

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 8-SC-26-C Related File Number: 8-C-26-DP
Application Filed: 6/22/2026 Date of Revision:
Applicant: TURNER HOMES, INC.

PROPERTY INFORMATION

General Location: North side of Gleason Dr, east of Ebenezer Rd
Other Parcel Info.:
Tax ID Number: 132 061 Jurisdiction: County
Size of Tract: 10.54 acres
Accessibility: Access is via Gleason Drive, a major collector with 21-26 ft of pavement width within a right-of-way that varies from 62-66 ft in width.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential - PR (Planned Residential) up to 2.2 du/ac
South: Single family residential, multifamily residential, agricultural/forestry/vacant land - PR (Planned Residential) up to 8 du/ac, RA (Low Density Residential)
East: Single family residential, multifamily residential - PR (Planned Residential) up to 2 du/ac
West: Multifamily residential - PR (Planned Residential) up to 6.5 du/ac
Proposed Use: Attached houses Density:
Planning Sector: Southwest County Plan Designation: SMR (Suburban Mixed Residential), HP (Hillside Ridgetop P
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 GLEASON DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4 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: 0 Gleason Drive

No. of Lots Proposed: 42 No. of Lots Approved: 0

Variances Requested: VARIANCE:

- 1) Reduction of the minimum required K value of private Road 'A' from 25 to 20 at PVI station 1+71.43.
- 2) Reduction of the the minimum required intersection separation of a collector road from 300 ft to 295 ft between private roads Road 'A' and Java Way.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL:

1. Increase of the maximum allowed grade of private Road 'A' from 12% to 15%.
2. Increase of the maximum allowed grade of private Road 'C' from 12% to 15%.
3. Reduction of the minimum required pavement width of a private road from 26 ft to 20 ft at the southern turnaround of private Road 'C'.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):

1. Increase the maximum intersection grade from 1% to 2% at all intersections.
2. Reduce the minimum required right-of-way width of a private road from 50' to 40' on along the turnaround areas of private Road 'A' and 'C'.

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 variance to reduce the K value of private Road 'A' from 25 to 20 at Point of Vertical Intersection (PVI) station 1+71.43, based on the following evidence of hardships.

A. This property is within the Hillside Protection area and slopes down by approximately 70 ft from the edge of Gleason Drive to the rear boundary. There is a 23-ft elevation change along the right-of-way of Road 'A' from its intersection at Gleason Drive to the approximate middle of Road A at station 3+00.

B. The topography is unique to the property. Approval of this variance will result in less cut and fill on this segment of right-of-way that is next to an existing dwelling.

C. Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare as there are no apparent sight distance issues on Gleason and no through connectivity via this private road.

Approve the variance to reduce the minimum required intersection separation of a collector road from 300 ft to 295 ft between private roads Road 'A' and Java Way.

A. The property has limited frontage on Gleason Drive in two locations and cannot obtain the required intersection separation along its eastern frontage, where the private road is proposed.

B. The decreased intersection separation is unique to the property's limited frontage.

C. The applicant has provided the maximum distance possible from Java Way. It is a minor reduction of the required separation that is not anticipated to be detrimental to public safety, health, or welfare.

Approve the alternative design standards based on the topographical condition of the site and recommendations of the Knox County Department of Engineering and Public Works.

Approve the concept plan, subject to 9 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connecting to sanitary sewer and meeting other relevant utility provider requirements.
4. Providing street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
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. Installing a solid fence and/or a Type B landscape buffer (Exhibit B) at the northern terminus of Road 'A' and 'C' and both ends of southern turnaround of Road 'C' to prevent vehicle headlights from projecting into adjacent property. Existing healthy trees that remain can count toward this requirement.
7. Installing a Type B landscape buffer along the shared boundaries of the adjacent single-family lots on Gleason Drive (parcel 132ER001-003) and retaining all existing healthy, mature, non-invasive trees with all peripheral boundaries. If any trees are removed for required grading, new trees must be planted in accordance with the guidelines for Type 'B' landscape screen (Exhibit B).
8. During the design plan phase, providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval regarding a potential stream along the rear side of the property. The required stream buffers must be provided if this is determined to be a stream. Consolidation of lots may be required to provide the required turnaround spaces for Roads A and C and to ensure the buildable area of all lots outside the stream buffers.
9. 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, 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.

Comments:

This proposal is for 21 duplex structures on a 10.67-acre property along Gleason Drive, with each unit having its own lot for a total of 42 lots. The US Geological Survey (USGS) Quad map shows there is blue line stream running along the rear portion of the property. The applicant will provide a hydrologic study during the design plan phase. If it is determined that a 30-ft stream buffer will be required, it will impact lot 21, as indicated by the potential stream buffer annotation on the site plan. A 60-ft buffer will affect lots 10-21 and the northern turnarounds at Roads A and C, and may require lot consolidations.

As described above, two variances are requested due to the steep topography and limited frontage of the property along the right-of-way of proposed Road 'A'. Of the five required alternative design standards, increase of the maximum grade of private roads 'A' and 'C' and reduction of pavement width of the southern turnaround of road 'C' requires Planning Commission approval. Staff recommends approval of the proposed 15% grade because of the steep topography of the site. The 20-ft pavement width is requested only in front of units 29-32, and staff has no concern with this width in that short segment at the hammerhead turaround because the rest of the proposed streets have sufficient width for guest parking.

Action:

Approved with Conditions

Meeting Date: 8/13/2026

Details of Action:

Summary of Action:

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- B. The topography is unique to the property. Approval of this variance will result in less cut and fill on this segment of right-of-way that is next to an existing dwelling.
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Approve the alternative design standards based on the topographical condition of the site and recommendations of the Knox County Department of Engineering and Public Works.

Approve the concept plan, subject to 9 conditions.

Date of Approval:

8/13/2026

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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: