



SUBDIVISION REPORT - CONCEPT/SPECIAL USE

▶ **FILE #:** 5-SA-26-C **AGENDA ITEM #:** 9
5-D-26-SU **AGENDA DATE:** 5/14/2026

▶ **SUBDIVISION:** RESIDENTIAL DEVELOPMENT
▶ **APPLICANT/DEVELOPER:** KNOXVILLE HABITAT FOR HUMANITY
OWNER(S): Knoxville Habitat for Humanity

TAX IDENTIFICATION: 59 N C 00101 [View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 4325 PINEHURST DR

▶ **LOCATION:** Northwest side of Pinehurst Dr, west of Washington Pike

SECTOR PLAN: East City

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

FIRE DISTRICT: Knoxville Fire Department

WATERSHED: Love Creek

▶ **APPROXIMATE ACREAGE:** 3.91 acres

▶ **ZONING:** RN-4 (General Residential Neighborhood)

▶ **EXISTING LAND USE:** Public/Quasi Public Land (Church)

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

SURROUNDING LAND North: Rural residential - O (Office)

USE AND ZONING: South: Single family residential - RN-1 (Single-Family Residential Neighborhood)

East: Multifamily residential, single family residential - C-G-2 (General Commercial), O (Office)

West: Multifamily residential - RN-3 (General Residential Neighborhood), (C) (Former Planned District)

▶ **NUMBER OF LOTS:** 23

SURVEYOR/ENGINEER: Ryan Estabrooks SITE, Incorporated

ACCESSIBILITY: Access is via Pinehurst Drive, an unstriped local street with 14-20 ft of pavement width within a right-of-way width that varies from 47-101 ft.

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

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL: None.

ALTERNATIVE DESIGN STANDARDS REQUIRING CITY OF KNOXVILLE ENGINEERING DEPARTMENT APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):

1. Reduction of the right-of-way width of public Road 'A' from 50' to 40'.
2. Increase the maximum grade at the intersection of Road 'A' and Pinehurst Dr from 1% to 2%.

3. Reduction of the minimum required radii of pavement edges at the intersection of Road 'A' and Pinehurst Drive from 25' to 5'.

4. Reduction of the minimum required radii of property lines at the intersection of Road 'A' and Pinehurst Drive from 25' to 0'.

STAFF RECOMMENDATION:

- ▶ **Approve the concept plan application for 22 lots for single-family attached dwellings and one lot for the existing church, subject to 9 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, including, but not limited to, Article 9.3.J.7. If single-family attached dwellings are not pursued, the lots may be merged to meet the dimensional standards for other uses.
 4. Meeting all applicable requirements of the City of Knoxville Engineering Department.
 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. Installing a fence along the northern property boundary, as shown on the landscape plan, or providing a Type B landscape screen (Exhibit B) at that location.
 7. Recording an easement to access the mail kiosk if installed on the church lot, as shown on the site plan, and showing that on the final plat. If the easement cannot be secured, the mail kiosks may be provided in an alternative location, subject to review and approval by the Engineering Department during the design plan phase.
 8. During the design plan phase, submitting a revised roadway profile that includes an AASHTO compliant vertical curve at the intersection of Road A and Pinehurst Drive for review and approval by the City of Knoxville Engineering Department.
 9. During the design plan phase, obtaining necessary permission from KUB for the proposed access and common area with the KUB transmission line easement.

- ▶ **Approve the special use request for a parking lot of a place of worship as depicted on the site plan, subject to 4 conditions.**
 1. Meeting all applicable requirements of Article 12 (Landscape) and any requirements of the City of Knoxville Urban Forestry Division during permitting, and installing all landscaping for the church lot, as shown on the landscape plan. Tree species may be changed to meet the species diversity requirement (Article 12.4), but the number and general location of plants shall align with the proposed landscape plan. Additional plants may be required to meet the requirements of Parking Lot Perimeter Landscape Yard (Article 12.5), subject to review and approval by the Plans Review and Inspection Department during the permitting phase.
 2. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
 3. Meeting all applicable requirements of the City of Knoxville Department of Plans Review and Inspections.
 4. Meeting all applicable requirements of the City of Knoxville Department of Engineering.

COMMENTS:

The applicant requests to subdivide the 3.91-acre property, which currently accommodates a neighborhood-scale church, into 22 lots for single-family attached dwellings and one lot for the church. Although single-family attached dwellings are permitted in the RN-4 district, creation of a new public road and the number of lots require a concept plan approval by the Planning Commission. Additionally, a special use approval is required for the proposed new parking lot for the church. The church's existing parking lot will be removed since it falls within the proposed right-of-way for the subdivision.

The concept plan requires no variance or alternative design standards approval by the Planning Commission. All residential lots comply with the dimensional standards of the RN-4 district for single-family attached dwelling use. Although only the parking lot perimeter landscape yard (Article 12.5) is required by the zoning ordinance, the applicant is proposing additional landscaping throughout the site. A 6-ft high fence is proposed along the northern property boundary, at the end of the cul-de-sac, so that vehicle headlights do not reflect directly on the windows of the adjacent house on the northern parcel.

The case package includes conceptual designs for the units that do not entirely meet the Principal Use Standards (Article 9.3.J). However, these are provided for context only and will be reviewed during the permitting phase.

As mentioned previously, the special use is only for the new parking lot of the church.

STANDARDS FOR EVALUATING A SPECIAL USE (ARTICLE 16.2.F.2)

1) THE USE IS CONSISTENT WITH ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND THE ONE-YEAR PLAN.

A. The General Plan's Development Policy 9.3 encourages ensuring that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. The proposed parking lot is not expected to adversely impact any existing neighborhoods.

B. Although the property's MDR (Medium Density Residential) land use classification is primarily intended for residential uses, the parking lot does not conflict with the One Year Plan and East City Sector Plan.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ZONING CODE.

A. The RN-4 district is intended to accommodate mixed medium density residential development within the City of Knoxville that includes single-family, two-family, townhouse, and low-rise multi-family dwellings. A place of worship is allowed by special use approval.

B. The proposed parking lot meets the minimum and maximum parking requirements for a place of worship. The site plan notes that the new lot will conform to the maximum 60% impervious surface coverage requirement for nonresidential uses in the RN-4 district.

C. A parking lot perimeter landscape yard shall be provided in accordance with Article 12.5 and shall be reviewed by the City's Plans Review & Inspection Department during the permitting phase. Although the church is a nonresidential use in a residential district, no buffer yards are required under Article 12.8 because this application does not propose any new buildings.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The church has operated at this location since the 1980s, with a parking lot in front of the structure visible from Pinehurst Drive. The proposed new location should have no compatibility issues with the proposed single-family attached subdivision or the greater Alice Bell / Springhill neighborhood.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY OR BY NOISE, LIGHTS, FUMES, ODORS, VIBRATION, TRAFFIC, CONGESTION, OR OTHER IMPACTS DETRACT FROM THE IMMEDIATE ENVIRONMENT.

A. The proposed use is not expected to have any significant adverse impacts on adjacent properties. The applicant is proposing landscape screens along the northern boundary, which abuts the proposed single-family attached dwelling on Lot 22, and along the eastern boundary, which abuts an existing house.

5) THE USE IS NOT OF A NATURE OR SO LOCATED AS TO DRAW SUBSTANTIAL ADDITIONAL TRAFFIC THROUGH RESIDENTIAL STREETS.

A. The proposed relocation of the parking lot, with a few additional parking spaces compared to the existing parking lot, could result in a minor increase in traffic on Pinehurst Drive and Shelbourne Road. However, the subject property has easy access to a minor arterial street (Washington Pike), so other residential streets will not be affected.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses or environmental factors immediately surrounding the subject property that would pose a potential hazard or have an undesirable impact on the proposed use.

