

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 7-SF-26-C Related File Number:
Application Filed: 5/26/2026 Date of Revision:
Applicant: REECE VALERIANO

PROPERTY INFORMATION

General Location: Northwest side of Murray Dr, southwest of Clinton Hwy
Other Parcel Info.:
Tax ID Number: 68 P A 018 Jurisdiction: City
Size of Tract: 3.36 acres
Accessibility: Access is via Murray Drive, a major collector with 17-20 ft of pavement within a 50-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural Residential
Surrounding Land Use: North: Commercial - C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)
South: Single family residential, rural residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
East: Single family residential - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)
West: Commercial - C-H-1 (Highway Commercial), HP (Hillside Protection Overlay)
Proposed Use: Density: 7.74 du/ac
Planning Sector: Northwest City Plan Designation: MDR (Medium Density Residential), HP (Hillside Ridgetop P
Growth Policy Plan: N/A (Within City Limits)
Neighborhood Context:

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

Street: 1203 MURRAY DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RN-5 (General Residential Neighborhood), HP (Hillside Protection Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: MDR (Medium Density Residential), HP (Hillside Ridgetop Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Valleraino Development-Murray Drive

No. of Lots Proposed: 27 **No. of Lots Approved:** 0

Variances Requested: VARIANCES:
None.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:
None.

ALTERNATIVE DESIGN STANDARD REQUIRING ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):

1. Increase the intersection grade from 1% to 2% at the intersection of Murray Drive and Private Road 'A'.
2. Increase the intersection grade from 1% to 2% at the intersection of private Road 'A' and private Road 'B'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the concept plan for up to 27 lots for a townhouse development in the RN-5 (General Residential Neighborhood) zoning district, subject to 7 conditions.

Staff Recomm. (Full):

- 1) Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- 2) Meeting all applicable requirements of the City of Knoxville Department of Engineering.
- 3) Connecting to sanitary sewer and meeting other relevant utility provider requirements.
- 5) Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 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) Installing a solid fence and/or a Type A landscape buffer at the southern end of the right-of-way of Road 'B' to prevent vehicle headlights from projecting into adjacent property. Existing healthy trees that remain can count toward this requirement.

Comments: The applicant proposes to develop a 27-lot townhouse subdivision along Murray Drive, approximately 400 ft south of Clinton Highway. In 2025, the Planning Commission approved a rezoning from RN-1 to the RN-5 district for the 3.36-acre subject parcel (5-O-25-RZ). The proposed lot size and width are consistent with the RN-5 district's dimensional standards. Townhouses are a permitted use in the RN-5 district, and conformance with the design and dimensional standards for the structures shall be reviewed during the permitting phase. Historic aerial images from 1959 to 1985 indicate that the property was previously disturbed, so it is exempt from the HP (Hillside Protection Overlay) restrictions per Article 8.9.B.4. The proposed private roads meet the applicable standards of the Subdivision Regulations, and City Engineering approves their requested alternative design standards.

Action: Approved with Conditions

Meeting Date: 7/9/2026

Details of Action:

Summary of Action: Approve the concept plan for up to 27 lots for a townhouse development in the RN-5 (General Residential Neighborhood) zoning district, subject to 7 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: Knoxville-Knox County Planning Commission

Date of Legislative Action:
Ordinance Number:
Disposition of Case:
If "Other":
Amendments:
Date of Legislative Appeal:

Date of Legislative Action, Second Reading:
Other Ordinance Number References:
Disposition of Case, Second Reading:
If "Other":
Amendments:
Effective Date of Ordinance: