



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 8-SF-26-C

AGENDA ITEM #: 29

8-G-26-DP

AGENDA DATE: 8/13/2026

► **SUBDIVISION:** PRUITT FARMS

► **APPLICANT/DEVELOPER:** MATE KELLY

OWNER(S): Mate Kelly

TAX IDENTIFICATION: 125 038

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 7705 SEVIERVILLE PIKE

► **LOCATION:** South side of Sevierville Pike, west of Basilfield Ln

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Burnett Creek

► **APPROXIMATE ACREAGE:** 5.96 acres

► **ZONING:** PR (Planned Residential) up to 3 du/ac

PLACE TYPE: SR (Suburban Residential)

► **EXISTING LAND USE:** Rural Residential

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND
USE AND ZONING: North: Single family residential - A (Agricultural)
South: Single family residential - RA (Low Density Residential)
East: Single family residential - RA (Low Density Residential)
West: Single family residential, rural residential - A (Agricultural)

► **NUMBER OF LOTS:** 17

SURVEYOR/ENGINEER: Chuck E. Burgess Environmental & Civil Engineering Services

ACCESSIBILITY: Access is via Sevierville Pike, a minor collector with a pavement width which varies between 16.5 ft and 17.5 ft within a right-of-way which varies between 50 ft and 70 ft.

► **SUBDIVISION VARIANCES
REQUIRED:** VARIANCES
None.

**ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING
COMMISSION APPROVAL**
Reduce pavement width from 26 ft to 22 ft for a private road.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING
COMMISSION APPROVAL NOT REQUIRED)**
None.

STAFF RECOMMENDATION:

► Approve the Concept Plan subject to 7 conditions.

1. Connection 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. Before certification of 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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. 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.
7. Submitting a geotechnical report for review and approval by Knox County Engineering and Public Works during the design plan phase to determine if any areas shown as closed contour sinkholes on the concept plan are required to be shown on the final plat as a closed contour sinkhole with a 50 ft buffer as required by Section 3.06.B. If any building construction is proposed within the 50-ft buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability, and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50-ft buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50- ft buffer shall be designated on the final plat even if they are approved to be filled.

► Approve the Development Plan for up to 17 detached houses, as shown on the development plan, subject to 3 conditions.

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.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

COMMENTS:

The property is zoned PR (Planned Residential) with a density of up to 3 du/ac. The 17-lot development on approximately 5.96 acres yields a density of 2.85 du/ac. The street is private with a sidewalk running along the north side of the street.

There is a farm pond/depression shown on Green Space Lot 1. A geotechnical report will be required during permitting to determine whether it is a sinkhole. Additional buffers may be required and lots may be consolidated if it is determined to be a sinkhole.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

A. The property is zoned PR (Planned Residential) with a density of up to 3 du/ac. The density and condition have been met as stated above.

B. The PR zone allows attached homes as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property's place type is SR (Suburban Residential) on the Future Land Use Map. Single family homes are considered the primary use in the SR place type. Suburban Residential areas are appropriate for primarily single family residential development with lot sizes generally less than one acre.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The single family lots are similar to other single family lots in the area, which is consistent with Policy 2, to ensure that development is sensitive to the existing community character.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 198 (average daily vehicle trips)