ESTIMATED TRAFFIC IMPACT: 147 (average daily vehicle trips)

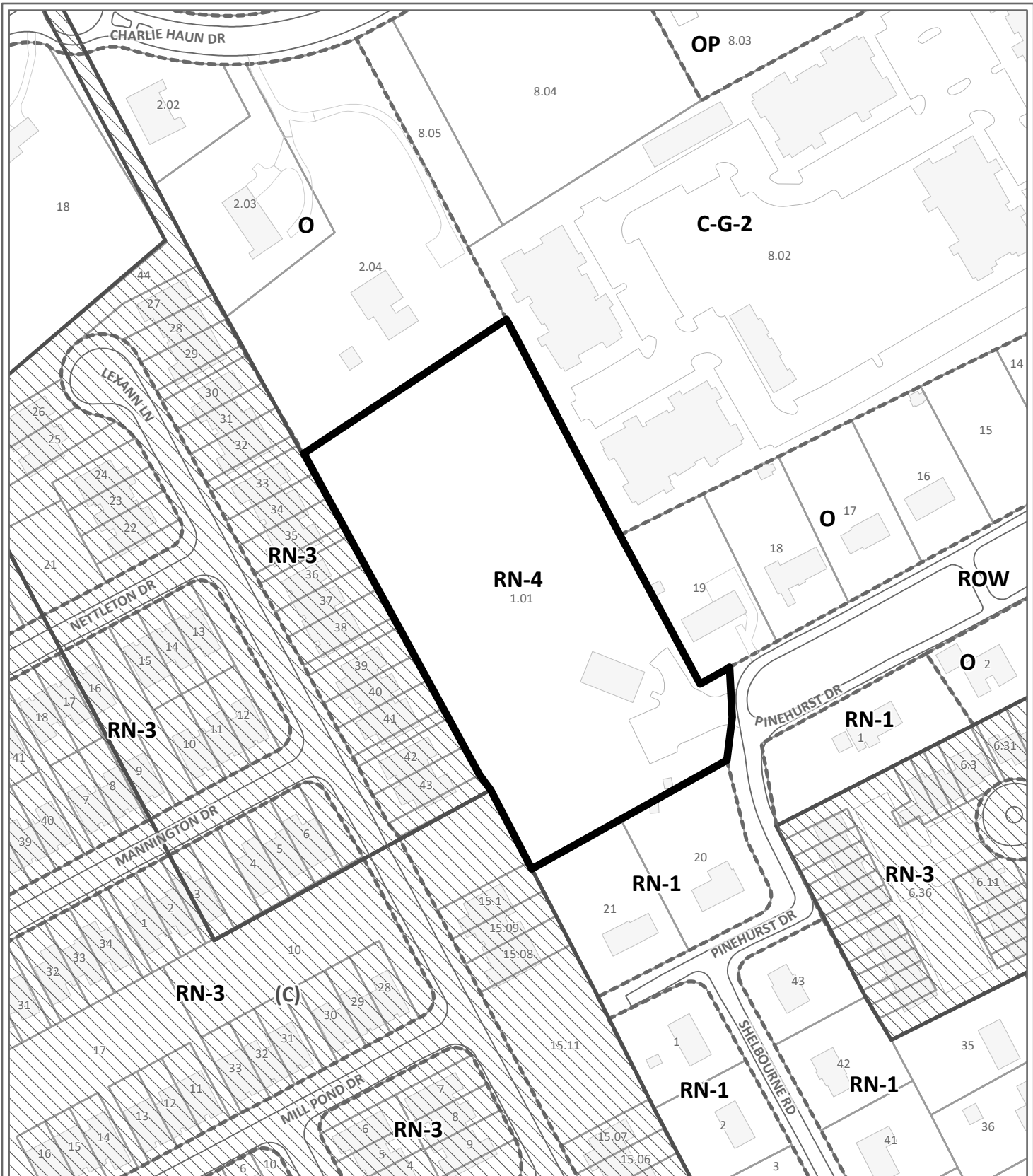
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

Schools affected by this proposal: Spring Hill Elementary, Holston Middle, and Fulton 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

5-SA-26-C

Petitioner: Knoxville Habitat for Humanity



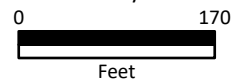
Single-family attached subdivision in RN-4 (General Residential Neighborhood)

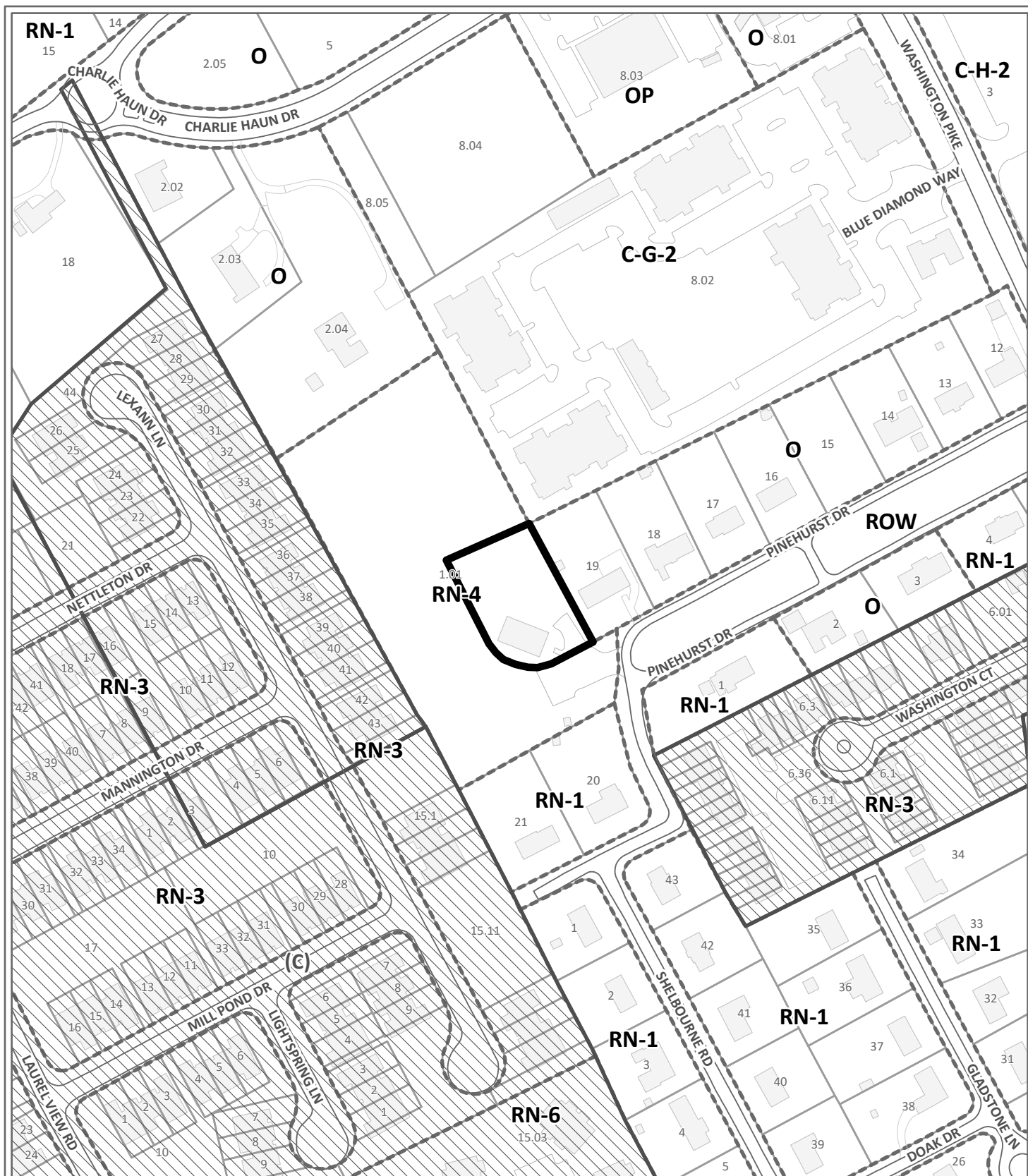
Original Print Date: 4/15/2026

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

Map No: 59

