

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 9-SF-26-C Related File Number: 9-E-26-DP
Application Filed: 7/28/2026 Date of Revision:
Applicant: TAYLOR FORRESTER

PROPERTY INFORMATION

General Location: Southwest side of E Governor John Sevier Hwy, northwest of Old French Rd
Other Parcel Info.:
Tax ID Number: 111 01602 (PARTIAL) OTHER: 111BA010 Jurisdiction: County
Size of Tract: 11.88 acres
Accessibility: Access is via Governor John Sevier Highway, a major arterial with a 45-ft pavement width within a 120-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Public/Quasi Public Land (currently owned by a church)
Surrounding Land Use: North: Public/quasi public land (cemetery) - PR (Planned Residential up to 3 du/ac)
South: Single family residential (under construction) - PR(k) (Planned Residential, with conditions) up to 3.9 du/ac, PR(k) (Planned Residential, with conditions) up to 4.5 du/ac
East: Public/quasi public land (church) - A (Agricultural)
West: French Broad River - F (Floodway)
Proposed Use: Detached residential subdivision Density: 3.47 du/ac
Planning Sector: South County Plan Designation: RC (Rural Conservation), SP (Stream Protection)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 2131 E GOVERNOR JOHN SEVIER HWY
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential, with conditions) up to 5 du/ac, PR(k) (Planned Residential, with conditions) up to 3.9 du/ac, PR(k) (Planned Residential, with conditions) up to 4.5 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: Prices Point Church Expansion

No. of Lots Proposed: 40 No. of Lots Approved: 40

Variances Requested: VARIANCE:

1. Reduction of the minimum required pavement radius of a cul-de-sac from 40' to 37.5'.
2. Reduction of the minimum required right-of-way radius of a cul-de-sac from 50' to 47.5'.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL

1. Reduction of the minimum required horizontal radius of public road 'A' from 250 ft to 100 ft.
1. Reduction of the minimum required horizontal radius of public road 'B' from 250 ft to 100 ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the maximum allowed intersection grade from 1% to 2% at the intersection of Road 'A' and W Governor John Sevier Highway.
1. Increase the maximum allowed intersection grade from 1% to 1.5% at the intersection of Road 'A' and Road 'B'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the variance to reduce the minimum required pavement radius of a cul-de-sac from 40' to 37.5', based on the following evidence of hardship.

1. The property has a gradual slope at the proposed cul-de-sac location. Reducing the required pavement radius will result in less disturbance of the site.
2. The smaller pavement area allows the proposal to meet the 50% open space requirement of the RC (Rural Conservation) place type.
3. There are no public safety or welfare concerns regarding the requested variance. The applicant has provided a turning template for a bus demonstrating that the reduced pavement area is sufficient for larger vehicles.

Approve the variance to reduce the minimum required right-of-way radius of a cul-de-sac from 50' to 47.5', based on the following evidence of hardship.

1. The property has a gradual slope at the proposed cul-de-sac location. Reducing the required right-of-way radius will result in less disturbance of the site.
2. The smaller right-of-way area allows the proposal to meet the 50% open space requirement of the RC (Rural Conservation) place type.
3. There are no public safety or welfare concerns regarding the requested variance. The applicant has provided a turning template for a bus demonstrating that the reduced right-of-way is sufficient for larger vehicles.

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 12 conditions.

Staff Recomm. (Full):

1. Installing a Type B landscape screening within the 50-ft buffer along the E Governor John Sevier Highway frontage per the condition of zoning (3-F-26-RZ). Existing trees that remain can count toward this requirement.
2. Maintaining a 100-ft vegetative buffer on the western side of the property along the river with plantings composed of a mix of native trees and grasses, per the condition of zoning (3-F-26-RZ). The 100-ft buffer is to be verified and delineated on the site with high-visibility fencing before grading permits are issued for the site.
3. Providing sight distance easements through the horizontal curves with radii less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any

driveway that cannot be located outside the sight distance easement must have a 20 ft depth outside the sight distance easement.

4. Providing a sight distance easement through the inside of the curve of E Governor John Sevier Highway on the portion of the site to be retained by the church, as required by Knox County Engineering and Public Works and the Tennessee Department of Transportation during the design plan phase.

5. Connecting to sanitary sewer and meeting any other relevant requirements of the utility provider.

6. Providing street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).

7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

9. Meeting all applicable requirements of the Tennessee Department of Transportation.

10. 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.

11. Ensuring that at least 50% of the site is preserved as open space outside of building lots and rights-of-way, based on the acreage on the final plat.

12. 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.

Comments:

This proposal is for a 40-lot detached residential subdivision on 11.54 acres (3.47 du/ac). This will be an expansion of the 145-lot Prices Point subdivision, which is currently under construction (4-SE-24-C, 4-G-24-DP, 7-A-25-DP). This development connects the previous phases of Prices Point via Juliette Elise Street to the south, providing another access point off E Governor John Sevier Highway.

Action:

Approved with Conditions

Meeting Date: 9/10/2026

Details of Action:

Summary of Action:

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Approve the variance to reduce the minimum required right-of-way radius of a cul-de-sac from 50' to 47.5', based on the following evidence of hardship.

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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 12 conditions.

Date of Approval:

9/10/2026

Date of Denial:

Postponements:

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: