

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 7-SD-26-C Related File Number: 7-D-26-DP
Application Filed: 5/26/2026 Date of Revision:
Applicant: 7716 STRAWBERRY PLAINS PIKE

PROPERTY INFORMATION

General Location: Southeast side of Strawberry Plains Pike, northeast of Wooddale Church Rd
Other Parcel Info.:
Tax ID Number: 73 01401 Jurisdiction: County
Size of Tract: 13.91 acres
Accessibility: Access is via Strawberry Plains Pike, a minor arterial with 23 ft of pavement width within a right-of-way width that varies from 80-100 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Recreation (pickleball court), rural residential - A (Agricultural)
South: Agriculture/forestry/vacant land - A (Agricultural)
East: Agriculture/forestry/vacant land, single family residential - A (Agricultural)
West: Public/quasi-public land (church), single family residential - A (Agricultural), CA (General Business)
Proposed Use: Attached residential subdivision Density: 7.98 du/ac
Planning Sector: East County Plan Designation: SR (Suburban Residential)
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 7716 STRAWBERRY PLAINS PIKE
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (Planned Residential, with conditions) up to 8 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: 7716 Strawberry Plains Pike

No. of Lots Proposed: 111 No. of Lots Approved: 111

Variances Requested: VARIANCES

1. Reduce the K value from 25 to 20 at station 4+00.13 on Road B.
2. Reduce the tangent distance between reverse curves from 50 ft to 17.24 at station 3+50.16 on Road A.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the required frontage from 25 ft to 24 ft to accommodate townhomes.

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

1. Increase the centerline grade from 1% to 2% at all intersections to create a defined drainage path.
2. Decrease the required right of way width from 50 ft to 40 ft (private streets).

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 K value from 25 to 20 at STA 4+00.13 on Road B.
A. Due to the existing steeper topography along Road B, a reduction of the vertical curve length is needed to keep site grading balanced.
B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.
C. The proposed K value meets the American Association of State Highway and Transportation Officials requirements. Knox County Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the tangent length between reverse curves on Road A from 50 ft to 17.23 ft from STA 3+50.16 to 3+67.39.

A. Due to the steeper topography along Road A, the shortened tangent will allow the road to more effectively follow existing topography.

B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County Engineering and Public Works 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 12 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of 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. Implementing the recommendations of the Transportation Impact Letter, 7716 Strawberry Plains Pike Subdivision (TIL) (Ajax Engineering, 4/14/2026), as required by Knox County Engineering and Public Works, during the design plan phase. If the TIL is further revised, it must be submitted to Planning staff for review and approval by all applicable agencies.

5. Certifying that the required sight distance is available along Strawberry Plains Pike in both directions at the Road 'A' intersection, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
6. Maintaining a non-disturbance buffer with 35 ft of depth along the perimeter of the development, excluding the Strawberry Plains Pike frontage, as required by zoning condition #2. High-visibility fencing must be installed before clearing and grading activities begin and must be maintained until site and building construction are complete.
7. Establishing an easement on all lots that intersects with the required 35-ft non-disturbance buffer outlined in condition #6. This does not preclude the removal of any tree that is sick, dying, or poses a safety hazard.
8. The single, one-acre lot that is centrally located and accessible to the residents of the property must be platted and noted as an open space/common area for use by the residents, as required by zoning condition #3. The level area in this open space shall be no less than shown on the concept plan. Access shall be provided from Road A as shown on the plan.
9. Per zoning condition #3, the open space/common area outlined in condition #8 must have a minimum of 8 native trees of the following species: bald cypress, red maple, and pin oak.
10. Meeting all applicable requirements of the Knox County Zoning Ordinance.
11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
12. Before certification of the final plat for the subdivision, establish 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.

Comments:

In February 2026, the property was rezoned from A (Agricultural) to PR(k) (Planned Residential) up to 8 du/ac, subject to the 3 conditions listed below (1-G-26-RZ).

ZONING CONDITIONS PR (Planned Residential) up to 8 du/ac, subject to 3 conditions:

- 1) A traffic impact study is to be completed by the applicant.
- 2) A 35-foot non-disturbed buffer to be preserved around the perimeter of the property, excluding the frontage.
- 3) One level, single-acre lot with a minimum area of one acre must be created, which shall be centrally located and accessible to the residents of the property; with a minimum of 8 native trees of the following species: bald cypress, red maple, and pin oak.

The previous request was for a 109 townhome lot subdivision on 13.91 acres at a density of 7.84 du/ac (5-SB-26-C/5-F-26-DP). In May, the staff recommendation was to deny the application because the park was not centrally located and accessible to residents, or on level ground, as required by zoning condition #3. The request was subsequently denied by the Planning Commission because the park was not centrally located.

The proposed concept plan increased the number of lots from 109 to 111 lots for a density of 7.98 du/ac. The park area increased from 1 to 1.12 acres and has been moved to the center of the property, which is accessed off the entrance road, Road A. While the park area does vary in grade, the middle of the park remains fairly level, with the grade increasing in steepness from west to east.

Action:

Approved with Conditions

Meeting Date: 7/9/2026

Details of Action:

Summary of Action:

Approve the variance to reduce the K value from 25 to 20 at STA 4+00.13 on Road B.

A. Due to the existing steeper topography along Road B, a reduction of the vertical curve length is needed to keep site grading balanced.

B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.

C. The proposed K value meets the American Association of State Highway and Transportation Officials requirements. Knox County Engineering and Public Works recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the tangent length between reverse curves on Road A from 50 ft to 17.23 ft from STA 3+50.16 to 3+67.39.

A. Due to the steeper topography along Road A, the shortened tangent will allow the road to more effectively follow existing topography.

B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County Engineering and Public Works 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 12 conditions.

Date of Approval:

7/9/2026

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: