



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 3-SE-26-C

AGENDA ITEM #: 9

AGENDA DATE: 3/5/2026

▶ **SUBDIVISION:** W MARTIN MILL PIKE SUBDIVISION DEVELOPMENT

▶ **APPLICANT/DEVELOPER:** JACOB MESSINA

OWNER(S): Futura Technology Corp

TAX IDENTIFICATION: 123 H F 020

[View map on KGIS](#)

JURISDICTION: City Council District 1

STREET ADDRESS: 4720 W MARTIN MILL PIKE

▶ **LOCATION:** East side of Martin Mill Pike, south of Hialeah Dr

SECTOR PLAN: South City

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

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Goose Creek

▶ **APPROXIMATE ACREAGE:** 5.22 acres

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

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

▶ **PROPOSED USE:** Single family subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential, multifamily residential - RN-1 (Single-Family Residential Neighborhood), RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)

South: Rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

East: Agriculture/forestry/vacant land - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay), (C) (Former Planned District)

West: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **NUMBER OF LOTS:** 18

SURVEYOR/ENGINEER: Ethan McCutcheon SJ Engineering Consultants, LLC

ACCESSIBILITY: Access is via Gayview Drive, an unstriped local street with a proposed 20 ft of pavement width within a proposed 40-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None.

STAFF RECOMMENDATION:

▶ Postpone the application 30 days until the April 9, 2026 Planning Commission meeting as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: 208 (average daily vehicle trips)

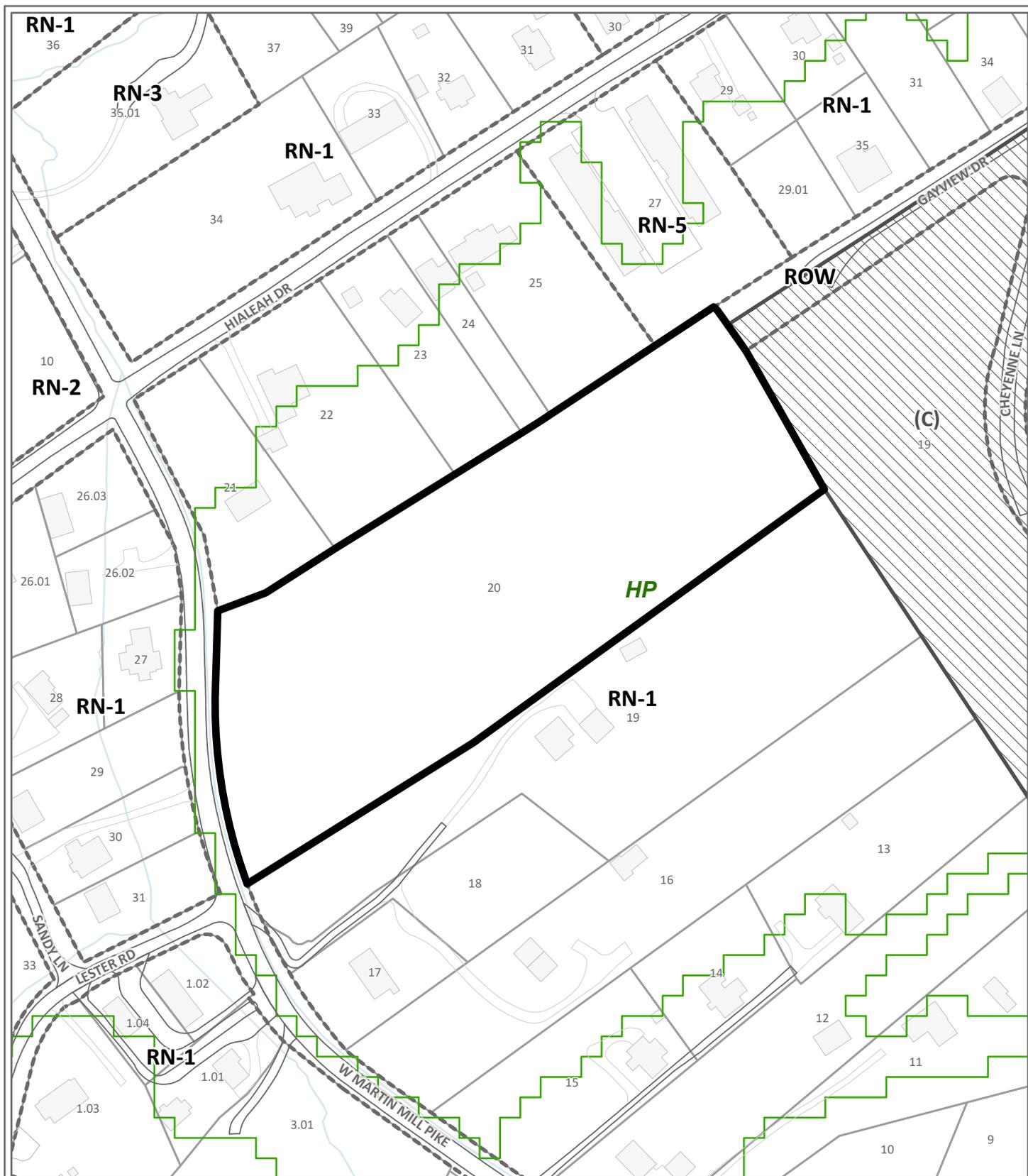
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 5 (public school children, grades K-12)

Schools affected by this proposal: Mooreland Heights Elementary, South Doyle Middle, and South Doyle 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

3-SE-26-C

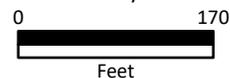
Petitioner: Jacob Messina



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

Map No: 123

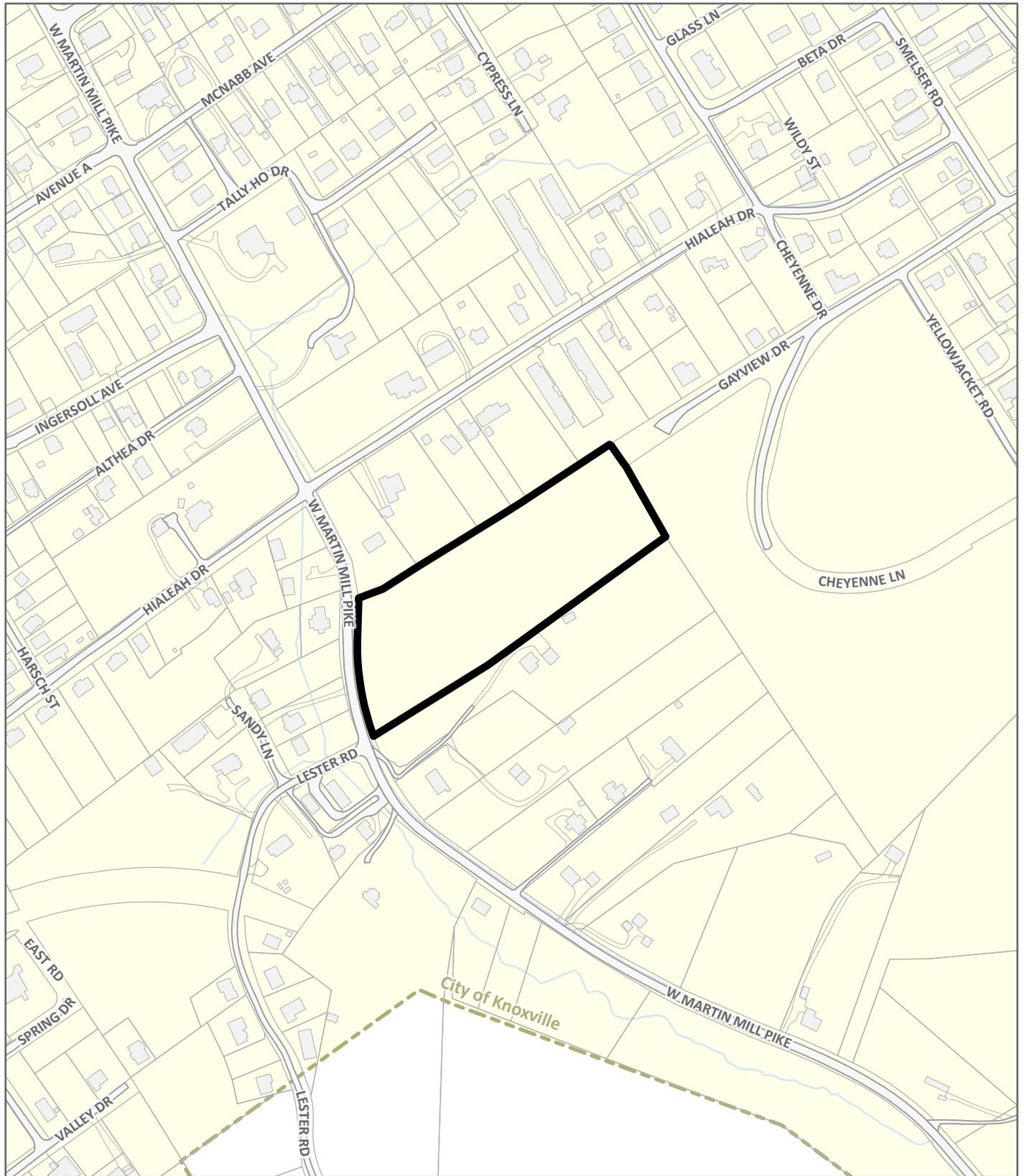
Jurisdiction: City



Original Print Date: 1/27/2026

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

Exhibit A. Contextual Images



LOCATION MAP

3-SE-26-C



Case boundary

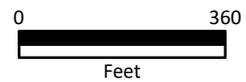


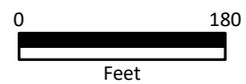
Exhibit A. Contextual Images



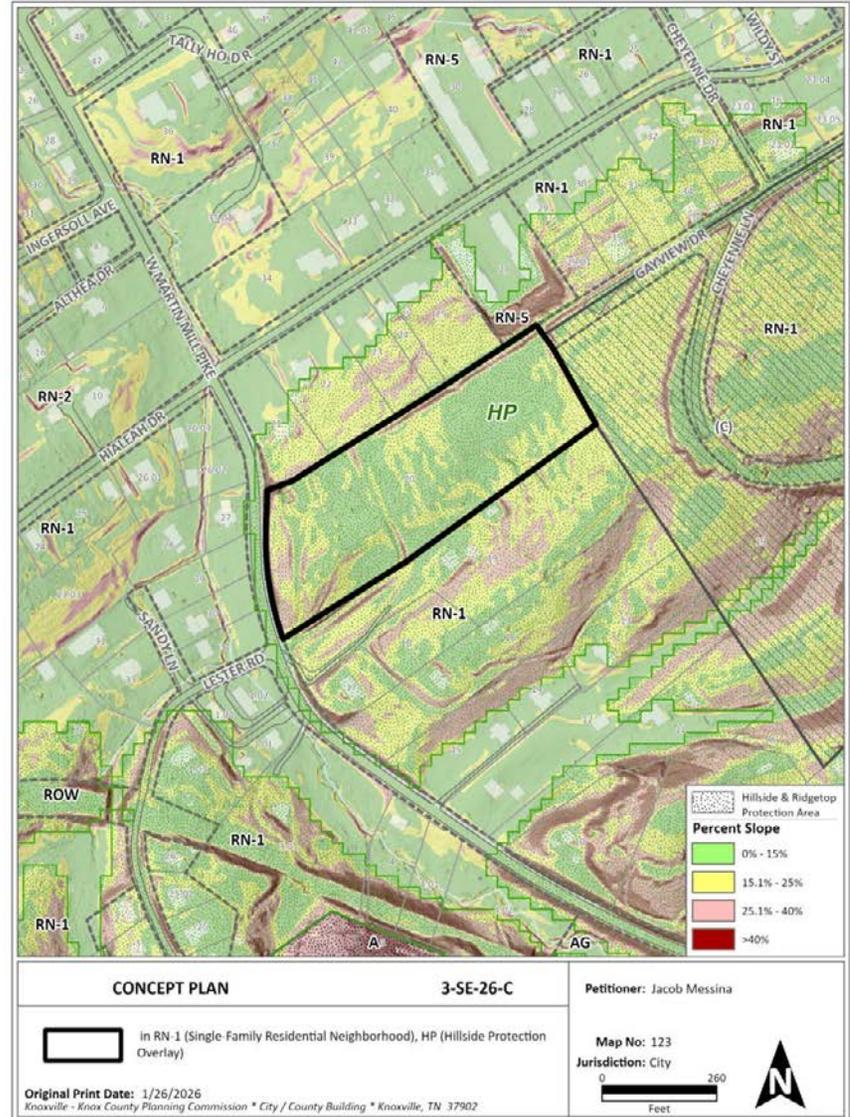
AERIAL MAP

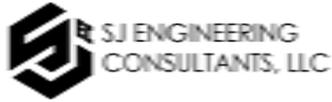


Case boundary



CATEGORY	SQFT	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Sqft)	DISTURBANCE AREA (Acres)
Total Area of Site	227,307.2	5.22			
Non-Hillside	0.0	0.00	N/A		
0-15% Slope	131,761.6	3.02	100%	131,761.6	3.0
15-25% Slope	69,467.6	1.59	50%	34,733.8	0.8
25-40% Slope	18,985.6	0.44	20%	3,797.1	0.1
Greater than 40% Slope	7,092.4	0.16	10%	709.2	0.0
Ridgetops					
Hillside Protection (HP) Area	227,307.2	5.22	Recommended disturbance budget within HP Area	171,001.8	3.9
			Percent of HP Area	75.2%	





INDEX OF DRAWINGS

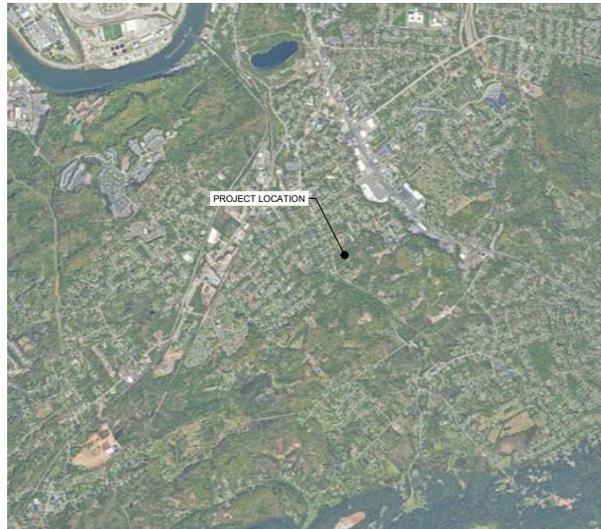
G-001	COVER PAGE
V-101	EXISTING CONDITIONS
CD101	SITE DEMOLITION AND CLEARING PLAN
C-101	SITE LAYOUT CONCEPT PLAN
C-102	SITE LAYOUT CONCEPT PLAN
C-401	ROAD PROFILE