Jurisdiction: City





SPECIAL USE

5-D-26-SU

Petitioner: Knoxville Habitat for Humanity



Parking lot for a place of worship in RN-4 (General Residential Neighborhood)

Original Print Date: 4/15/2026

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

Map No: 59

Jurisdiction: City

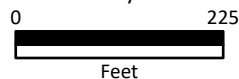


Exhibit A. Contextual Images



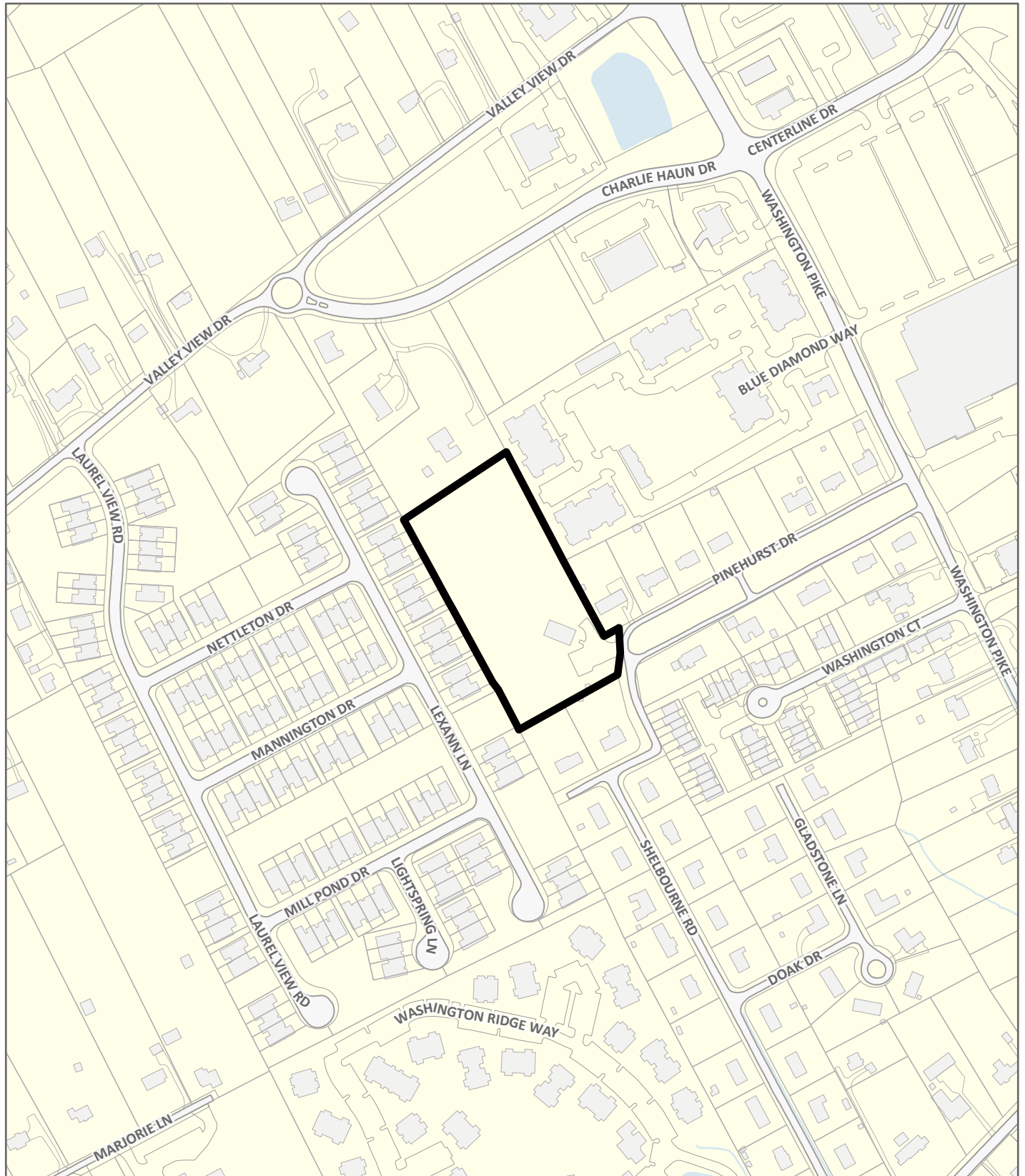
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



