DEVELOPMENT PLAN REPORT

FILE #: 10-C-26-DP **AGENDA ITEM #: 19**

AGENDA DATE: 10/1/2026

APPLICANT:	**CARSON GRIBBLE**
OWNER(S):	Dwaine Setzer
TAX ID NUMBER:	137 25403 **View map on KGIS**
JURISDICTION:	County Commission District 9
STREET ADDRESS:	400 W GOVERNOR JOHN SEVIER HWY
LOCATION:	**South side of W Governor John Sevier Highway, east of South Point Rd, west of Mountain Grove Dr**
APPX. SIZE OF TRACT:	**13.21 acres**
GROWTH POLICY PLAN:	Planned Growth Area
ACCESSIBILITY:	Access is via W Govenernor John Sevier Highway, a major arterial with a pavement width of 46-ft within a right-of-way width of 112-ft, and via W Marine Road, a local street with a pavement width of 17 ft within a right-of-way width of 40 ft.
UTILITIES:	Water Source: Knox-Chapman Utility District
	Sewer Source: Knox-Chapman Utility District
FIRE DISTRICT:	Seymour Volunteer Fire Department
WATERSHED:	Stock Creek
ZONING:	**PR(k) (Planned Residential, with conditions) up to 7 du/ac, PR (Planned Residential) up to 3 du/ac**
PLACE TYPE:	TN (Traditional Neighborhood), HP (Hillside Ridgetop Protection)
EXISTING LAND USE:	**Agriculture/Forestry/Vacant Land**
PROPOSED USE:	**Multi-dwelling development**
DENSITY PROPOSED:	6.14 du/ac
HISTORY OF ZONING:	In 2005, this site was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (9-B-05-RZ). In 2006, the northern portion of the site was rezoned from PR up to 3 du/ac to CB(k) (Business & Manufacturing, with conditions) (11-M-06-RZ). In 2023, the northern area was rezoned from CB(k) to PR(k) with conditions, up to 7 du/ac (3-M-23-RZ).
SURROUNDING LAND USE AND ZONING:	North: Agriculture/forestry/vacant - A (Agricultural), RB (General Residential)
	South: Agriculture/forestry/vacant, rural residential - A (Agricultural)
	East: Rural residential, multifamily residential - A (Agricultural), PR(k) (Planned Residential, with conditions) up to 18 du/ac
	West: Agriculture/forestry/vacant, transportation, communications, and utilities (vacant, owned by utility company) - A (Agricultural), PR(k) (Planned Residential, with conditions) up to 8 du/ac

NEIGHBORHOOD CONTEXT: This area is a mix of undeveloped land and single family residential dwellings with some multifamily in the general area. There is a large commercial node 0.7 miles to the northeast at the intersection of W Governor John Sevier Highway and Chapman Highway.

STAFF RECOMMENDATION:

- **Table this application as requested by the applicant.**

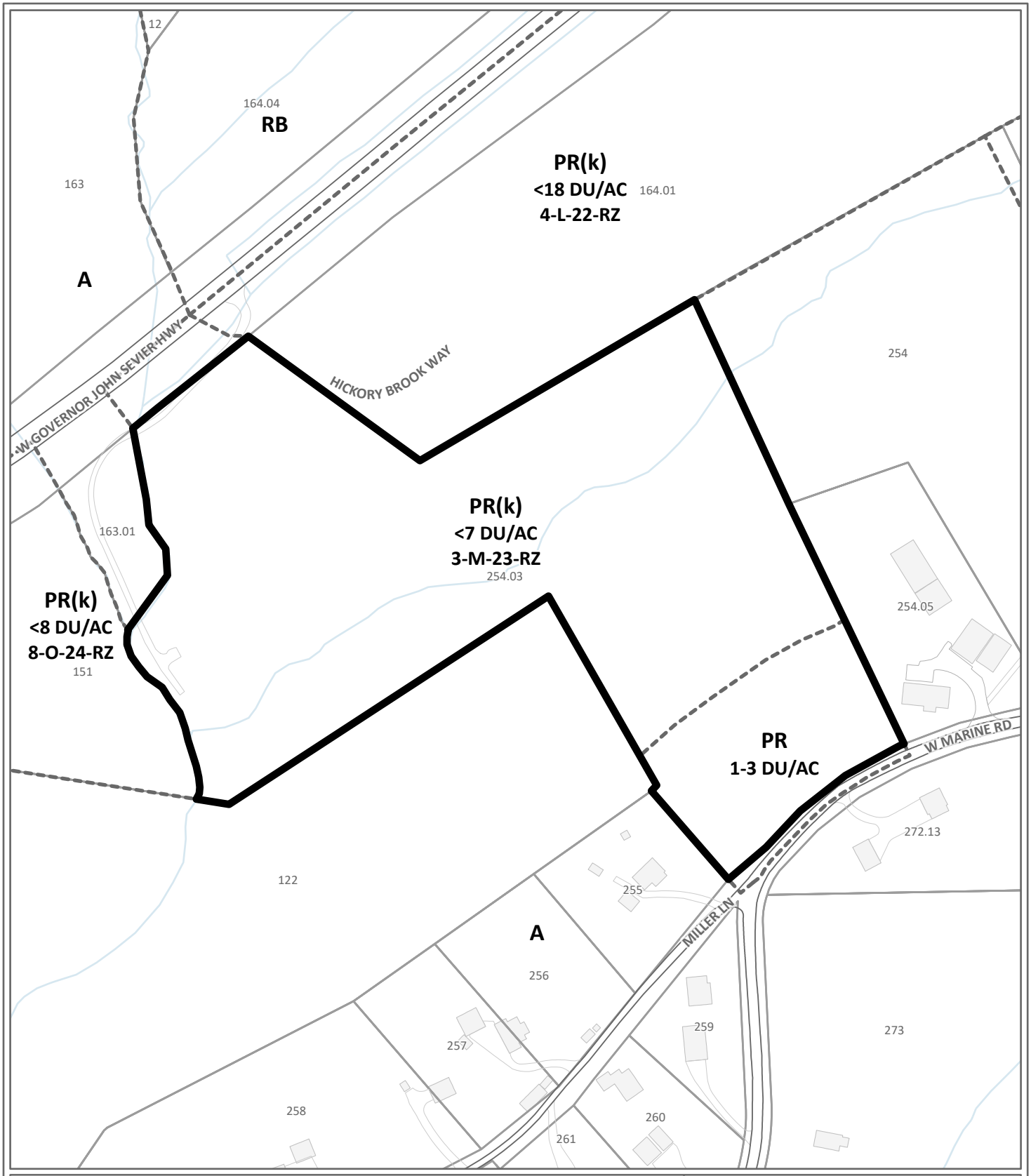
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

Schools affected by this proposal: Bonny Kate 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.



DEVELOPMENT PLAN **10-C-26-DP**

Petitioner: Carson Gribble

Multi-dwelling development in PR(k) (Planned Residential, with conditions) up to 7 du/ac, PR (Planned Residential) up to 3 du/ac

Map No: 137
Jurisdiction: County

0 210
Feet

N

Original Print Date: 8/20/2026
*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

