

Project Summary – 7705 Sevierville Pike, South Knoxville

Thank you for the opportunity to share additional background on my rezoning request for the property at **7705 Sevierville Pike**. I am requesting **residential zoning at 5 dwelling units per acre (5 DU/acre)** for this **5.69-acre parcel**, which would allow approximately **28 single-family homes**. The attached concept plan has been previously reviewed by staff and shows a straightforward, efficient layout with a single cul-de-sac. The intent of this community is to **fill a growing need for attainable, low-maintenance single-level housing** in South Knoxville. The homes are designed as **ranch-style, single-story residences** with **small, manageable yards** and an **HOA structure** that maintains common areas and minimizes owner upkeep. This type of neighborhood provides an excellent option for: Older adults looking to downsize but remain in the area, Homeowners seeking new, energy-efficient homes with minimal maintenance, and Those preferring one-level living in a stable, owner-occupied community. The property's gentle topography supports **slab-on-grade construction**, improving accessibility and affordability. While staff has recommended a reduction to 4 DU/acre, **I believe that 5 DU/acre** better supports the intended product type and the housing needs of this area. At the lower density, the lots become too large to sustain the maintenance-light model that appeals to the target homeowners. I respectfully ask for your consideration of the **5 DU/acre** request to enable a practical, well-designed neighborhood that aligns with current housing trends and community needs.



**40' Wide Plan
Plan 1
"C" Elevation**

1x6 Fascia
1x4 Frieze
1x4 Trim
8" Band
10" Sq. Column

GMD-GA25007