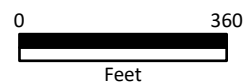
LOCATION MAP

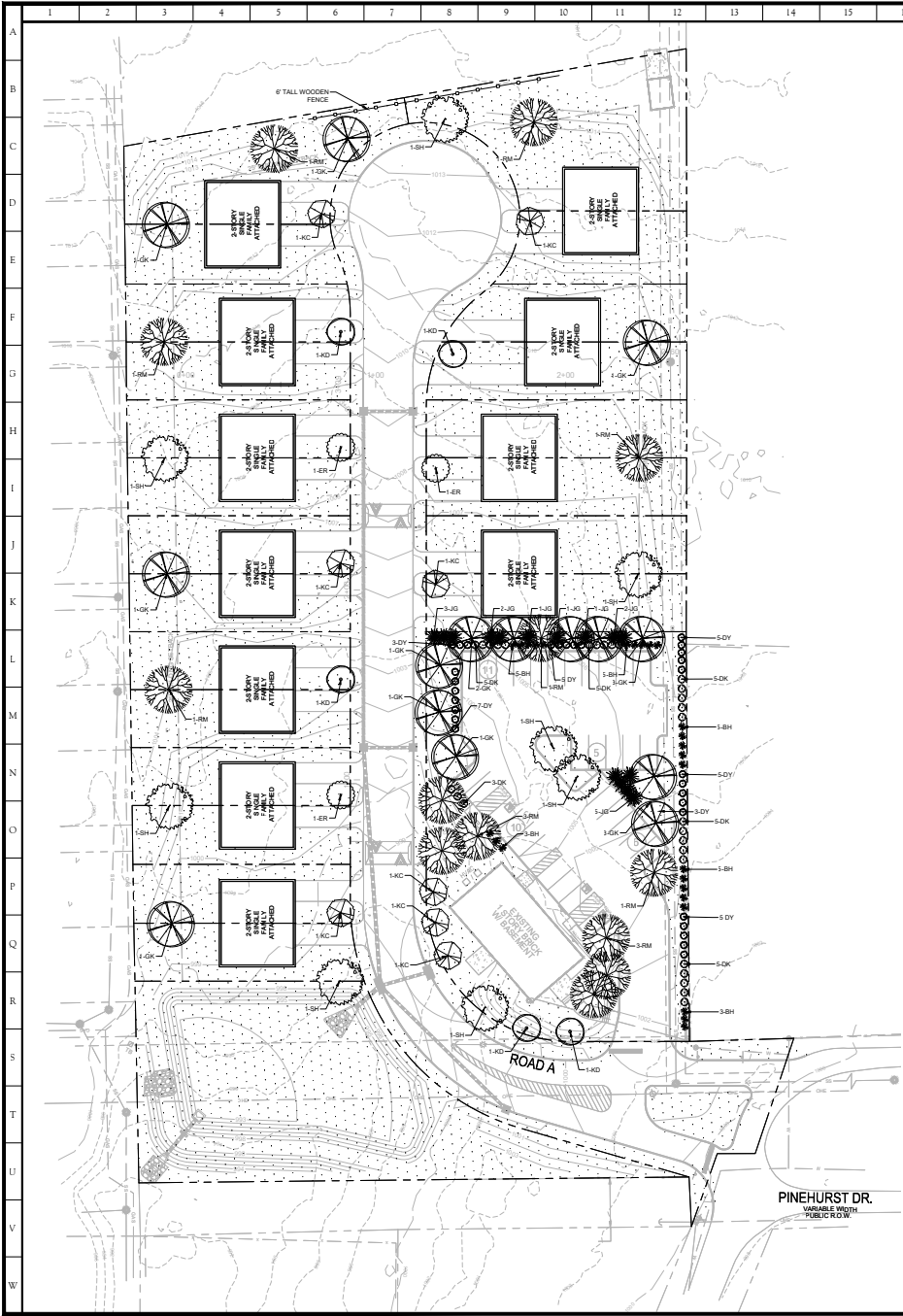
5-SA-26-C / 5-D-26-SU



5-SA-26-C Case boundary

5-D-26-SU Case boundary





LANDSCAPE DATA

LANDSCAPE PARKING FRONTAGE
 3 TREES @ 150000 PER 100 LF STREET FRONTAGE 130 LF
 TREES REQUIRED 4 TREES
 SHRUBS REQUIRED 13 SHRUBS
 TREES PROVIDED 4 TREES
 SHRUBS PROVIDED 13 SHRUBS
 (SMALL TREES PROVIDED IN AREAS AROUND OVERHEAD POWER LINES)

PARKING LOT INTERIOR REQUIREMENTS
 1 TREE PER 4' EACH END OF A PARKING ROW 8 TREES
 TREES REQUIRED 8 TREES
 TREES PROVIDED 8 TREES

LOT REQUIREMENTS
 8 TREES PER ACRE REQUIRED (50% CANOPY TREES MIN)
 1.5' ACRES 32 TREES
 TREES PROVIDED 32 TREES

BUFFER YARD NORTH EAST PROPERTY LINE OF THE EXISTING CHURCH
 TO WIDE W/ 1 SHRUB PER 5' EVERGREEN PER 25'; 1 SHADE TREE PER 50'
 SHRUBS REQUIRED 352 / 25'
 EVERGREEN TREES REQUIRED 352 / 25'
 SHADE TREES REQUIRED 352 / 50'

PERMANENT GRASSING SCHEDULE

GRASS SEED SHALL BE AS FOLLOWS:
 FEBRUARY TALL FESCUE BLEND 4 LB/1000 SF
 ANNUAL RYE 1 LB/1000 SF

SOIL TALL FESCUE BLEND
 1 ME 150 LB/1000 SF
 FERTILIZER 10/10/10 20 LB/1000 SF
 PHOSPHORUS 20% SUPERPHOSPHATE 15 LB/1000 SF

MULCH STRAW 75 LB/1000 SF
 (CRANED) EROSION CONTROL NET OR MULCH BINDER ON SLOPES.

MIN SEED MIN MAX
 PURITY 95% 95% 95%
 TALL FESCUE 95% 85% 0.1%
 ANNUAL RYE 95% 85% 0.1%

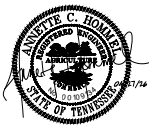
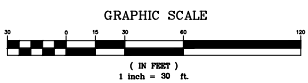
PLANT NG SHALL BE COMPLETE ON ALL AREAS NOT RECEIVE PAVING OR BE BUILT UPON WITH IN 14 WORKING DAYS OF COMPLETION OF GRADING. AREAS STEEPER THAN 3:1 V SHALL BE PLANTED NOT LATER THAN 7 DAYS AFTER COMPLETION OF GRADING.
 ALL LIME, PHOSPHORUS, & FERTILIZER AMOUNTS SHOWN ABOVE ARE M N MUM AND SHALL BE VER FIED AFTER SOIL ANALYSIS IS PERFORMED.

