



**PLAN INFORMATION (where applicable)**

**Current Plan Category:** LDR (Low Density Residential), HP (Hillside Ridgetop Protection)

**Requested Plan Category:**

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** The Woods at Parkdale

**No. of Lots Proposed:** 14      **No. of Lots Approved:** 0

**Variations Requested:** VARIANCES  
1. reduce the required intersection separation to approximately 226 ft from Woodberry Dr.

**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 reduce the required intersection separation to less than 300 ft from Woodberry Dr.  
A. To reduce turning conflicts, the proposed development will align with Pilleaux Dr and cannot meet the required 300 ft of intersection separation from Woodberry Dr.  
B. Pilleaux Dr and Woodberry are approximately 226 ft apart. This is an existing condition that has not been created by the applicant.  
C. The entrance on Parkdale Dr meets (The American Association of State Highway and Transportation Officials) AASHTO requirements for sight distance. The City of Knoxville Engineering recommends approval of this variance based on the justifications provided by the applicant.

Approve the concept plan for up to 14 lots, 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) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.  
4) Meeting all applicable requirements of the City of Knoxville Engineering.  
5) 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.  
6) Certifying that the required sight distance along Parkdale Road is available, with documentation provided to the Knoxville Department of Engineering before any clearing or grading are done.  
7) Meeting the land disturbance limitations of the HP (Hillside Protection Overlay) zone district and adding the disturbance limitation line on the final plat(s) for the subdivision. Planning staff can review and approve adjustments to the disturbance limitation line provided the overall development does not exceed the maximum allowed land disturbance.

**Comments:** This proposal is for a 14-lot residential subdivision on this 10.02-acre property. The property is zoned RN-1 (Single-Family Residential Neighborhood) and is in the HP (Hillside Protection Overlay). The RN-1 zone requires a minimum lot size of 10,000 sq ft. The public road will lineup with Pilleaux Drive and dead end to a cul-de-sac turnaround.

The front setback of the single family homes must be within 10 ft of the average of the blockface. The first houses developed on this newly extended road will create a setback range for the other houses developed along the street. The plan shows the minimum 25 ft setback, allowing homes to be built within the 25-35 ft range.

The entirety of the property is within the HP (Hillside Protection Overlay) zone, and there are steep slopes on the property, forested with mature trees. Grading is kept to a concentrated area closer to the streets, preserving slopes around most of the perimeter of the property. The projected disturbance of the site is 4.72 acres, which is in compliance with the permitted disturbance of 6.86 acres according to the slope analysis conducted to enforce the Hillside Protection overlay. There is a condition for the final plat to include the maximum disturbance limitation line. Each lot must be allocated a certain amount of land disturbance to ensure the development complies with the HP overlay standards over time. The HP Overlay functions separately from the Tree Protection Ordinance, which specifies that a minimum of 6 trees per acre must be saved or be replaced at a rate of 8 trees per acre, at least half of which must be

species capable of reaching a mature height of 50 ft or greater. This would be reviewed by the City during the permitting process.

**Action:** Approved with Conditions **Meeting Date:** 6/11/2026

**Details of Action:**

**Summary of Action:** Approve the variance to reduce the required intersection separation to less than 300 ft from Woodberry Dr.  
A. To reduce turning conflicts, the proposed development will align with Pilleaux Dr and cannot meet the required 300 ft of intersection separation from Woodberry Dr.  
B. Pilleaux Dr and Woodberry are approximately 226 ft apart. This is an existing condition that has not been created by the applicant.  
C. The entrance on Parkdale Dr meets (The American Association of State Highway and Transportation Officials) AASHTO requirements for sight distance. The City of Knoxville Engineering recommends approval of this variance based on the justifications provided by the applicant.

Approve the concept plan for up to 14 lots, subject to 7 conditions.

**Date of Approval:** 6/11/2026 **Date of Denial:** **Postponements:**

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Chancery Court

**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:**