

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 3-SA-26-C Related File Number: 3-D-26-DP
Application Filed: 1/20/2026 Date of Revision:
Applicant: LEONARD DEVELOPMENT

PROPERTY INFORMATION

General Location: South side of W Governor John Sevier Hwy, west side of Winkle Ln, north of Tipton Station Rd
Other Parcel Info.:
Tax ID Number: 137 04804 **Jurisdiction:** County
Size of Tract: 7.31 acres
Accessibility: Access is via W Governor John Sevier Highway, a state-owned major arterial with a center turn lane within a right-of-way width that varies from 162-225 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Multifamily residential - PR (Planned Residential) up to 8 du/ac
South: Single family residential, rural residential - A (Agricultural)
East: Single family residential, agriculture/forestry/vacant land - A (Agricultural)
West: Agriculture/forestry/vacant land - PR(k) (Planned Residential with conditions) up to 5 du/ac
Proposed Use: Attached residential subdivision **Density:** 4.92 du/ac
Planning Sector: South County **Plan Designation:** CMU (Corridor Mixed-use), TN (Traditional Neighborhood)
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 WINKLE LN
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
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: Leonard Development on Winkle Rd

No. of Lots Proposed: 36 No. of Lots Approved: 0

Variances Requested: VARIANCES

1. Decrease the intersection spacing between Road A and Marashi Road from 400 ft to 200 ft.
2. Decrease the intersection spacing between Road A and Winkle Road from 400 ft to 300 ft.
3. Decrease the transition radius of the property line at the cul-de-sac from 75 ft to 50 ft.
4. Decrease the transition radius of the curblines at the cul-de-sac from 75 ft to 70 ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Less than 25 ft of road frontage in the PR zone for Lot 16.

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

1. Increase the intersection grade from 1% to 2% at John Sevier and Road A.
2. Increase the intersection grade from 1% to 2% at Road A and Road B.
3. Increase the intersection grade from 1% to 2% at Road B and Tipton Station S/D public road.

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 variance to decrease the intersection separation from 400 ft to 200 ft between Road A and Marashi Road.
A. The property only has 444 feet of road frontage on W Governor John Sevier Hwy, is bookended by Marashi Rd and Winkle Rd and has no access to Winkle Road.
B. The restricted access to W Governor John Sevier Hwy is a condition of the zoning, which is unique to this property, as it was added during the rezoning (10-O-25-RZ).
C. The entrance on W Governor John Sevier Hwy has been placed to maximize sight distance. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to decrease the intersection separation from 400 ft to 300 ft between Road A and Winkle Road.

- A. The property only has 444 feet of road frontage on W Governor John Sevier Hwy, is bookended by Marashi Rd and Winkle Rd and has no access to Winkle Road.
- B. The restricted access to W Governor John Sevier Hwy is a condition of the zoning, which is unique to this property, as it was added during the rezoning (10-O-25-RZ).
- C. The entrance on John Sevier has been placed to maximize sight distance. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to decrease the transition radius of the property line at the cul-de-sac from 75 ft to 50 ft.

- A. The shape of the property with the creek limits the size of the cul-de-sac.
- B. The creek buffer and steep topography are unique to the property.
- C. No hazards will be created. There is still right-of-way available for utilities. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to decrease the transition radius of the curblines at the cul-de-sac from 75 ft to 70 ft.

- A. The shape of the property with the creek limits the size of the cul-de-sac.
- B. The creek buffer and steep topography are unique to the property.
- C. No traffic hazards will be created. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the alternative design standard 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 8 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. Maintaining a non-disturbance tree buffer with 50 ft of depth along John Sevier Hwy and installing high-visibility tree protection fencing before clearing and grading activities begin, to be maintained until site and building construction are complete, per the zoning condition (10-O-25-RZ).
5. Grading within the 50-ft non-disturbance buffer shall be only for the road, and no more grading than what is shown on this plan can occur within the buffer. No grading for the pond shall be within the buffer.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance, including the condition of the rezoning case 10-O-25-RZ.
8. 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[W.

Comments:

This proposal is a 36-lot townhome subdivision on this 7.31-acre property at a density of 4.92 du/ac. The property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 5 du/ac, subject to 3 conditions.

- 1) Maintain a 50-ft tree protection buffer along the W Governor John Sevier Highway, as recommended by the Governor John Sevier Highway Scenic Highway Corridor Study. High visibility and tree protection fencing shall be installed before clearing and grading activities begin and maintained until site and building construction are complete.
- 2) Ensuring building height within 1,000 ft of the W Governor John Sevier Highway shall not exceed 35 ft, as required by TN Code § 54-17-115.
- 3) Providing street connectivity to the abutting western property and allowing only access to Governor John Sevier Highway, subject to review and approval by the Knox County Engineering & Public Works Department during the Development Plan application phase.

With the conditions noted above, the zoning conditions have been met.

Action:

Approved with Conditions

Meeting Date: 3/5/2026

Details of Action:

Summary of Action:

Approve the variance to decrease the intersection separation from 400 ft to 200 ft between Road A and Marashi Road.

A. The property only has 444 feet of road frontage on W Governor John Sevier Hwy, is bookended by Marashi Rd and Winkle Rd and has no access to Winkle Road.

B. The restricted access to W Governor John Sevier Hwy is a condition of the zoning, which is unique to this property, as it was added during the rezoning (10-O-25-RZ).

C. The entrance on W Governor John Sevier Hwy has been placed to maximize sight distance. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to decrease the intersection separation from 400 ft to 300 ft between Road A and Winkle Road.

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Approve the variance to decrease the transition radius of the property line at the cul-de-sac from 75 ft to 50 ft.

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B. The creek buffer and steep topography are unique to the property.

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Approve the variance to decrease the transition radius of the curblineline at the cul-de-sac from 75 ft to 70 ft.

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B. The creek buffer and steep topography are unique to the property.

C. No traffic hazards will be created. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the alternative design standard 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 8 conditions.

Date of Approval:

3/5/2026

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: