

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 2-SB-26-C **Related File Number:** 2-B-26-DP
Application Filed: 12/29/2025 **Date of Revision:**
Applicant: MIKE STEVENS HOMES

PROPERTY INFORMATION

General Location: North side of Gettysvue Dr, northeast of Polo Club Ln
Other Parcel Info.:
Tax ID Number: 144 B A 049 **Jurisdiction:** County
Size of Tract: 3.9 acres
Accessibility: Acces is via Gettysvue Drive, a local street with a pavement width of 26 ft within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Private Recreation
Surrounding Land Use: North: Private recreation, single family residential - OS (Open Space), HP (Hillside Protection Overlay) in the City, PR (Planned Residential) up to 3 du/ac in the County
South: Private recreation, single family residential - OS (Open Space), HP (Hillside Protection Overlay) in the City, PR (Planned Residential) up to 3 du/ac in the County
East: Private recreation - OS (Open Space), HP (Hillside Protection Overlay) in the City, PR (Planned Residential) up to 3 du/ac in the County
West: Single family residential - PR (Planned Residential) up to 3 du/ac in the County
Proposed Use: Attached and detached residential subdivision **Density:**
Planning Sector: Southwest County **Plan Designation:** SR (Suburban Residential), HP (Hillside Ridgetop Protectio
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 913 GETTYSVUE DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 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: Clubhouse Villas

No. of Lots Proposed: 15 No. of Lots Approved: 0

Variances Requested: None.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

- 1. Reduce street frontage from 25 ft to 20 ft for lots 6, 7, and 9.

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

- 1. Reduce pavement width from 26 ft to 20 ft.
- 2. Reduce right-of-way width from 40 ft to 50 ft.

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. Connecting 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. 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.
- 4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6. Before recording 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.
- 7. Certifying that the required sight distance is available along Gettysvue Rd in both directions for Lots 12-15, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.

Comments:

The proposal is for 14 attached dwellings and 1 detached house on 3.9 acres in the Gettysvue golf course community. The property is on Gettysvue Drive and has remained undeveloped as open space with a temporary parking lot for the tennis courts.

Action: Approved with Conditions

Meeting Date: 2/12/2026

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: 2/12/2026

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: