



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 7-SH-26-C **AGENDA ITEM #:** 24
7-H-26-DP **AGENDA DATE:** 8/13/2026

POSTPONEMENT(S): 7/9/26

► **SUBDIVISION:** GIBSON CONSTRUCTION ON SAYNE LANE

► **APPLICANT/DEVELOPER:** WESLEY GIBSON CONSTRUCTION

OWNER(S): Wesley Gibson Wesley Gibson Construction

TAX IDENTIFICATION: 137 067

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 TIPTON STATION RD

► **LOCATION:** South side of Tipton Station Rd, east side of Sayne Ln

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Stock Creek

► **APPROXIMATE ACREAGE:** 6.559 acres

► **ZONING:** PR (Planned Residential) up to 2.3 du/ac (pending)

PLACE TYPE: RC (Rural Conservation)

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Detached single family subdivision

SURROUNDING LAND
USE AND ZONING: North: Single family residential, public/quasi public land (church) - A (Agricultural)
South: Single family residential - A (Agricultural)
East: Rural residential - A (Agricultural)
West: Rural residential - A (Agricultural), CA (General Business)

► **NUMBER OF LOTS:** 15

SURVEYOR/ENGINEER: David Harbin Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Sayne Lane, an unstriped local street with a proposed pavement width of 18 ft within a right-of-way width that varies from 28-30 ft.

► **SUBDIVISION VARIANCES
REQUIRED:** None.

STAFF RECOMMENDATION:

► Postpone the concept plan 30 days to the September 10, 2026 Planning Commission meeting as requested by the applicant.

► Postpone the development plan 30 days to the September 10, 2026 Planning Commission meeting as requested by the applicant.

ESTIMATED TRAFFIC IMPACT: 176 (average daily vehicle trips)

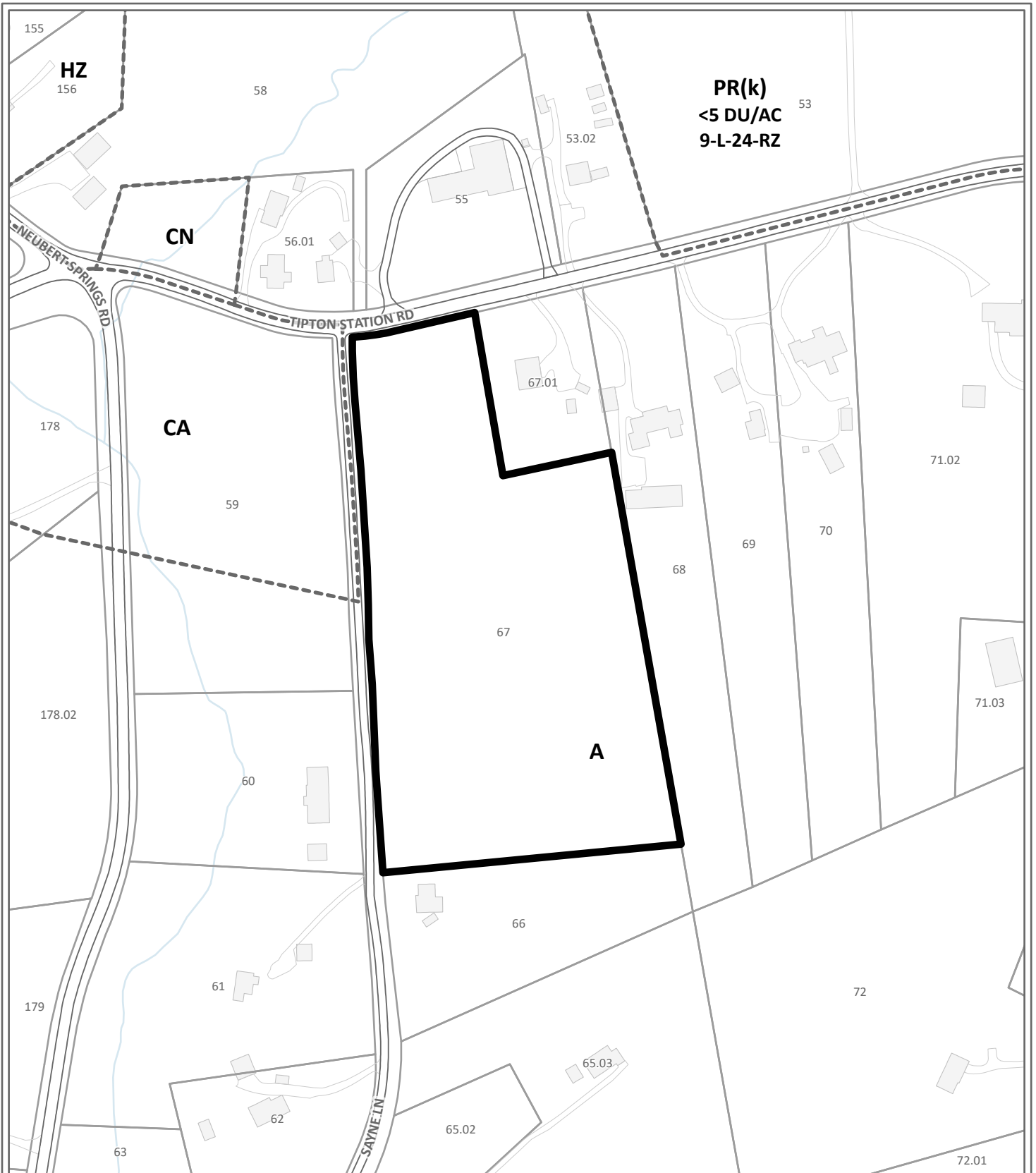
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 4 (public school children, grades K-12)

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN

7-H-26-DP

Petitioner: Wesley Gibson Construction



in PR (Planned Residential) up to 2.3 du/ac (pending)

Original Print Date: 5/29/2026

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 137

Jurisdiction: County

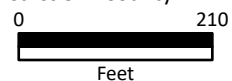
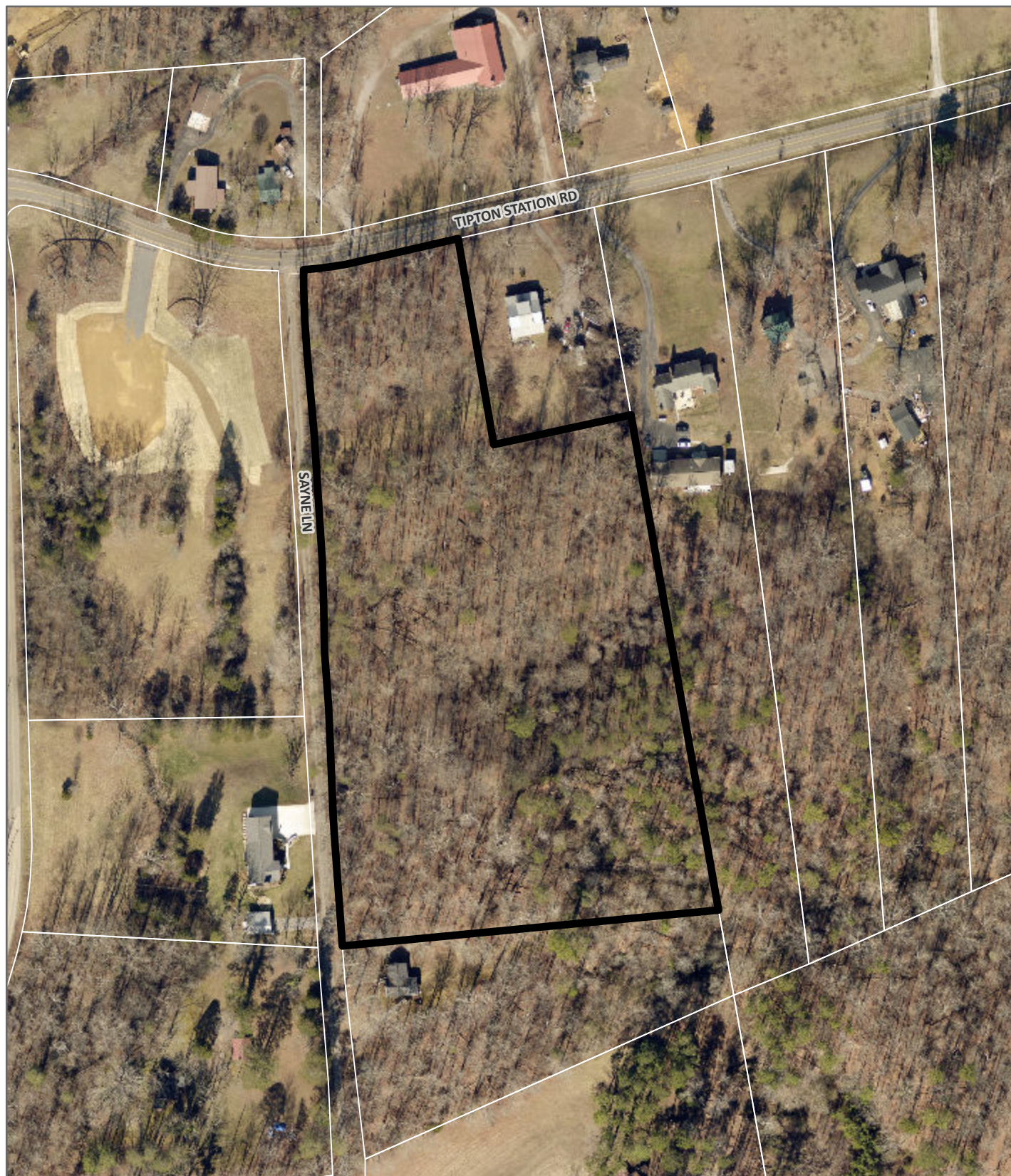


Exhibit A. Contextual Images



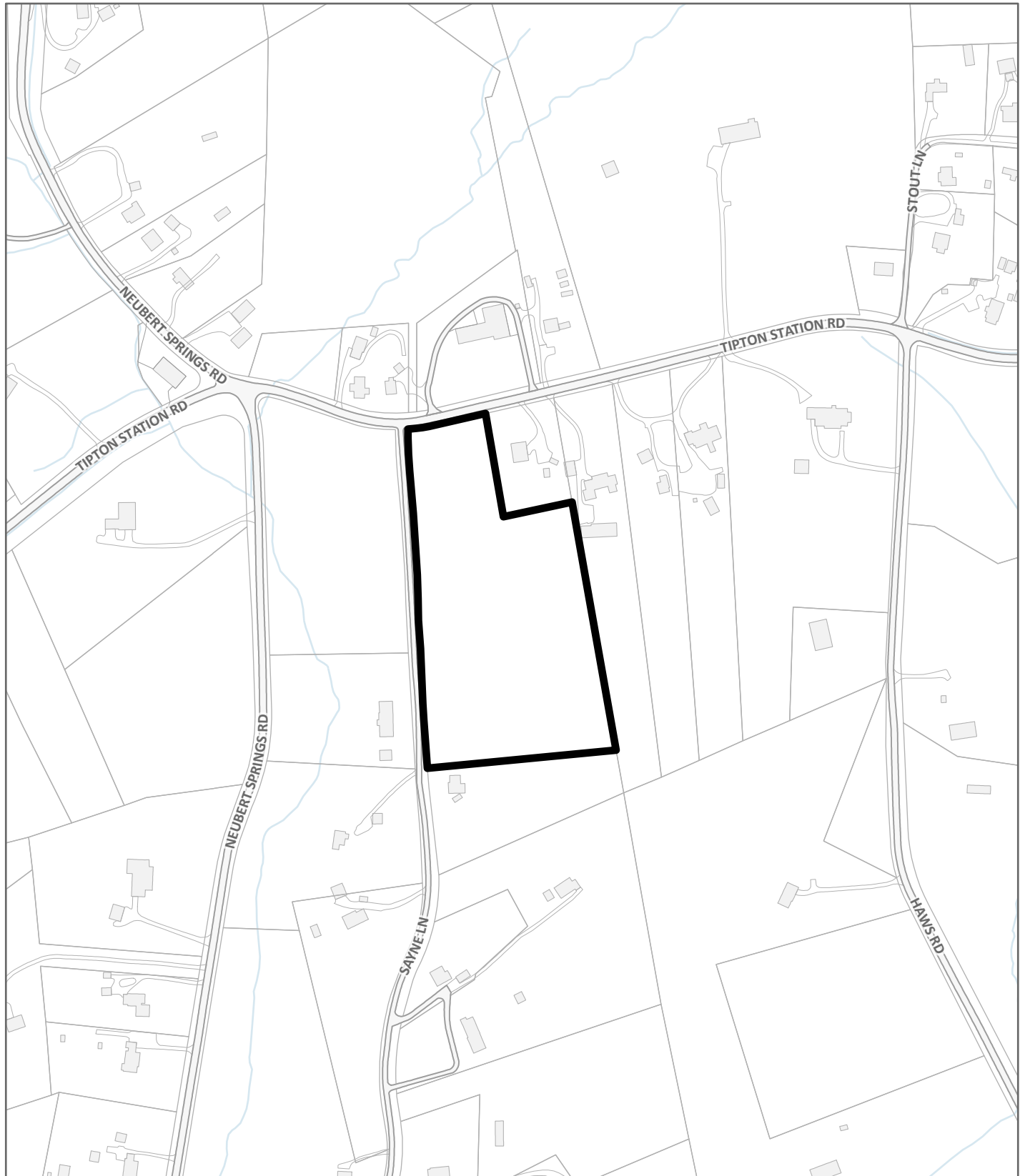
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

7-SH-26-C / 7-H-26-DP



Case boundary



NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOTE: CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY

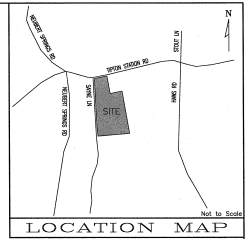
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.

OSHA RULES SHALL BE ABIDED BY.

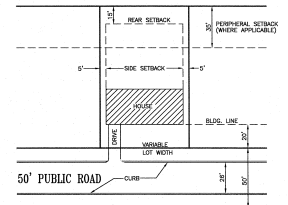
OSHA RULES SHALL BE ABIDED BY.



7-SH-26-C/7-H-26-DF



1. ALL DRAWINGS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
2. A 3' STORMWATER DRAINAGE AND CONCENTRATION CHANNEL SHALL HAVE ALL EXTERIOR LOT AND ROAD LINES, 1/4" EACH SIDE OF INTERIOR ROAD LINES.
3. A 3' STORMWATER DRAINAGE SHALL BE 12" DEEP AND 12" WIDE.
4. THIS PROPERTY (ADJACENT LOTS) 12" DEEP AND 12" WIDE OF CENTERLINE OF SHAWNEE ROAD AS RECALLED.
5. THE PROPERTY CORNER APPROXIMATE 6.5 ACRES SUBMITTED INTO IS DEEMED LOTS.
6. THIS PROPERTY IS ZONED PG, A 2.5' DRAINAGE PER ACRE, (PONDING)
7. ALL CONTIGUOUS ARE BASED ON LEASE LINES.
8. UTILITIES:
WATER, SEWER, CHURCH STREET, LOT SERVICE
SEWER, CHURCH STREET, LOT SERVICE
ELECTRIC, HAWKINSVILLE, LOT SERVICE
GAS, HAWKINSVILLE, LOT SERVICE
TELEPHONE, HILL, SOUTH
9. GOVERNMENT ENGINEER SHALL VERIFY THE STORM DRAINAGE ON ALL FILL LOTS.
10. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 10'
SIDE - 10'
REAR - 10'
11. PERMANENT SETBACK 30' AT WALKWAY END WAY FOR LOT LOTS.
12. EXISTING LOT LINES, SHOWN HEREIN WITH ADJACENT LOTS ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTAL AND VERTICALLY FROM A CONVEYANCE.
13. THE 3.5% GRADE OF COMMON AREA TO REMAIN UNDISTURBED TO MEET ZONING REQUIREMENTS.
14. A 3.5% GRADE IS REQUIRED ON ALL INTERIORS.
15. THE 3.5% GRADE IS REQUIRED IN THE COMMON AREA TO EXISTE 2' OUT OF SIGHT OF EASEMENT, IF NO DOWNSLOPE LOTS ARE SHOWN FOR THE REMAINDER OF THE COMMON AREA.
16. STATE LAW WILL BE APPLIED IN THE COMMON AREA.



TYPICAL LOT LAYOUT
DETACHED HOMES



CERTIFICATION OF CONCEPT PLAN.

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND SPECIFICATIONS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-ANDER COUNTY SUPERSTORM REGULATIONS CHARTER AS HAS BEEN REVIEWED AND DESCRIBED IN A REPORT FILED WITH THE METEOROLOGICAL PLANNING COMMISSION.

REGISTERED ENGINEER: Bruce L. L.

TENNESSEE LICENSE NO. 101245

OWNER/DEVELOPER
WESLEY GIBSON
CONSTRUCTION, LLC
124 LOWES BLUFF ROAD
CLINTON, TN 37920
PHONE: (865) 755-0592

25843-C

SHEET 1 OF 1 SHEET(S)

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Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). The contact information you provide in your application may be used for that purpose. We require applicants to acknowledge their role in this process.

Sign Posting and Removal

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission.

Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

Location and Visibility

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

Timing

The sign(s) must be posted not less than 12 days prior to the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

6/27/26

Date to be Posted

7/10/26

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☒ No

☐ No, but I plan to prior to the Planning Commission meeting

David Harbin
Applicant Signature

DAVID HARBIN
Applicant Name

5.26.26
Date