KNOXVILLE, TN

CONCEPT PLAN OF TULIP HILLS SUBDIVISION

TRUeline LAND SURVEYING, LLC
855 BAYLOR CIRCLE, KNOXVILLE TN
(865)418-7483



DEVELOPER:
KNOX MOB
(865)531-9124
EDUBA@KNOXMOB.COM

CORRESPONDENCE:
TRUeline LAND SURVEYING
(865)418-7483
INFO@TRUELINLS.COM

DESIGNER OF RECORD:
ETHAN MCCUTCHEON
(423)244-8903
ETHAN.SJGROUP@GMAIL.COM

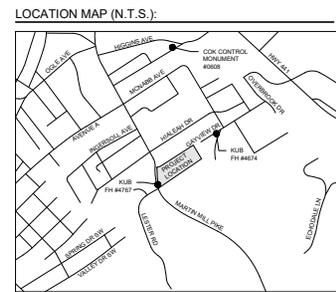
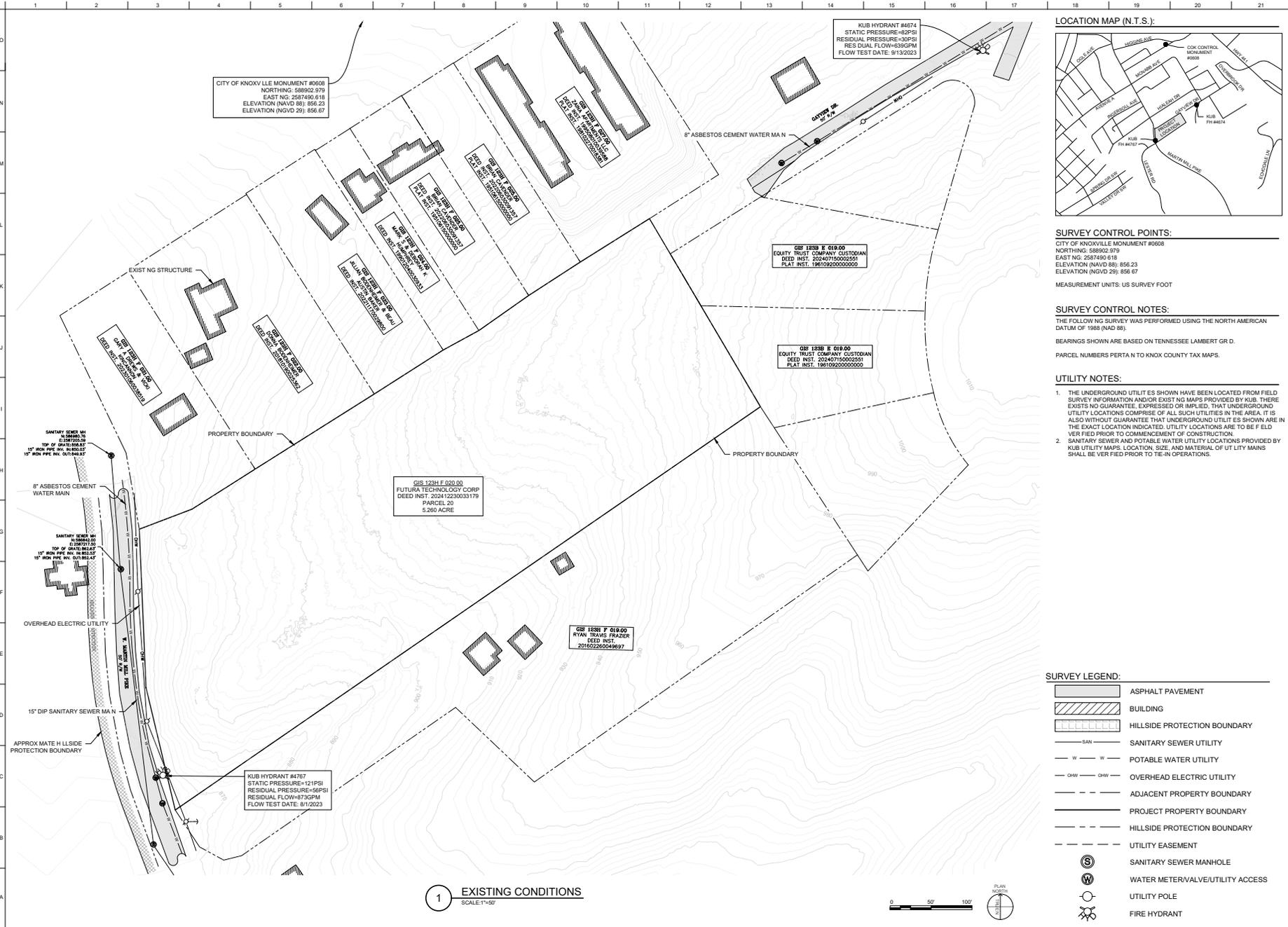
DATE	02-09-26
REVISION NO.	A
REVISION DESCRIPTION	CONCEPT PLAN TULIP HILLS SUBDIVISION

CLIENT:	TRUeline LAND SURVEYING, LLC
ISSUE DATE:	FEBRUARY 2026
DESIGNED BY:	E. MCCUTCHEON
DRAWN BY:	E. MCCUTCHEON
CHECKED BY:	V. EVANS
SUBMITTED BY:	E. MCCUTCHEON
SHEET SIZE:	22X34"

CONCEPT PLAN OF TULIP HILLS SUBDIVISION
KNOXVILLE, TN
TRUeline LAND SURVEYING, LLC
855 BAYLOR CIRCLE
KNOXVILLE, TN 37892
CONCEPT COVER SHEET

PROJECT NO.: 24110
ISSUE DATE: FEBRUARY 2026

PROJECT NO.
24110
SHEET
G-001



SURVEY CONTROL POINTS:
CITY OF KNOXVILLE MONUMENT #0608
NORTHING: 588902.979
EASTING: 2587490.618
ELEVATION (NAVD 88): 856.23
ELEVATION (NGVD 29): 856.67

MEASUREMENT UNITS: US SURVEY FOOT

SURVEY CONTROL NOTES:
THE FOLLOWING SURVEY WAS PERFORMED USING THE NORTH AMERICAN DATUM OF 1988 (NAD 88).
BEARINGS SHOWN ARE BASED ON TENNESSEE LAMBERT GR D.
PARCEL NUMBERS PERTAIN TO KNOX COUNTY TAX MAPS.