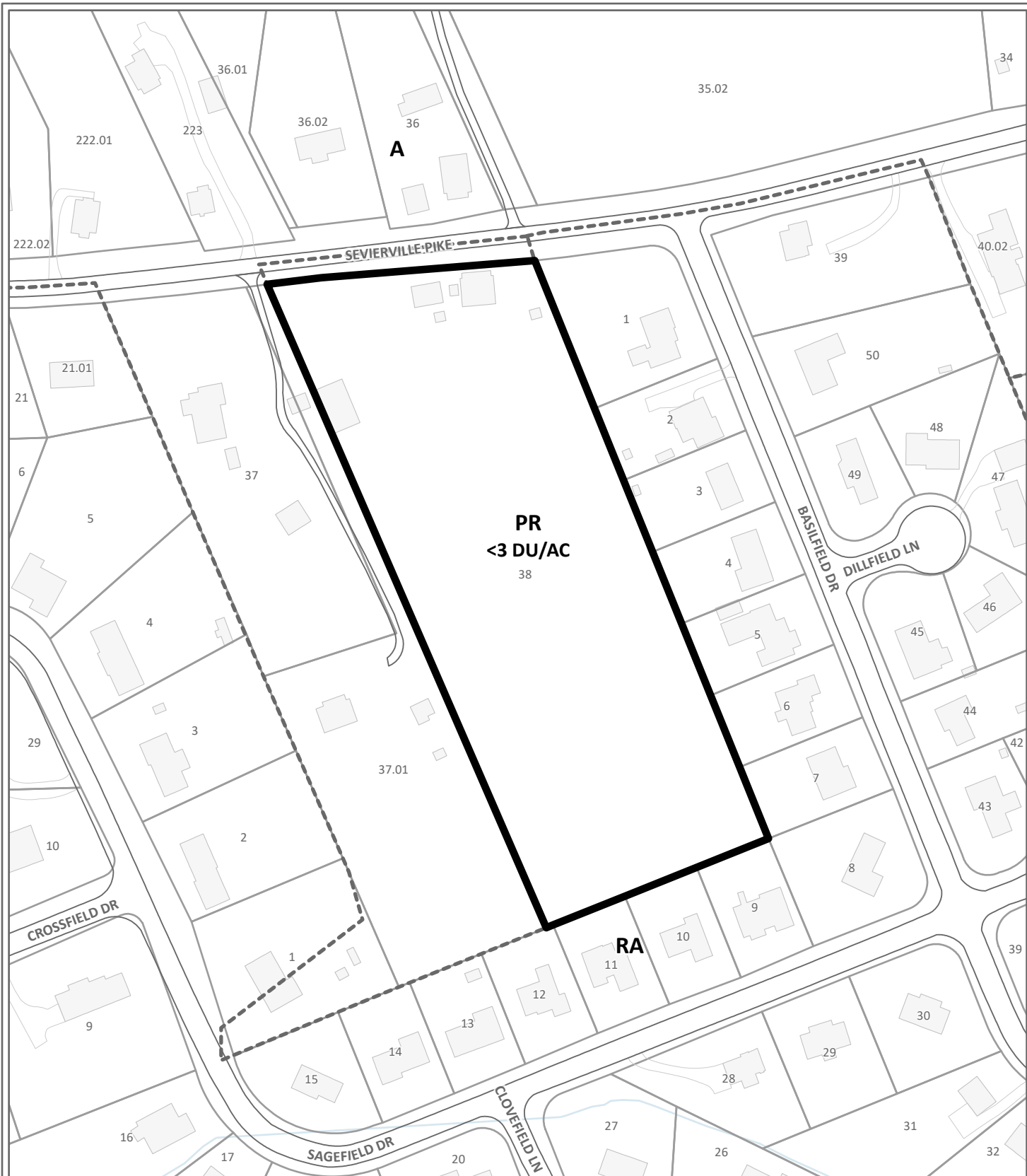
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: New Hopewell 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.



CONCEPT PLAN / DEVELOPMENT PLAN

8-SF-26-C / 8-G-26-DP



Detached residential subdivision in PR (Planned Residential) up to 3 du/ac

Original Print Date: 7/1/2026

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

Petitioner: Mate Kelly

Map No: 125

Jurisdiction: County

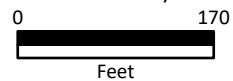


Exhibit A. Contextual Images



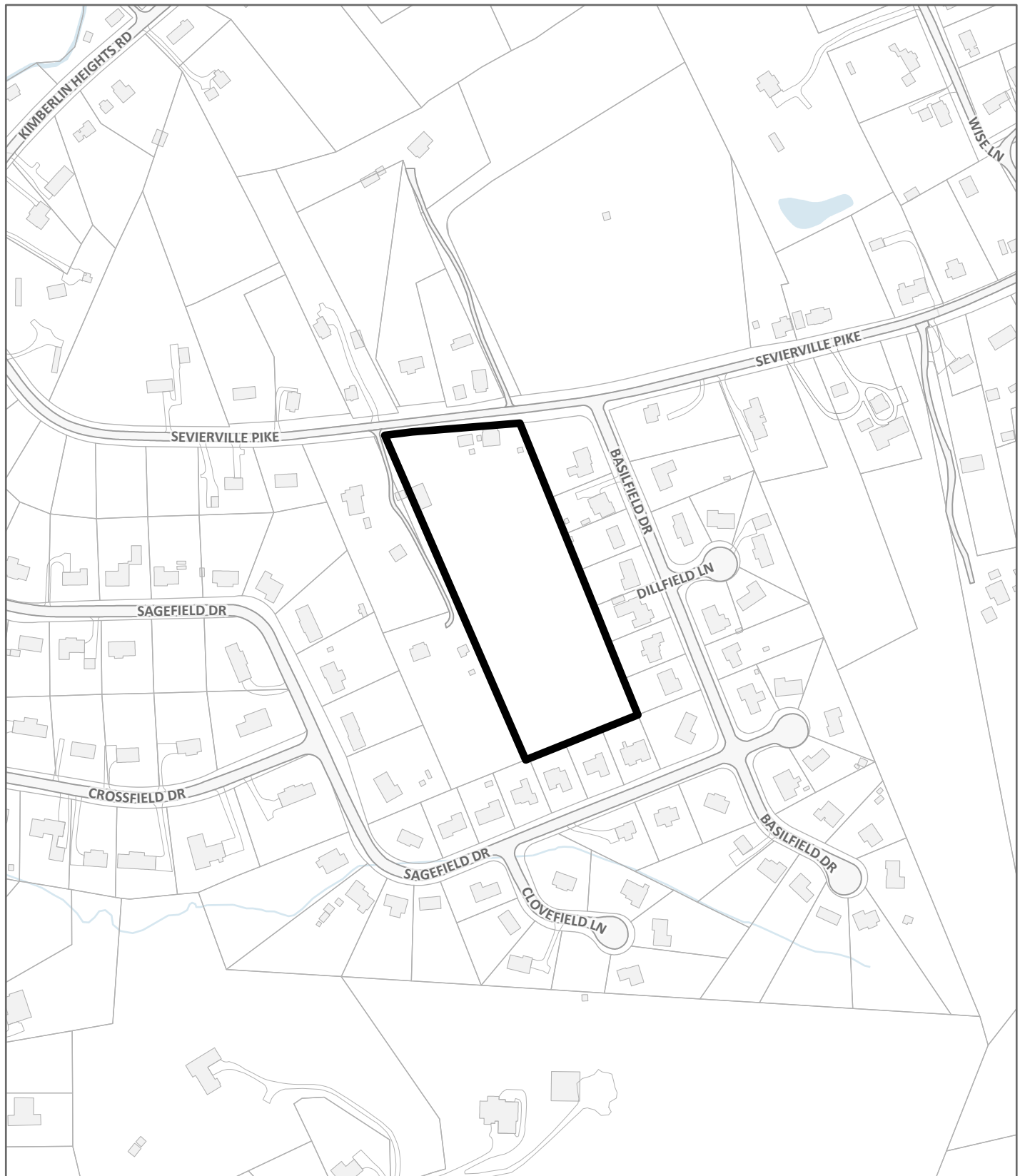
AERIAL MAP



Case boundary



Exhibit A. Contextual Images

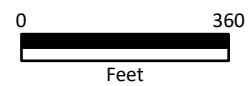


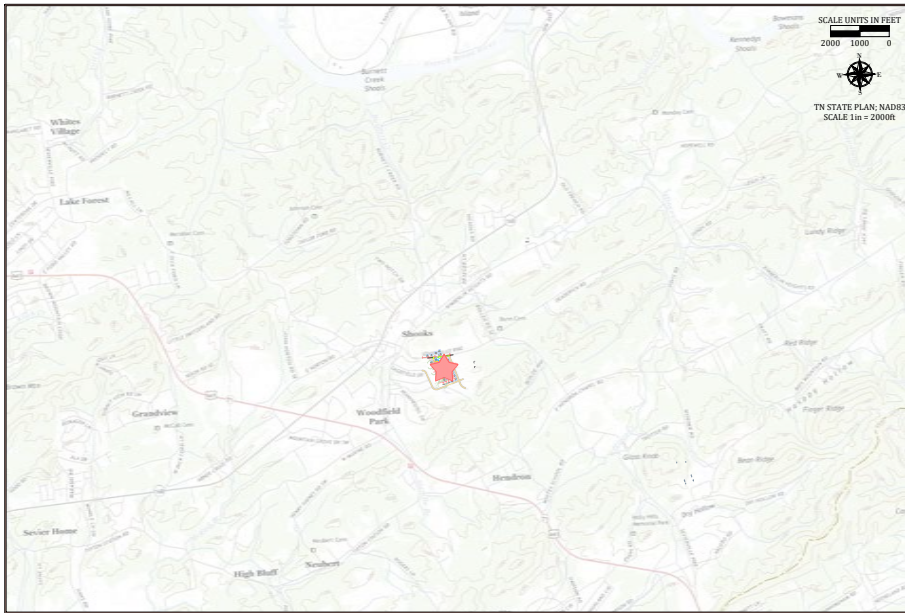
LOCATION MAP

8-G-26-DP / 8-SF-26-C



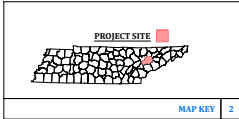
Case boundary





PROJECT LOCATION MAP:
USGS TOPOGRAPHIC QUADRANGLE, 7.5-MINUTE SERIES - SHOOKS GAP | TENNESSEE - KNOX COUNTY

PROJECT SITE
DEEDED ACREAGE - 5.064 ACRES
PROJECT AREA - 5.51 ACRES
DISTURBANCE AREA - 5.51 ACRES
LAT. N. 35.511077°
LONG. W. 81.829441°
COUNTY INQUIRY MAP 125
GROUP N/A, PARCEL 010.00
7705 SEVIERVILLE PIKE
KNOXVILLE, TENNESSEE



ENGINEERING & CONSTRUCTION PLANS

PRUITT FARMS SUBDIVISION
7705 SEVIERVILLE PIKE
KNOXVILLE, TENNESSEE

FOR: LEGENDS DEVELOPMENT PARTNERS
P.O. BOX 440
KNOXVILLE, TENNESSEE

ECE SERVICES PROJECT | 26693

INDEX OF DRAWING SHEETS

SHEET TITLE	SHEET No.
TITLE	G-001
GENERAL NOTES	G-002
EXISTING SITE PLAN	C-101
PROPOSED SITE PLAN	C-102
PROPOSED SITE GRADING PLAN	C-103
PROPOSED ACCESS ROAD PLAN/PROFILE	C-104
PROPOSED WATERLINE PLAN/PROFILE	C-105
PROPOSED SANITARY SEWER LINE PLAN/PROFILE	C-106
PROPOSED STORMWATER TREATMENT PLAN	C-107
SITE DETAILS	C-501
WATERLINE DETAILS	C-502
SANITARY SEWER DETAILS	C-503
STORMWATER TREATMENT DETAILS	C-504



