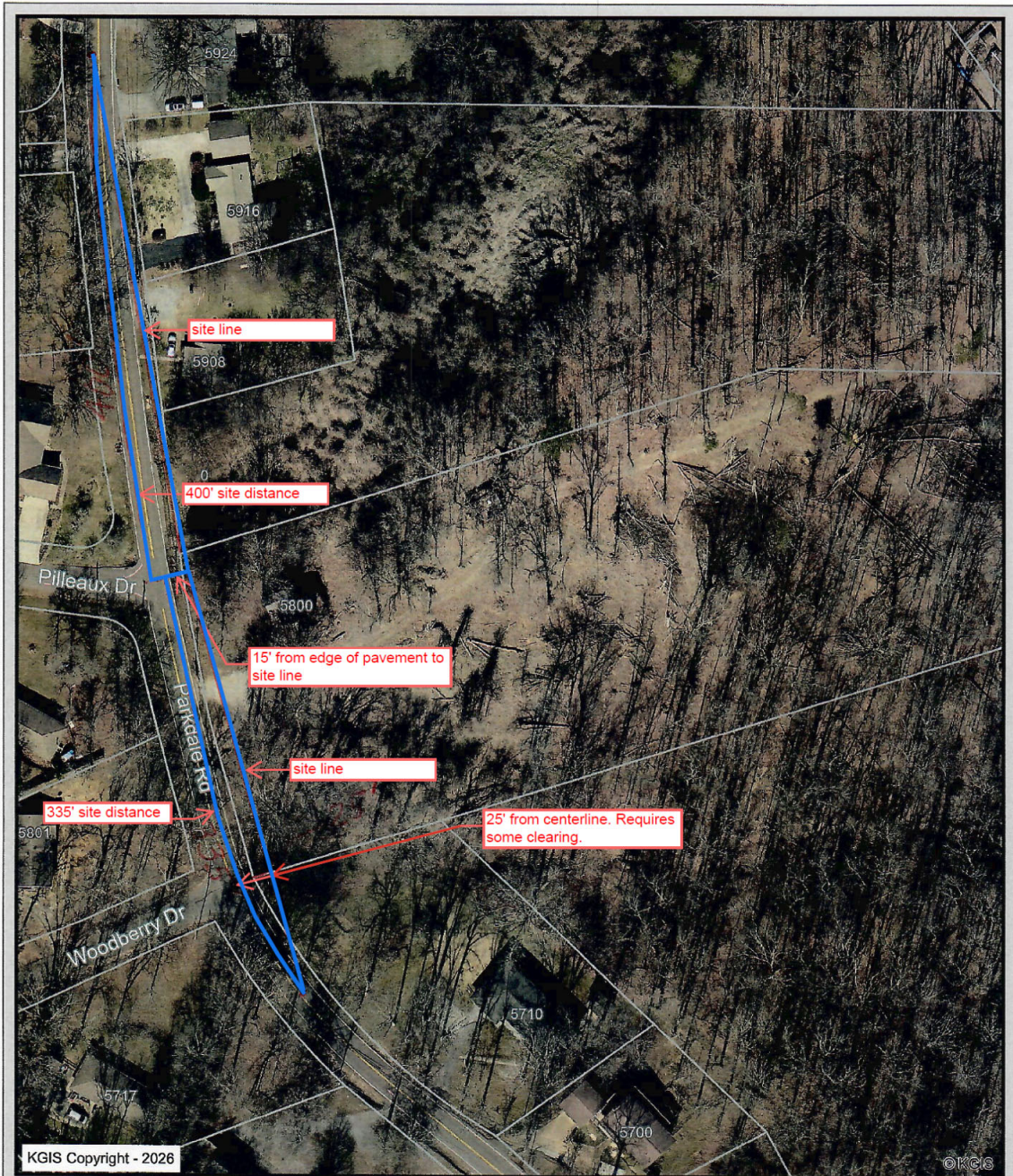
The site triangle to the South has some undergrowth on the subject property that will need removed as part of this project as well as 2 – 4" trees near the southern property line, but within the City 25' ROW. The property to the south is clear and mowed.

The site triangle to the North is clear and mostly road.

There are power poles in the site triangles but not in the direct line of site.

This new road will comply with site distance requirements once the vegetation is removed.

Site Distance exhibit map



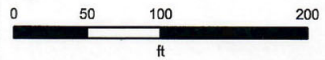
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Letter Portrait



Printed: 6/3/2026 at 3:18:15 PM



Knoxville - Knox County - KUB Geographic Information System

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Looking North toward intersection



Looking South from intersection



Looking North from intersection



Looking South toward intersection




The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

HARDSHIP CONDITIONS TO BE MET:

- 1 Conditions Required:** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may, after written application, grant variations to the regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
- 2 Evidence of Hardship Required:** The Planning Commission shall not grant variations to these regulations if the purpose of the variation is solely for financial gain. The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that the following hardships are met:
 - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
 - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
 - c. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

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.

William Scott
Williams

 Digitally signed by William Scott
Williams
Date: 2026.05.19 16:12:44 -04'00'

William S. Williams

5/19/26

Signature

Printed Name

Date

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

1. VARIANCE REQUESTED:

Reduce the required intersection separation to less than 300'. (WOODBURY DR.)

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

Due to topographic constraints and existing road alignment, the best place for the new intersection is as shown to maximize sight distance and to align with existing Pilleaux Dr.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

The property sits at the top of a hill and across from an existing Pilleaux Dr. which is already less than 300' from Woodbury Dr.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

The location allows for the maximization of both intersection and sight distance safety factors.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance requested (to be completed during review process): YES NO

Engineering Comments:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

3. VARIANCE REQUESTED:

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

To be completed by the City or County Department of Engineering, as applicable:

Engineering supports the variance 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.

05/30/2026

06/12/2026

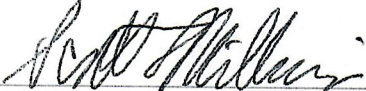
Date to be Posted

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



Scott Williams

4-28-26

Applicant Signature

Applicant Name

Date