- LANDSCAPE NOTES:**
- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL. SEE 02000 SPECIFICATION.
 - ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
 - ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR Balled and Burlapped as Indicated in the PLANT LIST.
 - ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED IN THE PLANT LIST.
 - ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
 - ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
 - ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES EXCEPT THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJUST TO WORK AREA TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD. TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITION.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF 1 YEAR SHOWN IN THE 02000 SPEC.
 - ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEET ALL PLANT LIST SPECIFICATIONS.
 - THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02000 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
 - AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES & LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
 - STRAWBAGS SET FORTH IN AMERICAN STANDARD FOR NURSERY STOCK REPRESENT GUIDELINE. ME SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
 - WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD BARK MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF THREE INCHES.
 - REFER TO PROJECT SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
 - WEED MAT IS REQUIRED IN MULCHED LANDSCAPED BEDS AS SPECIFIED.
 - ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING AREAS BY SPACING SHOWN.
 - THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
 - THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SOODOG IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
 - THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.

PLANT MATERIAL SCHEDULE

SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
SH	8	Sheddia trichanthus tenuis Shademaster	Shademaster Honeylocust	2" CAL PER
RM	13	Acer rubrum (Red Sunstar)	Red Sunstar Red Maple	2" CAL PER
OK	15	Gringocaceae	Gringo (male only)	2" CAL PER
JG	15	Thuja x plicata 'Junior Giant'	Junior Giant Arborvitae	1.5" CAL PER
KD	5	Cornus kousa and cultivars	Kousa Dogwood	1.5" CAL PER
ER	4	Cercis canadensis	Eastern Redbud	1.5" CAL PER
KC	7	Prunus 'Nectar'	Nectarian Cherry	1.5" CAL PER
SHRUBS				
BH	22	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	1 gallon
DK	28	Rosa x 'Rattler'	Double Knock Out Rose	1 gallon
DY	34	Taxus x media 'Densiformis'	Densiformis Yew	1 gallon
TALL FESCUE BLEND				
TREE CALIPER SIZE IS MEASURED AT 2-1/2 FEET ABOVE GRADE LEVEL				

PINEHURST DR.
 VARIABLE WIDTH
 PUBLIC ROW



Site Landscape Plan

Residential Development
 4325 Pinehurst Drive
 Knoxville, Tennessee 37917
 City Ward: 33, Block: 33870, Parcel: 059NC00101

REVISIONS

NO.	DATE	COMMENTS
1	03/27/2026	Final Construction

ORIGINAL ISSUE: 03/27/26
 SITE PROJECT #: 2106
 FILE: Landscape
C6.0



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.

Ryan Estabrooks

Digitally signed by Ryan Estabrooks
DN: cn=Ryan Estabrooks, o=SITE, Incorporated, ou, email=ryan@site-incorporated.com, c=US
Date: 2026.04.27 13:26:13 -04'00'

Ryan Estabrooks

04/27/26

Signature

Printed Name

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:

Reduction in right-of-way width from 50' to 40'. This is a small subdivision and to help optimize the lot layout.

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:

Increase the max grade at the intersection of Road A and Pinehurst Dr from 1% to 2%. This has been done to match the existing cross slope of Pinehurst Drive.

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:

Reduction of the minimum required radii of driving surfac at the intersection of Road 'A' and Pinehurst Dr from 25' to 5'. Since Pinehurst Dr is a one-way street, the island at the entrance is designed similar to a right-in right-out.

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

4. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduction of the minimum required radii of property lines at the intersection of Road 'A' and Pinehurst Drive from 25' to 0'. This is due to the irregularity of the lot and to align with Pinehurst Dr.

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES NO

Engineering Comments:

5. 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.

05/02/2026

Date to be Posted

05/15/2026

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



Applicant Signature

Bill Terry

Applicant Name

3/26/2026

Date