EXISTING PROPERTY LINE EXISTING ADJOINING PROPERTY LINE EXISTING RIGHT OF WAY EXISTING SET BACK LINE EXISTING CONSTRUCTION EASEMENT EXISTING PERMANENT EASEMENT EXISTING FENCE EXISTING FIRE LINE EXISTING SURFACE CONTOUR EXISTING GIARD RAIL EXISTING STREAM EXISTING TOP OF BANK EXISTING STREAM RIPARIAN BUFFER EXISTING STORM WATER LINE EXISTING ELECTRIC OVERHEAD EXISTING ELECTRIC UNDER GROUND EXISTING WATER LINE EXISTING SANITARY SEWER LINE EXISTING LOW PRESSURE SANITARY SEWER LINE EXISTING NATURAL GAS LINE EXISTING FLOW ARROW EXISTING TELEPHONE OVERHEAD EXISTING TELEPHONE UNDER GROUND EXISTING CONTROL POINT EXISTING SITE BENCH MARK EXISTING BORE HOLE EXISTING PROPERTY IRON PIN FOUND EXISTING PROPERTY CORNER EXISTING GRAVE MARKER EXISTING MAILBOX EXISTING CATCH BASIN EXISTING WINGED HEAD WALL EXISTING ELECTRIC METER EXISTING UTILITY POLE EXISTING LIGHT POLE EXISTING GUY WIRE EXISTING GUY POLE EXISTING NATURAL GAS VALVE EXISTING WATER METER EXISTING WATER VALVE EXISTING FIRE HYDRANT EXISTING WATER PRESSURE REDUCING VALVE EXISTING SANITARY SEWER MANHOLE EXISTING SANITARY SEWER CLEAN OUT EXISTING GREASE TRAP EXISTING LOW PRESSURE SANITARY SEWER VALVE EXISTING BUILDING CONCRETE EXISTING PAVEMENT LIGHT DUTY EXISTING PAVEMENT HEAVY DUTY EXISTING PAVEMENT CONCRETE EXISTING ROAD GRAVEL PROPOSED PROPERTY LINE PROPOSED RIGHT OF WAY PROPOSED LIMIT OF PROJECT PROPOSED SET BACK LINE PROPOSED CONSTRUCTION EASEMENT PROPOSED PERMANENT EASEMENT PROPOSED FENCE LINE PROPOSED WATER FIRE LINE PROPOSED TREE LINE PROPOSED GIARD RAIL PROPOSED SURFACE CONTOUR PROPOSED STORM SEWER LINE PROPOSED ELECTRIC OVERHEAD PROPOSED WATER LINE PROPOSED SANITARY SEWER LINE PROPOSED LOW PRESSURE SANITARY SEWER LINE PROPOSED SANITARY EFFLUENT LINE PROPOSED FUTURE SANITARY EFFLUENT LINE PROPOSED NATURAL GAS LINE PROPOSED FLOW ARROW PROPOSED TELEPHONE OVERHEAD PROPOSED TELEPHONE UNDER GROUND PROPOSED PAVEMENT CONCRETE PROPOSED ROAD GRAVEL PROPOSED CATCH BASIN PROPOSED WINGED HEAD WALL PROPOSED ELECTRIC METER PROPOSED UTILITY POLE PROPOSED LIGHT POLE PROPOSED CITY WIRE PROPOSED CITY POLE PROPOSED NATURAL GAS METER PROPOSED NATURAL GAS VALVE PROPOSED WATER METER PROPOSED FIRE HYDRANT ASSEMBLY PROPOSED WATER PRESSURE REDUCER VALVE PROPOSED SANITARY SEWER MANHOLE PROPOSED SANITARY SEWER CLEAN OUT PROPOSED GREASE TRAP PROPOSED SANITARY SEWER VALVE PROPOSED BUILDING CONCRETE PROPOSED PAVEMENT LIGHT DUTY PROPOSED PAVEMENT HEAVY DUTY PROPOSED PAVEMENT CONCRETE PROPOSED ROAD GRAVEL PROPOSED CATCH BASIN PROPOSED WINGED HEAD WALL PROPOSED ELECTRIC METER PROPOSED UTILITY POLE PROPOSED LIGHT POLE	WATER SYSTEM: KNOXVILLE UTILITIES BOARD 445 SOUTH GAY STREET KNOXVILLE, TN 37902 865.524.2911 SANITARY SEWER SYSTEM: KNOXVILLE UTILITIES BOARD 445 SOUTH GAY STREET KNOXVILLE, TN 37902 865.524.2911 NATURAL GAS SYSTEM: KNOXVILLE UTILITIES BOARD 445 SOUTH GAY STREET KNOXVILLE, TN 37902 865.524.2911 ELECTRIC SYSTEM: KNOXVILLE UTILITIES BOARD 445 SOUTH GAY STREET KNOXVILLE, TN 37902 865.524.2911 TELEPHONE / COMMUNICATIONS SYSTEM: STREET 4400 CHAPMAN HIGHWAY KNOXVILLE, TN 37902 865.524.6499 CABLE TV (CATV) SYSTEM: KNOXVILLE UTILITIES BOARD 445 SOUTH GAY STREET KNOXVILLE, TN 37902 865.524.2911
---	--

SCOPE

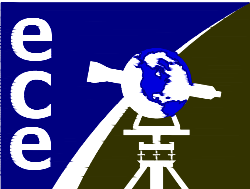
SUBDIVISION OF A PARCEL INTO MULTIPLE LOTS. WORK TO INCLUDE SITE GRADING FOR ACCESS ROAD, UTILITY INSTALLATION AND BUILDING SITE.

ENVIRONMENTAL & CIVIL ENGINEERING SERVICES

CROSSVILLE | MOUNT JULIET
702 Old Jamestown Hwy
Crossville, TN 38555

Crossville | 931.484.9321
Mount Juliet | 615.863.3237

www.ece-engineering.com



KNOX COUNTY PLANNING
8-SG-26-C/8-F-26-DP

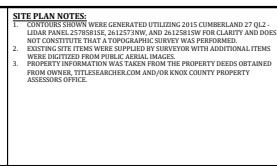


SHEET REFERENCE
NUMBER:

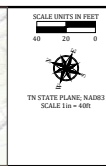
G-001

SHEET 1 OF 13

ENGINEERING ♦ GEOTECHNICAL ♦ ENVIRONMENTAL



8	GREGORY A & CHRISTINE L GASS	125	B	007.00	20021203	0040974
9	ROBERT B & CLARET L PARKIN	125	B	008.00	2125	525
10	KONIGSLEY S MARJORIE	125	B	009.00	20090927	68445
11	ALFRED D & DONNA L LONG	125	B	010.00	2127	799
12	BILLY C ROSE JR & JAMIE A	125	B	011.00	20060418	06515
13	LANA F & JAMES P MICHAEL	125	B	012.00	2213	270
14	LINDA D MONSON L E & SARA E GIBSON & JONATHAN A BURT	125	B	037.00	2023103	18394
15	JONATHAN A BURT	125	B	037.00	2023022	72734



