CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

Planning
KNOXVILLE | KNOX COUNTY

File Number: 8-SF-26-C **Related File Number:** 8-G-26-DP

Application Filed: 6/30/2026 **Date of Revision:**

Applicant: MATE KELLY

PROPERTY INFORMATION

General Location: South side of Sevierville Pike, west of Basilfield Ln

Other Parcel Info.:

Tax ID Number: 125 038 **Jurisdiction:** County

Size of Tract: 6.042 acres

Accessibility: Access is via Sevierville Pike, a minor collector with a pavement width which varies between 16.5 ft and 17.5 ft within a right-of-way which varies between 50 ft and 70 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential

Surrounding Land Use: North: Single family residential - A (Agricultural)
South: Single family residential - RA (Low Density Residential)
East: Single family residential - RA (Low Density Residential)
West: Single family residential, rural residential - A (Agricultural)

Proposed Use: Detached residential subdivision **Density:**

Planning Sector: South County **Plan Designation:** SR (Suburban Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 7705 SEVIERVILLE PIKE

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Pruitt Farms

No. of Lots Proposed: 18 **No. of Lots Approved:** 18

Variances Requested: VARIANCES
None.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL
Reduce pavement width from 26 ft to 22 ft for a private road.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)
None.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 7 conditions.

Staff Recomm. (Full):
1. Connection 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. Before certification of 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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
7. Submitting a geotechnical report for review and approval by Knox County Engineering and Public Works during the design plan phase to determine if any areas shown as closed contour sinkholes on the concept plan are required to be shown on the final plat as a closed contour sinkhole with a 50 ft buffer as required by Section 3.06.B. If any building construction is proposed within the 50-ft buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability, and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50-ft buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50-ft buffer shall be designated on the final plat even if they are approved to be filled.

Comments: The property is zoned PR (Planned Residential) with a density of up to 3 du/ac. The 18-lot development on approximately 6.042 acres yields a density of 2.98 du/ac. The street is private with a sidewalk running along the north side of the street.

There is a farm pond/depression shown on Green Space Lot 1. A geotechnical report will be required during permitting to determine whether it is a sinkhole. Additional buffers may be required and lots may be consolidated if it is determined to be a sinkhole.

Action: Approved with Conditions **Meeting Date:** 9/10/2026

Details of Action:

Summary of Action: Approve the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 7 conditions.

Date of Approval: 9/10/2026 **Date of Denial:** **Postponements:** 8/13/26

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**