UTILITY NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING MAPS PROVIDED BY KUB. THERE EXISTS NO GUARANTEE, EXPRESSED OR IMPLIED, THAT UNDERGROUND UTILITY LOCATIONS COMPRISE OF ALL SUCH UTILITIES IN THE AREA. IT IS ALSO WITHOUT GUARANTEE THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. UTILITY LOCATIONS ARE TO BE FIELD VERIFIED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. SANITARY SEWER AND POTABLE WATER UTILITY LOCATIONS PROVIDED BY KUB UTILITY MAPS, LOCATION, SIZE, AND MATERIAL OF UTILITY MAINS SHALL BE VERIFIED PRIOR TO TIE-IN OPERATIONS.

SURVEY LEGEND:

	ASPHALT PAVEMENT
	BUILDING
	HILLSIDE PROTECTION BOUNDARY
	SANITARY SEWER UTILITY
	POTABLE WATER UTILITY
	OVERHEAD ELECTRIC UTILITY
	ADJACENT PROPERTY BOUNDARY
	PROJECT PROPERTY BOUNDARY
	HILLSIDE PROTECTION BOUNDARY
	UTILITY EASEMENT
	SANITARY SEWER MANHOLE
	WATER METER/VALVE/UTILITY ACCESS
	UTILITY POLE
	FIRE HYDRANT

1 EXISTING CONDITIONS
SCALE: 1"=50'





1053 NOD ST. KNOXVILLE TN 37892
(865)315-8608

DATE	REVISION DESCRIPTION
02-09-26	CONCEPT PLAN TULIP HILLS SUBDIVISION

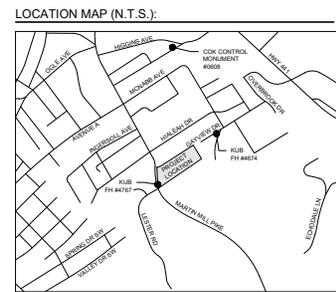
CLIENT: TRIELINE LAND SURVEYING, LLC
ISSUE DATE: FEBRUARY 2026
DESIGNED BY: E. MCCUTCHEON
DRAWN BY: E. MCCUTCHEON
CHECKED BY: V. EVANS
SUBMITTED BY: E. MCCUTCHEON
SHEET SIZE: 22X34"

CONCEPT PLAN OF TULIP HILLS SUBDIVISION

KNOXVILLE, TN
TRIELINE LAND SURVEYING, LLC
605 PATENTERS AVENUE
KNOXVILLE, TN 37902

EXISTING CONDITIONS

PROJECT NO. 24110
SHEET V-101



- GENERAL NOTES:**
1. RETAIN AND PROTECT ITEMS ALL ITEMS NOT MARKED FOR DEMOLITION.
 2. NECESSARY EROSION CONTROL MEASURES SHALL BE ESTABLISHED PRIOR TO CLEARING AND GRUBBING OPERATIONS. COORDINATE WITH STORM WATER POLLUTION PREVENTION PLAN SHEETS.
 3. CLEARING AND GRUBBING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH TDEC AND LOCAL JURISDICTION SPECIFICATIONS AND REQUIREMENTS.
 4. PROJECT SITE IS WITHIN CITY OF KNOXVILLE HILLSIDE PROTECTION. CONTRACTOR SHALL MAKE EVERY EFFORT TO REDUCE AREA OF DISTURBANCE AND ONLY DISTURB AREAS NEEDED FOR PROPOSED FEATURES.
 5. LIMITS OF DISTURBANCE SHALL BE MARKED WITH HIGH-VISIBILITY FENCING PRIOR TO CONSTRUCTION ACTIVITIES.

- KEYED NOTES:**
1. APPROXIMATE LOCATION OF TREES AND FOLIAGE TO BE CLEARED AND GRUBBED. EROSION CONTROL PLAN FACILITIES TO BE ESTABLISHED PRIOR TO CLEARING OPERATIONS. COORDINATE CLEARING AND GRUBBING OPERATIONS WITH PROPOSED PLANS.
 2. SAW CUT CLEAN LINES IN ACCORDANCE WITH PROPOSED PLANS TO MATCH WIDTH OF PROPOSED ASPHALT AND FOR UTILITY TRENCHING OPERATIONS. DISPOSE ON DEBRIS IN ACCORDANCE WITH CITY OF KNOXVILLE REQUIREMENTS.
 3. SAW CUT CLEAN LINES IN ACCORDANCE WITH PROPOSED PLANS FOR SANITARY SEWER MAIN TRENCHING OPERATIONS. EXISTING 8" WATER MAIN SHALL BE RETAINED AND PROTECTED. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF EXISTING WATER MAIN PRIOR TO TRENCHING.
 4. EXISTING FOLIAGE SHALL BE RETAINED AND PROTECTED TO THE MAXIMUM EXTENT FEASIBLE. CONTRACTOR SHALL RETAIN A MINIMUM OF 6 TREES PER ACRE OF DEVELOPED AREA FOR A TOTAL OF 32 TREES.

ITEM TO BE REMOVED	QUANTITY
TREE/FOLIAGE CLEARING AND GRUBBING	3.01 ACRE
ASPHALT REMOVAL	1,100 SQFT

*QUANTITIES OF REQUIRED DEMOLITION ARE APPROXIMATE IN NATURE AND ARE SUBJECT TO CHANGE PER FIELD CONDITIONS.

HILLSIDE PROTECTION BUDGET	
RECOMMENDED (COK)	QUANTITY
3.93 ACRE	3.56 ACRE
75.2% OF LOT AREA	67.68% OF LOT AREA

*RECOMMENDED TARGET VALUES PROVIDED BY A CITY OF KNOXVILLE SLOPE ANALYSIS

DEMOLITION AND CLEARING LEGEND:

	CLEARING/GRUBBING
	ASPHALT DEMOLITION
	LIMITS OF DEVELOPER DISTURBANCE
	EXISTING CONTOUR
	PROPERTY BOUNDARY

1053 NOD ST. KNOXVILLE TN 37892
(865)315-8608

DATE	02-09-26
REVISION DESCRIPTION	CONCEPT PLAN TULIP HILLS SUBDIVISION
REVISION NO.	A

CLIENT: TRIELINE LAND SURVEYING, LLC
 ISSUE DATE: FEBRUARY 2026
 DESIGNED BY: E. MCCUTCHEON
 DRAWN BY: E. MCCUTCHEON
 CHECKED BY: V. EVANS
 SUBMITTED BY: E. MCCUTCHEON
 SHEET SIZE: 22X34"

CONCEPT PLAN OF TULIP HILLS SUBDIVISION

KNOXVILLE, TN
 TRIELINE LAND SURVEYING, LLC
 805 PATENTERSVILLE LN
 KNOXVILLE, TN 37912

SITE DEMOLITION AND CLEARING PLAN

PROJECT NO. 24110	SHEET CD101
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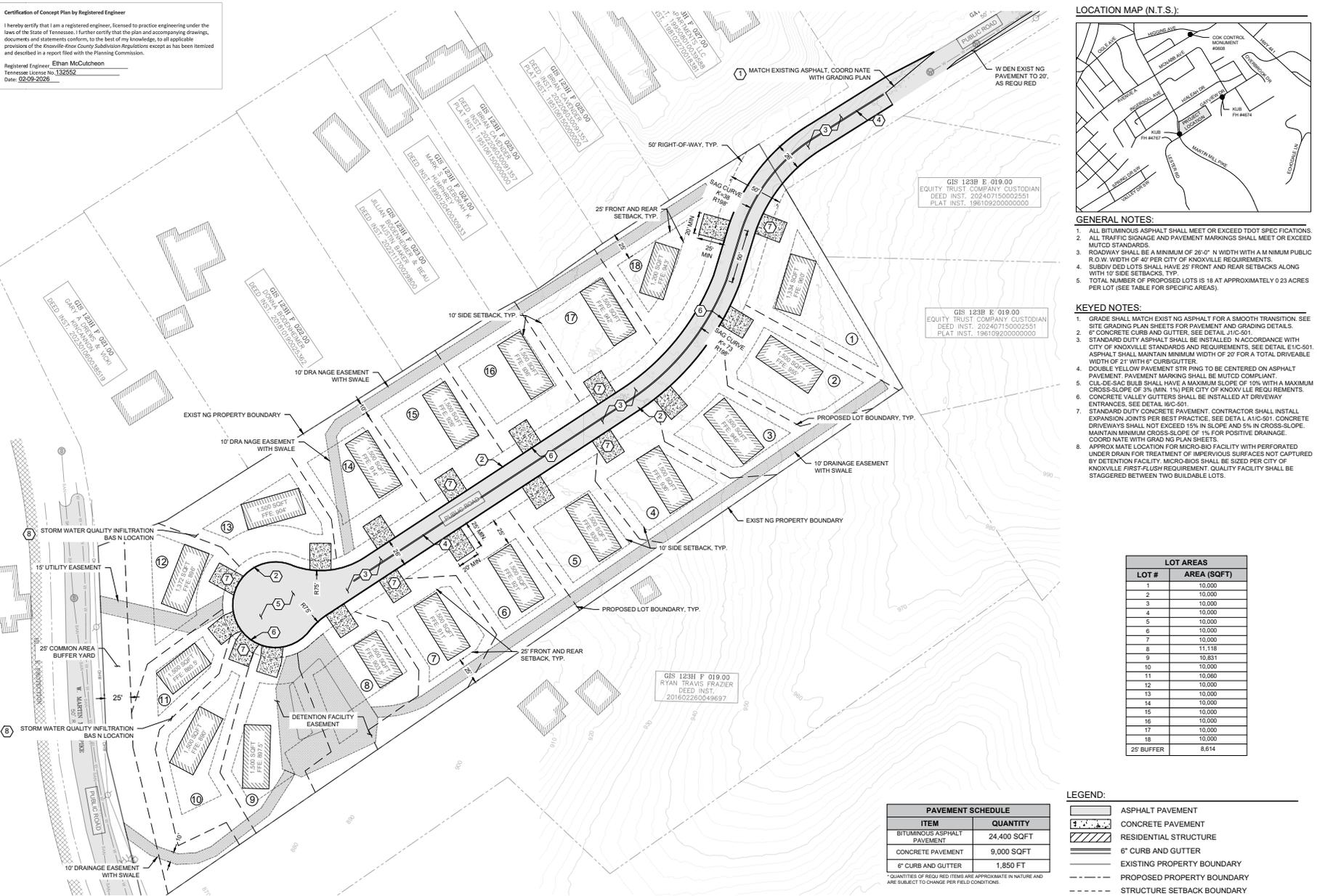
2 SITE DEMOLITION AND CLEARING PLAN
SCALE: 1"=50'