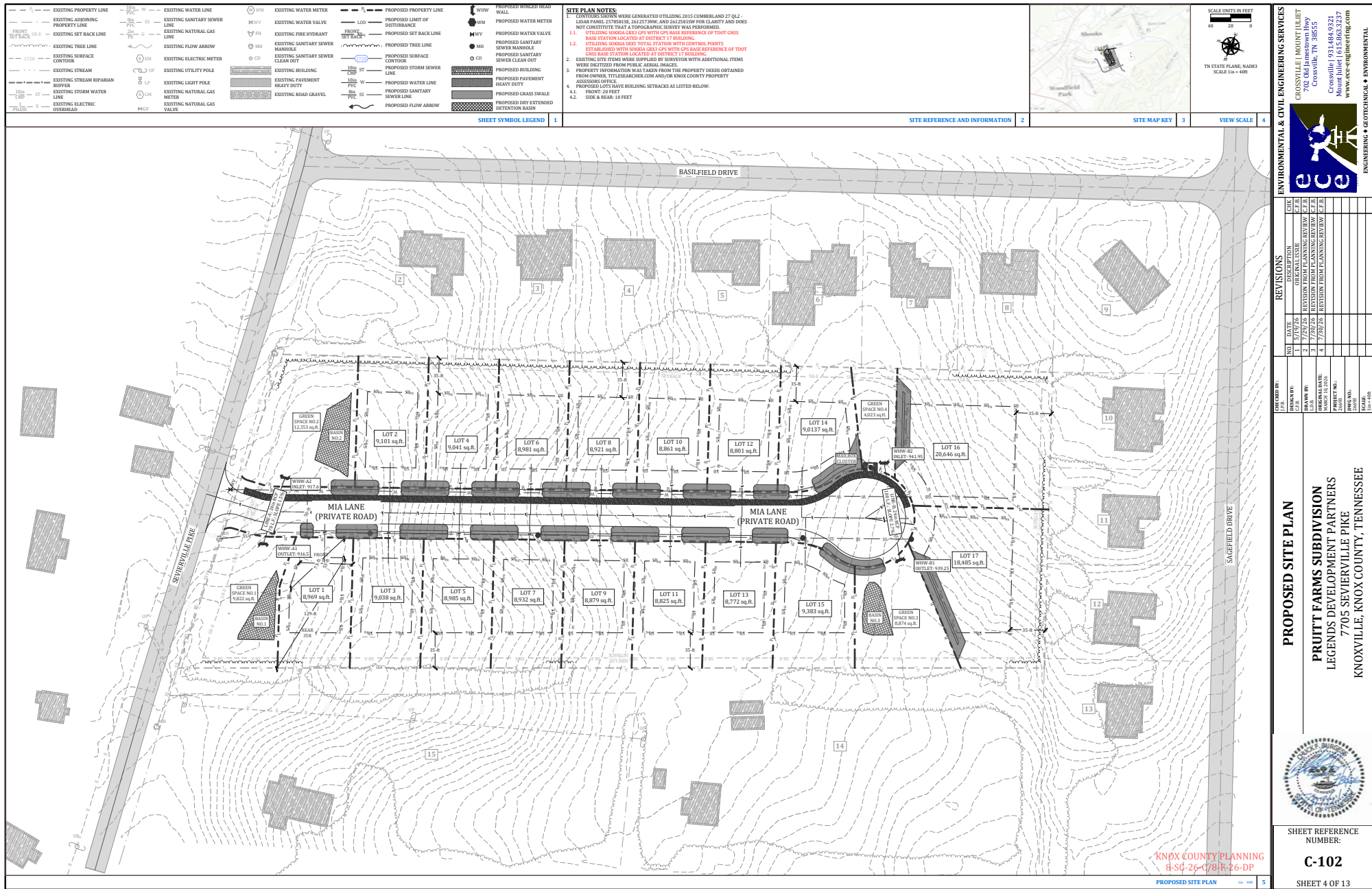
CHECKED BY:		REVISIONS		E	
J/P/B		NO.	DATE	DISCUSSION	CHK
DESIGNED BY:		1	2/27/76	ORIGINAL ISSUE	C.F.R.
CHECKED BY:		2	3/2/76	REVISION FROM PLANNING REVIEW	C.F.R.
DATE:		3	7/30/76	REVISION FROM PLANNING REVIEW	C.F.R.
REVISION NO.:		4	7/30/76	REVISION FROM PLANNING REVIEW	C.F.R.
ORIGINAL DATE:	MARCH 10, 2000				
PROJECT NO.:	26600				
DWG NO.:	26600				
DATE:	10-1-76				

EXISTING PLAN/PROFILE

PRUITT FARMS SUBDIVISION
LEGENDS DEVELOPMENT PARTNERS
7705 SEVIERVILLE PIKE
KNOXVILLE, KNOX COUNTY, TENNESSEE



SHEET REFERENCE
NUMBER:
C-101
SHEET 3 OF 13



ENVIRONMENTAL & CIVIL ENGINEERING SERVICES

CROSSVILLE / MOUNT JULET
700 Old Jamestown Hwy
Crosstree, TN 38505
Crosstree 931.444.9321
Mount Juliet 615.583.2227
www.ece-engineering.com