Exhibit A. Contextual Images



AERIAL MAP

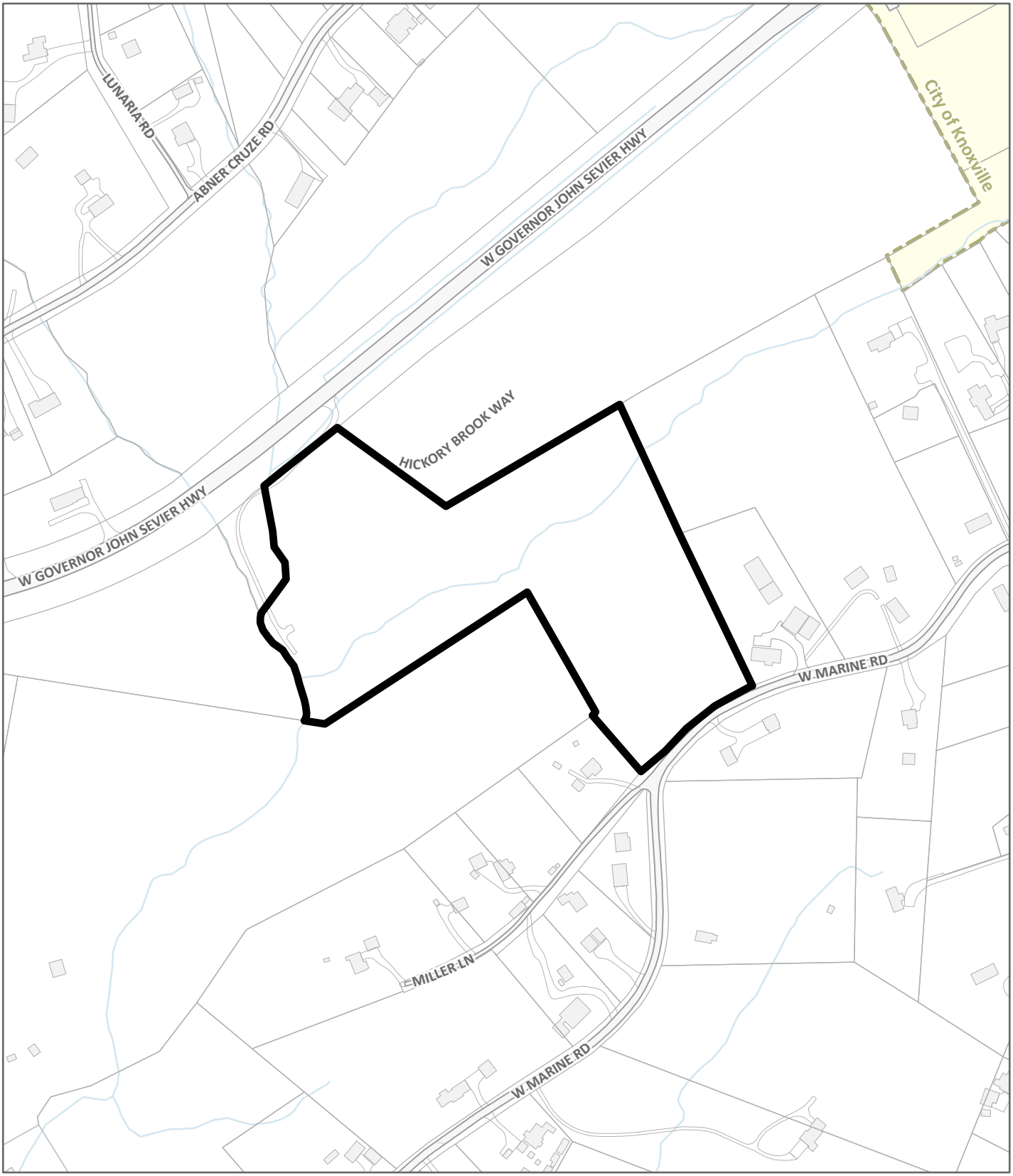
Case boundary

0 275

Feet

N

Exhibit A. Contextual Images



LOCATION MAP **10-C-26-DP**

Case boundary

0 360

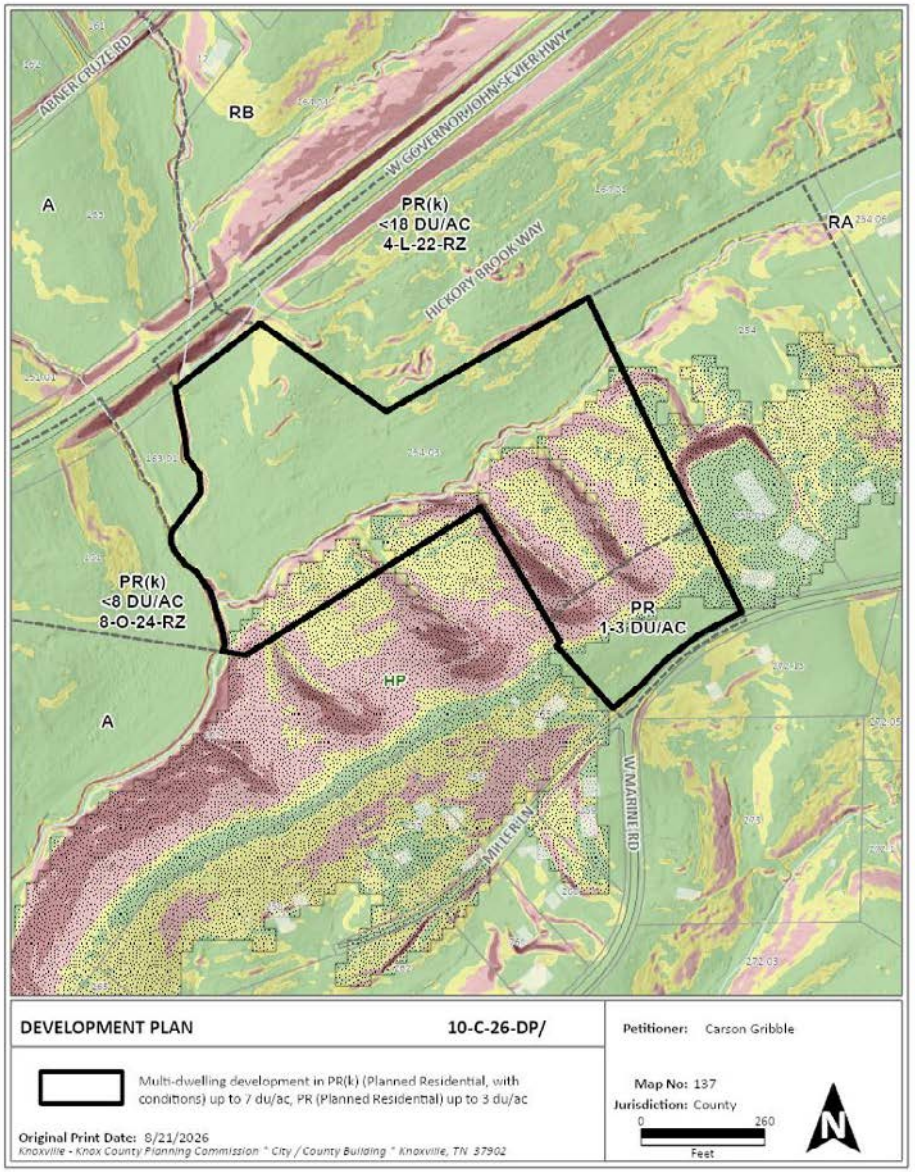
Feet

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DEVELOPMENT REQUEST APPLICATION

Staff - Slope Analysis
Case: 10-C-26-DP

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	**13.21**		
Non-Hillside	8.13	N/A	
0-15% Slope	0.63	100%	0.63
15-25% Slope	2.18	50%	1.09
25-40% Slope	1.77	20%	0.35
Greater than 40% Slope	0.50	10%	0.05
Ridgetops			
Hillside Protection (HP) Area	5.08	Recommended disturbance budget within HP Area (acres)	**2.12**
		Percent of HP Area	**41.8%**



Planning
KNOXVILLE | KNOX COUNTY

Development Request

Subdivision ☒ Concept Plan* ☐ Final Plat

Zoning ☐ Rezoning ☐ Plan Amendment* ☐ Governmental Rezoning

Development ☐ Development Plan* ☐ Planned Development* ☐ Use on Review / Special Use* ☐ Hillside Protection COA*

*These application types require a pre-application consultation with Planning staff.

Carson Gribble	Civil Engineer	
Applicant Name	Affiliation	
8/17/2026	10/1/2026	File Number(s): 3-M-23-RZ
Date Filed	Meeting Date (if applicable)	

Correspondence

All correspondence will be directed to the approved contact listed below. The contact information you provide here and elsewhere on this form will be included in the application materials and is part of the public record of your case.

☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Carson Gribble	Catalyst Design Group		
Name	Company		
5100 Tennessee Avenue	Nashville	TN	37209
Address	City	State	ZIP
615-622-7200	cgribble@catalyst-dg.com		
Phone	Email		

Current Property Info

Property Owner Name (if different)	Property Owner Address	Property Owner Phone
Property Address	Parcel ID: 137-25403	
Knox Chapman Utility District	Knox Chapman Utility District	N
Sewer Provider	Water Provider	Septic (Y/N)

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER: 3-M-23-RZ

Proposed Use: Townhome Development

Specify if a traffic impact study is required: ☒ Yes (required to be submitted with application) ☐ No

Document ID: 7f3bc66f05f83525fa892f667d97adc2fcc3ada4edcef9e2648db89ce448edbe

Subdivision Request

RELATED REZONING FILE NUMBER

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel Proposed Number of Lots (total)

☐ Other (specify)

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Zoning Request

PENDING PLAT FILE NUMBER

☐ Zoning Change

Proposed Zoning Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ Other (specify)

Authorization

☒ ***I declare under penalty of perjury*** *the foregoing is true and correct:* ***1)*** *He/she/it is the owner of the property AND* ***2)*** *The application and all associated materials are being submitted with his/her/its consent*

Carson M Gribble

Applicant Signature

Carson Gribble (Catalyst Design Group)

Print Name / Affiliation

08/13/2026

Date

615-622-7200

Phone Number

cgribble@catalyst-dg.com

Email

Dwaine Setzer

Signer ID: 7ILQ6LSW19

Property Owner Signature

Dwaine Setzer

Please Print

08/14/2026

Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL

Document ID: 7f3bc66f05f83525fa892f667d97adc2fcc3ada4edcef9e2648db89ce448edbe

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.*

9/18 9/19/26 — Date to be Posted

10/2/26 — 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



Applicant Signature

Carson Gribble — Applicant Name

8/13/2026 — Date

Document ID: 7f3bc66f05f83525fa892f667d97adc2fcc3ada4edcef9e2648db89ce448edbe