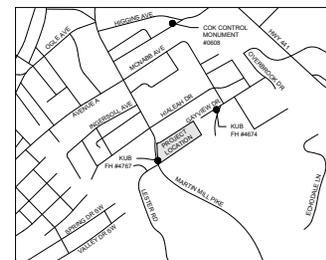
Certification of Concept Plan by Registered Engineer

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. Further, I certify that this plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Frisco County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.

Registered Engineer: **Ethan McCutcheon**
Tennessee License No. 132652
Date: 02/09/2026



LOCATION MAP (N.T.S.):



GENERAL NOTES:

1. ALL BITUMINOUS ASPHALT SHALL MEET OR EXCEED TDOT SPECIFICATIONS.
2. ALL TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL MEET OR EXCEED MUTCD STANDARDS.
3. ROADWAY SHALL BE A MINIMUM OF 26'-0" N WIDTH WITH A MINIMUM PUBLIC R.O.W. WIDTH OF 40' PER CITY OF KNOXVILLE REQUIREMENTS.
4. SUBDIVY DEED LOTS SHALL HAVE 25' FRONT AND REAR SETBACKS ALONG WITH 10' SIDE SETBACKS, TYP.
5. TOTAL NUMBER OF PROPOSED LOTS IS 18 AT APPROXIMATELY 0.23 ACRES PER LOT (SEE TABLE FOR SPECIFIC AREAS).

KEYED NOTES:

1. GRADE SHALL MATCH EXIST NG ASPHALT FOR A SMOOTH TRANSITION. SEE SITE GRADING PLAN SHEETS FOR PAVEMENT AND GRADING DETAILS.
2. 6" CONCRETE CURB AND GUTTER. SEE DETAIL J10-501.
3. STANDARD DUTY ASPHALT SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF KNOXVILLE STANDARDS AND REQUIREMENTS. SEE DETAIL E11C-501.
4. ASPHALT SHALL MAINTAIN MINIMUM WIDTH OF 20' FOR A TOTAL DRIVABLE WIDTH OF 21' WITH 6" CURB/GUTTER.
5. DOUBLE YELLOW PAVEMENT STRIPING TO BE CENTERED ON ASPHALT PAVEMENT. PAVEMENT MARKING SHALL BE MUTCD COMPLIANT.
6. CUL-DE-SAC BULB SHALL HAVE A MAXIMUM SLOPE OF 10% WITH A MAXIMUM CROSS-SLOPE OF 3% MIN. 1% PER CITY OF KNOXVILLE REQUIREMENTS.
7. CONCRETE VALLEY GUTTERS SHALL BE INSTALLED AT DRIVEWAY ENTRANCES. SEE DETAIL W10-501.
8. STANDARD DUTY CONCRETE PAVEMENT. CONTRACTOR SHALL INSTALL EXPANSION JOINTS PER BEST PRACTICE. SEE DETAIL A11C-501. CONCRETE DRIVEWAYS SHALL NOT EXCEED 10% IN SLOPE AND 5% IN CROSS-SLOPE. MAINTAIN MINIMUM CROSS-SLOPE OF 1% FOR POSITIVE DRAINAGE. COORD NATE WITH GRAD NG PLAN SHEETS.
9. APPROXIMATE LOCATION FOR MICRO-BIO FACILITY WITH PERFORATED UNDER DRAIN FOR TREATMENT OF IMPERVIOUS SURFACES NOT CAPTURED BY DETENTION FACILITY. MICRO-BIOS SHALL BE SIZED PER CITY OF KNOXVILLE FIRST-FLUSH REQUIREMENT. QUALITY FACILITY SHALL BE STAGGERED BETWEEN TWO BUILDABLE LOTS.

LOT AREAS	
LOT #	AREA (SQFT)
1	10,000
2	10,000
3	10,000
4	10,000
5	10,000
6	10,000
7	10,000
8	11,118
9	10,831
10	10,000
11	10,000
12	10,000
13	10,000
14	10,000
15	10,000
16	10,000
17	10,000
18	10,000
25' BUFFER	8,614

PAVEMENT SCHEDULE	
ITEM	QUANTITY
BITUMINOUS ASPHALT PAVEMENT	24,400 SQFT
CONCRETE PAVEMENT	9,000 SQFT
6" CURB AND GUTTER	1,850 FT

QUANTITIES OF REG'D ITEM ARE APPROXIMATE IN NATURE AND ARE SUBJECT TO CHANGE PER FIELD CONDITIONS.

LEGEND:

- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- RESIDENTIAL STRUCTURE
- 6" CURB AND GUTTER
- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- STRUCTURE SETBACK BOUNDARY
- PUBLIC RIGHT-OF-WAY
- LIMITS OF DEVELOPER DISTURBANCE
- UTILITY/STORM WATER EASEMENT



3 SITE LAYOUT CONCEPT PLAN
SCALE: 1"=40'

SJ ENGINEERING CONSULTANTS, LLC
1055 NOD ST. KNOXVILLE TN 37892
(865)315-8608

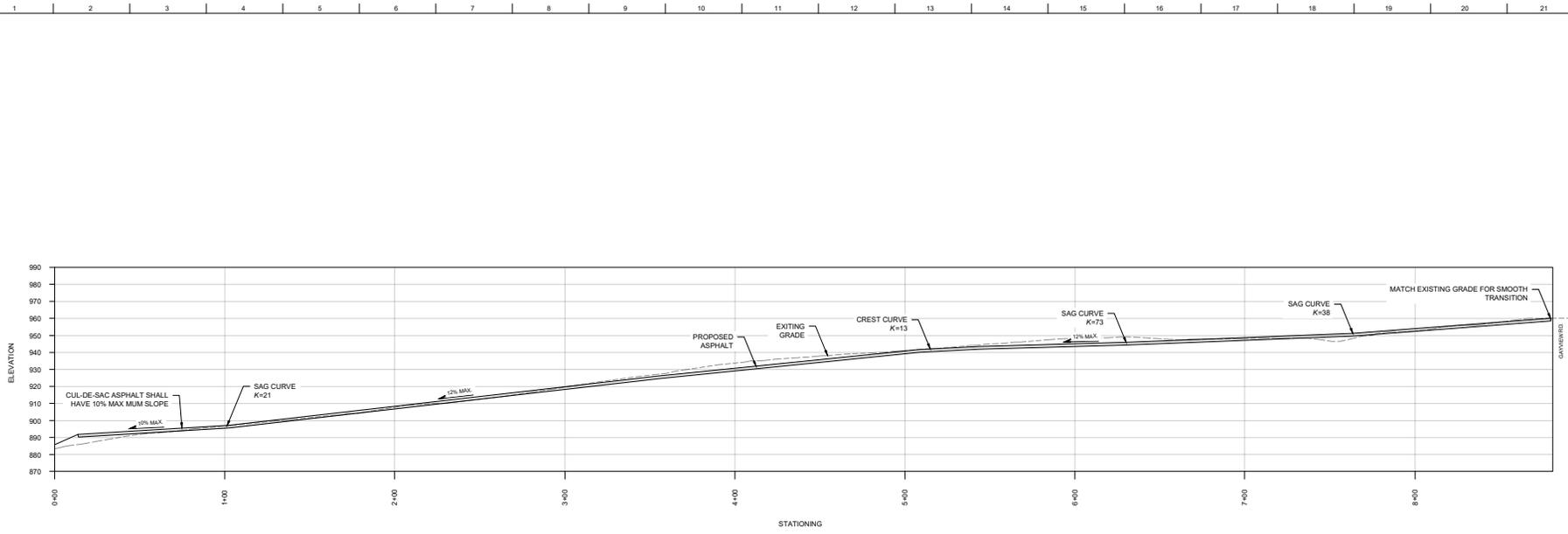
DATE	DESCRIPTION
02/09/26	CONCEPT PLAN TULIP HILLS SUBDIVISION
A	

CLIENT:	TRIULINE LAND SURVEYING, LLC
ISSUE DATE:	FEBRUARY 2026
DESIGNED BY:	E. MCCUTCHEON
DRAWN BY:	E. MCCUTCHEON
CHECKED BY:	V. EVANS
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SHEET SIZE:	22X34"

CONCEPT PLAN OF TULIP HILLS SUBDIVISION
KNOXVILLE, TN
TRIULINE LAND SURVEYING, LLC
685 PATENT AVENUE, SUITE 100
KNOXVILLE, TN 37912

PROJECT NO. 24110
SHEET

C-101



D ROAD PROFILE
1"=30'
0 30 60



REVISION NO.	REVISION DESCRIPTION	DATE
A	CONCEPT PLAN TULIP HILLS SUBDIVISION	02-09-26

CLIENT: TRIELINE LAND SURVEYING, LLC
 ISSUE DATE: FEBRUARY 2026
 DESIGNED BY: E. MCCUTCHEON
 DRAWN BY: E. MCCUTCHEON
 CHECKED BY: V. EVANS
 SUBMITTED BY: E. MCCUTCHEON
 SHEET SIZE: 22"x34"

CONCEPT PLAN OF TULIP HILLS SUBDIVISION
 KNOXVILLE, TN
 TRIELINE LAND SURVEYING, LLC
 805 PATTON RD
 KNOXVILLE, TN 37912
ROAD PROFILE

PROJECT NO.
24110
 SHEET
C-401

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.

02/20/2026

Date to be Posted

03/06/2026

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

Jacob Messina
Applicant Signature

Jacob Messina
Applicant Name

1/16/2026

Date