

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN



File Number: 10-H-25-DP **Related File Number:** 10-SC-25-C
Application Filed: 8/29/2025 **Date of Revision:**
Applicant: 6125 RIVERVIEW, LLC

PROPERTY INFORMATION

General Location: North and west sides of River Turn Rd, north and east sides of Riverview Crossing Dr, north side of Asheville Hwy
Other Parcel Info.:
Tax ID Number: 71 001, 001, 002 **Jurisdiction:** County
Size of Tract: 135.81 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land, Water, Single Family Residential
Surrounding Land Use:
Proposed Use: Road infrastructure for future sports and commercial development **Density:**
Planning Sector: East County **Plan Designation:** CC (Corridor Commercial), SP (Stream Protection), HP (Hill)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 6125 RIVERVIEW CROSSING DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial), CA (General Business)
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: Asheville Highway Development
No. of Lots Proposed: 0 **No. of Lots Approved:** 0
Variances Requested:
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the development plan for this commercial subdivision with up to 11 lots in the PC (Planned Commercial) zone (16 lots total) and the rough grading plan, subject to 3 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The tree line within 150 ft of the riverbank shall remain undisturbed, as outlined in condition #3 of the Asheville Highway Property Master Plan (3-I-25-DP), until a detailed development plan for specific uses is approved by the Planning Commission. This does not preclude grading within 150 ft of the riverbank if outside the existing tree lines.
3. The portion of parcel 072 002 in the PC (Planned Commercial) zone and undisturbed portion of the ridge north of this parcel, as depicted in Exhibit E, shall remain undisturbed until a development plan application is submitted for review and approval by the Planning Commission that includes reduced disturbance in this area and/or a remediation plan for the cut slopes based on the recommendations of the Hillside and Ridgetop Protection Plan, such as reforestation, or other best management practices deemed appropriate by the Planning Commission.

With the conditions noted, this plan meets the requirements for approval in the PC zone and the criteria for approval of a development plan.

Comments:

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PC (Planned Commercial):

A) The PC zone is intended for a unified grouping of commercial buildings which do not require or desire a central business district location. It is the objective of this zone to achieve the highest quality site design, building arrangement, landscaping and traffic circulation patterns possible. The administrative procedures for the PC zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.33.13).

B) The proposed road and lot layout of the commercial subdivision is consistent with previously approved "master plan" for the site (3-I-25-DP).

C) The conditions of approval for the master plan (3-I-25-DP) are part of the zoning for the property, meaning that can are enforceable similarly to any other zoning standard. The four conditions of approval are listed in the staff comments section above. In condition #2 of the development plan, staff is recommending that the existing tree line within 150 ft of the riverbank remain undisturbed, as outlined in condition #3 of the Asheville Highway Property Master Plan (3-I-25-DP), until a detailed development plan for specific uses are approved by the Planning Commission. This is to ensure that existing natural features within reasonable proximity of the riverbank can be considered when the proposed uses are considered, including the proposed conservation area along the riverfront proposed in the Master Plan.

2) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A) When future development plan applications are submitted for the individual development proposals, the developer will be required to make road improvements based on the cumulative impact of the overall project at that time. The timing of the installation of the improvements associated with this phase of the development will be determined during the design plan phase. This is consistent with Policy 9, to coordinate infrastructure improvements with development.

B) With the recommended development plan conditions #2 and 3 to limit land disturbance of previously undisturbed steep slopes and tree lines within 150 ft of the riverbank, the proposal is consistent with Policy 2, to ensure that development is sensitive to existing community character, and Policy 7, to encourage development practices that conserve and connect natural features and habitat.

C) Sidewalks will be installed on both sides of all roads, consistent with Policy 13, to provide alternative transportation options.

D) The conservation area and potential park proposed along the riverfront as described in the Master Plan (3-I-25-DP) is consistent with Policy 19, to collaborate to expand the county's park and recreational system, and Policy 22, to promote public access to and use of Knox County's waterways.

3) FUTURE LAND USE MAP

A) The property is classified as the CC (Corridor Commercial) place type. CC sites are situated along major transportation corridors that are appropriate for a mix of commercial development including shopping centers, large format retail, and auto-oriented uses. Development is composed of primarily one story, large footprint buildings, but may include a variety of building sizes, including multi-story hotels. These areas have an auto-oriented design but should be well connected with pedestrian accommodations. – The proposed mix and scale of uses are compatible with the CC place type. The primary access to the property is at the intersection of two arterial streets, Asheville Highway and Governor John Sevier Highway. The internal streets will have sidewalks on both sides of all public streets, creating a well-connected pedestrian network that will reduce internal vehicle trips and increase safety for all users.

B) Commercial and office are considered primary uses in the CC place type. Primary uses are intended to be the predominant focus of the place. – While this request does not include specific uses, the proposed mix of uses in the associated Master Plan (3-I-25-DP) are consistent with the CC place type.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A) The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.— This proposal is consistent with the Growth Policy Plan.

Action: Approved with Conditions **Meeting Date:** 10/2/2025

Details of Action: Approve the development plan for this commercial subdivision with up to 11 lots in the PC (Planned Commercial) zone (16 lots total) and the rough grading plan, subject to staff 3 conditions, with the edit to condition #3 to state: "The tree line within 100 ft of the riverbank shall remain undisturbed, as outlined in condition #3 of the Asheville Highway Property Masterplan (3-I-25-DP), until a detailed development plan for specific uses is approved by the Planning Commission;" and condition #3 edited to state: "The portion of parcel 072 002 in the PC (Planned Commercial) zone and undisturbed portion of the ridge north of this parcel, as depicted in exhibit E, shall remain undisturbed until a development plan application is submitted for review and approval by the Planning Commission that includes reduced disturbance in this area and/or a remediation plan for the cut slopes based on the recommendations of the hillside and ridgetop protection plan, such as reforestation, or other best management practices deemed appropriate by Planning Staff."

Summary of Action: Approve the development plan for this commercial subdivision with up to 11 lots in the PC (Planned Commercial) zone (16 lots total) and the rough grading plan, subject to staff 3 conditions, with the edit to condition #3 to state: "The tree line within 100 ft of the riverbank shall remain undisturbed, as outlined in condition #3 of the Asheville Highway Property Masterplan (3-I-25-DP), until a detailed development plan for specific uses is approved by the Planning Commission;" and condition #3 edited to state: "The portion of parcel 072 002 in the PC (Planned Commercial) zone and undisturbed portion of the ridge north of this parcel, as depicted in exhibit E, shall remain undisturbed until a development plan application is submitted for review and approval by the Planning Commission that includes reduced disturbance in this area and/or a remediation plan for the cut slopes based on the recommendations of the hillside and ridgetop protection plan, such as reforestation, or other best management practices deemed appropriate by Planning Staff."

Date of Approval: 10/2/2025 **Date of Denial:** **Postponements:**
Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:

Date of Legislative Appeal:

Amendments:

Effective Date of Ordinance: