



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 5-D-26-DP

AGENDA ITEM #: 49

AGENDA DATE: 5/14/2026

▶ **APPLICANT:** **ARCIP HOLOBET**

OWNER(S): Arcip Horobet

TAX ID NUMBER: 118 071

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 10506 BOB GRAY RD

▶ **LOCATION:** **South side of Bob Gray Rd, west side of Pellissippi Parkway**

▶ **APPX. SIZE OF TRACT:** **0.81 acres**

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is proposed via "Road F", a new local street with 20 ft of pavement width that is accessed from Bob Gray Road, a major collector with 19 ft of pavement width within a 50-ft right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District, First Knox Utility District

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Turkey Creek

▶ **ZONING:** **PR(k) (Planned Residential, with conditions) up to 10 du/ac, TO (Technology Overlay)**

PLACE TYPE: SMR (Suburban Mixed Residential), HP (Hillside Ridgetop Protection)

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

▶ **PROPOSED USE:** **Single family attached subdivision**

DENSITY PROPOSED: 0.41 du/ac

HISTORY OF ZONING: In 2023 the property was rezoned from BP (Business and Technology Park) and TO (Technology Overlay) to PR(k) (Planned Residential, with conditions) and TO up to 10 du/ac, while the applicant requested 12 du/ac (12-F-23-RZ).

SURROUNDING LAND USE AND ZONING: North: Rural residential - RA (Low Density Residential), TO (Technology Overlay)

South: Multifamily residential - PR (Planned Residential) up to 10 du/ac, TO (Technology Overlay)

East: Pellissippi Parkway right-of-way

West: Single family residential, agriculture/forestry/vacant land - RA (Low Density Residential), TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The subject property is in an area characterized by single family and multifamily subdivisions, and there are commercial and office uses near the Lovell Road and Pellissippi Parkway interchange 0.4 miles to the northwest of the subject property.

STAFF RECOMMENDATION:

- ▶ **Postpone the Development Plan for up to 4 townhomes to allow time for additional review and revisions. There are concerns with safety at the driveway locations in the current layout, and the required Certificate of Appropriateness for grading and building in the Technology Overlay zone has not been approved.**

COMMENTS:

This proposal is the second phase of the Evergreen Manor townhome development (6-SB-24-C/6-E-26-DP) on Bob Gray Road east of Pellissippi Parkway, which is currently under construction. This proposal would add 4 lots at the entry to the development and a peripheral setback reduction along Bob Gray Road. This brings the total number to 89 lots at a density of 9.01 du/ac.

SLOPE AND SAFETY ISSUES

The front of the property on Bob Gray Road includes 2.56 acres within the Hillside Protection (HP) Area, and the new townhomes are proposed in the HP area along a 15% sloped public road. Because the road has such steep grades, it has a guardrail on the opposite side of the street from the proposed development that extends from Bob Gray Road to a point approximately 450 ft into the development. The angle and degree of slope position the driveway of each lot so drivers must look under or over the rail in each direction to see the road sufficiently, prompting safety concerns.

TECHNOLOGY OVERLAY

Additionally, the property is in the TO (Technology Overlay) zone. The TO zone is subject to the Tennessee Technology Corridor Design Authority (TTCDA) Guidelines. Review of applications in the TO zone was redirected to Planning staff when the TTCDA board was disbanded.

The TTCDA guidelines have requirements for properties within HP areas that are separate from the Hillside and Ridgetop Protection Plan's recommendations for properties in HP areas. The previous, approved concept plan designated this part of the property in the HP area as common area and noted it was to remain undisturbed except for the proposed landscaping along the road and the western property line adjacent to Highvue Acres subdivision. The previous approval proposed to disturb 1.67 acres, which was over the recommended disturbance budget of 1.2 acres as determined by the slope analysis. The TTCDA approved a waiver for that increase to allow for the construction of the entry road, which is listed as a reason for exception within the Guidelines. Planning does not support additional waivers to further increase land disturbance at this location.

In addition to the road construction, more land disturbance occurred than what was shown on the approved grading plan, according to 2025 aerial imagery. This plan proposes to remove the landscaping along the entrance and disturb an additional 9,556 sq ft within the HP area. No new landscaping or reforestation is proposed, though the Type B landscape buffer that was approved in the previous concept plan along the western property line remains in place.

The guidelines provide a waiver option for applicants who cannot meet the regulations. The TTCDA Guidelines state that waivers may be granted when "strict application would be infeasible and the objectives of the Authority and the general public health, safety, and welfare would not be adversely affected."

As mentioned previously, Planning does not support the waivers requesting to disturb and develop additional property within the HP area. Planning recommends postponement of this request to allow the TO zone review to continue, as the result could significantly change the site plans, which could prompt the need for a new DP. Postponement allows the review process to occur in full before this body hears the request.

ESTIMATED TRAFFIC IMPACT: 29 (average daily vehicle trips)

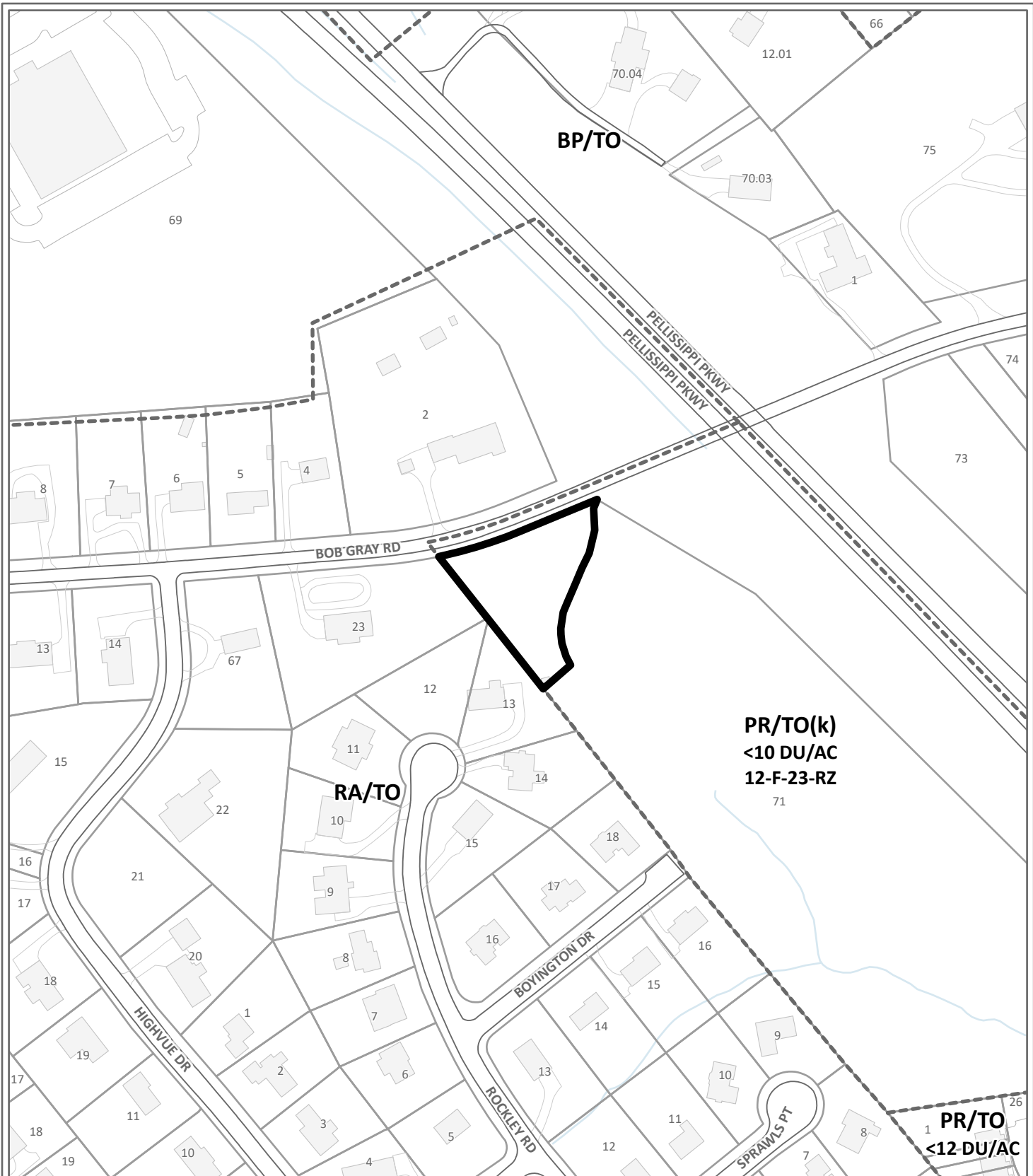
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Farragut Primary/Intermediate, Hardin Valley 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.

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.



PR/TO(k)
<10 DU/AC
12-F-23-RZ
 71

RA/TO

PR/TO
<12-DU/AC

DEVELOPMENT PLAN

5-D-26-DP

Petitioner: Arcip Holobet



Single family attached subdivision in PR(k) (Planned Residential, with conditions) up to 10 du/ac, TO (Technology Overlay)

Original Print Date: 4/8/2026
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 118
Jurisdiction: County

0 210
 Feet



Exhibit A. Contextual Images



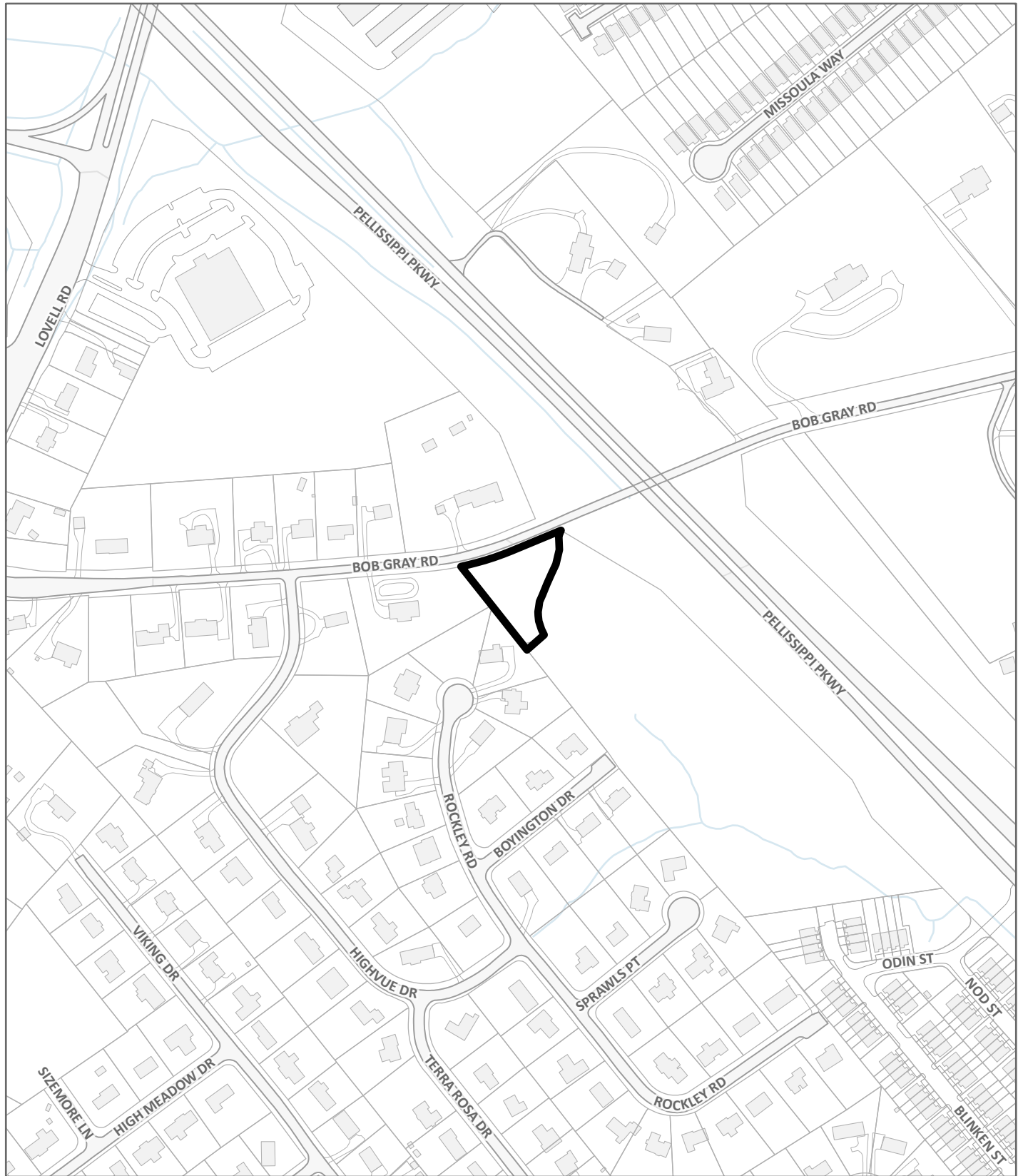
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

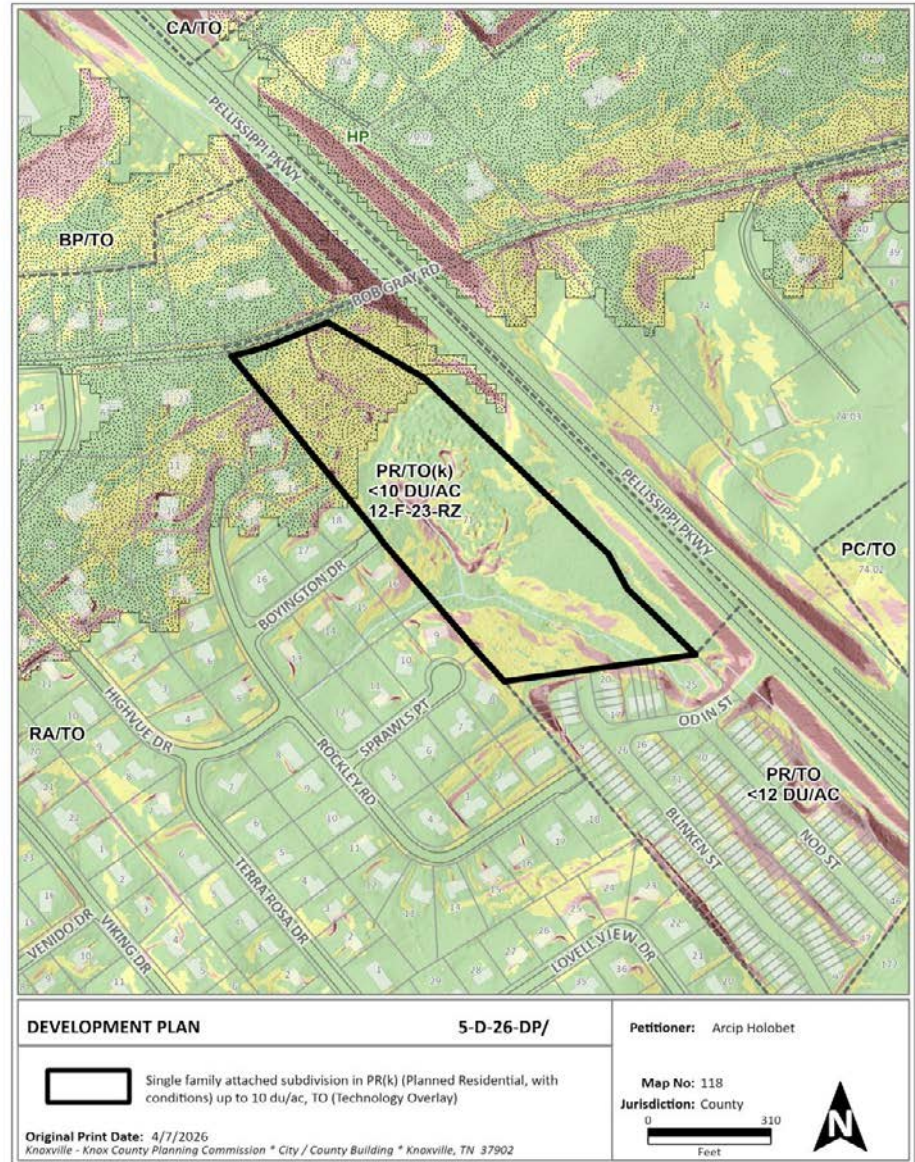
5-D-26-DP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	9.8		
Non-Hillside	7.4	N/A	
0-15% Slope	0.2	100%	0.2
15-25% Slope	2.0	50%	1.0
25-40% Slope	0.2	20%	0.0
Greater than 40% Slope	0.0	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	2.4	Recommended disturbance budget within HP Area (acres)	1.2
		Percent of HP Area	50.3%



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.

05/02/2026

05/15/2026

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

David Harbin

Applicant Signature

DAVID HARBIN

Applicant Name

3-25-26

Date