PROPOSED SITE PLAN

PRUITT FARMS SUBDIVISION
LEGENDS DEVELOPMENT PARTNERS
7705 SEVIERVILLE PIKE
KNOXVILLE, KNOX COUNTY, TENNESSEE

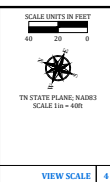
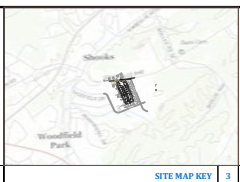
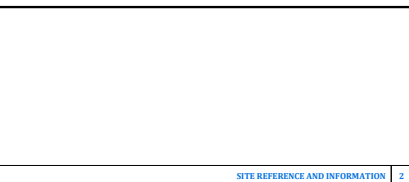
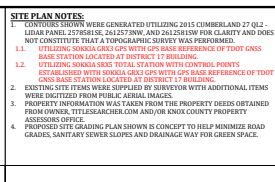
REVISIONS

NO.	DATE	DESCRIPTION
1	5/17/26	ORIGINAL ISSUE
2	5/17/26	REVISION FROM PLANNING REVIEW
3	7/20/26	REVISION FROM PLANNING REVIEW
4	7/20/26	REVISION FROM PLANNING REVIEW

SHEET REFERENCE NUMBER:

C-102

SHEET 4 OF 13



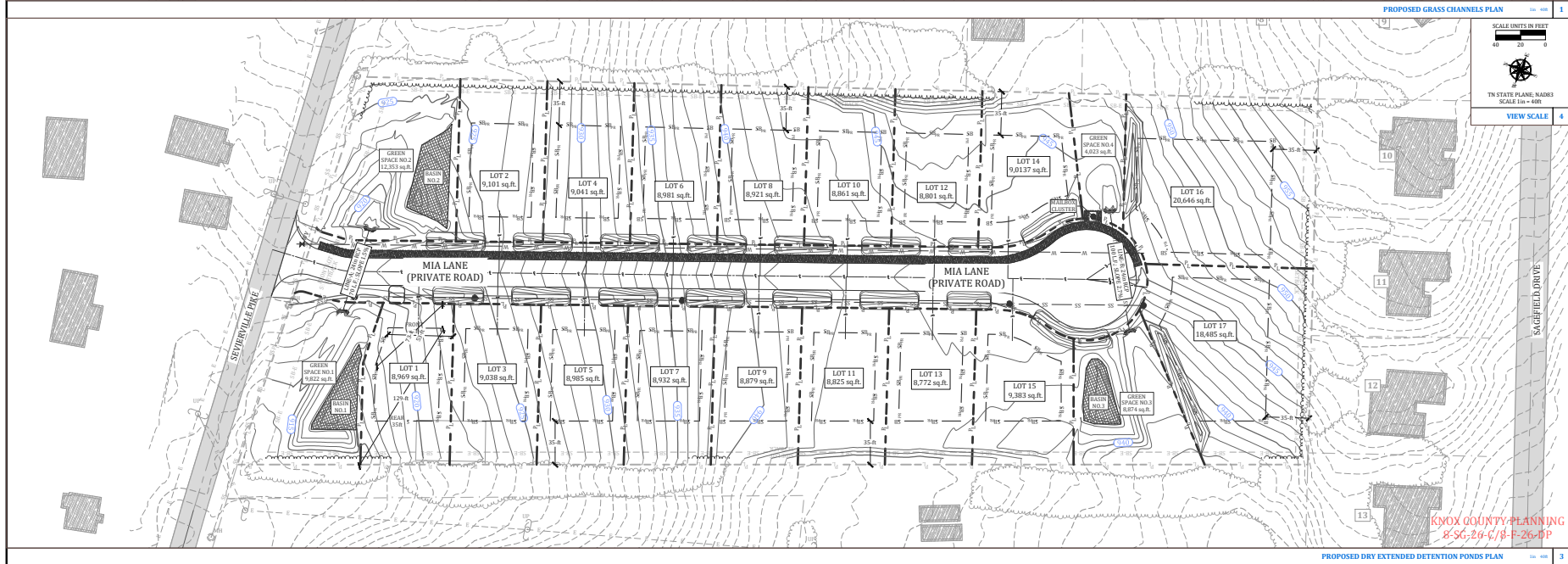
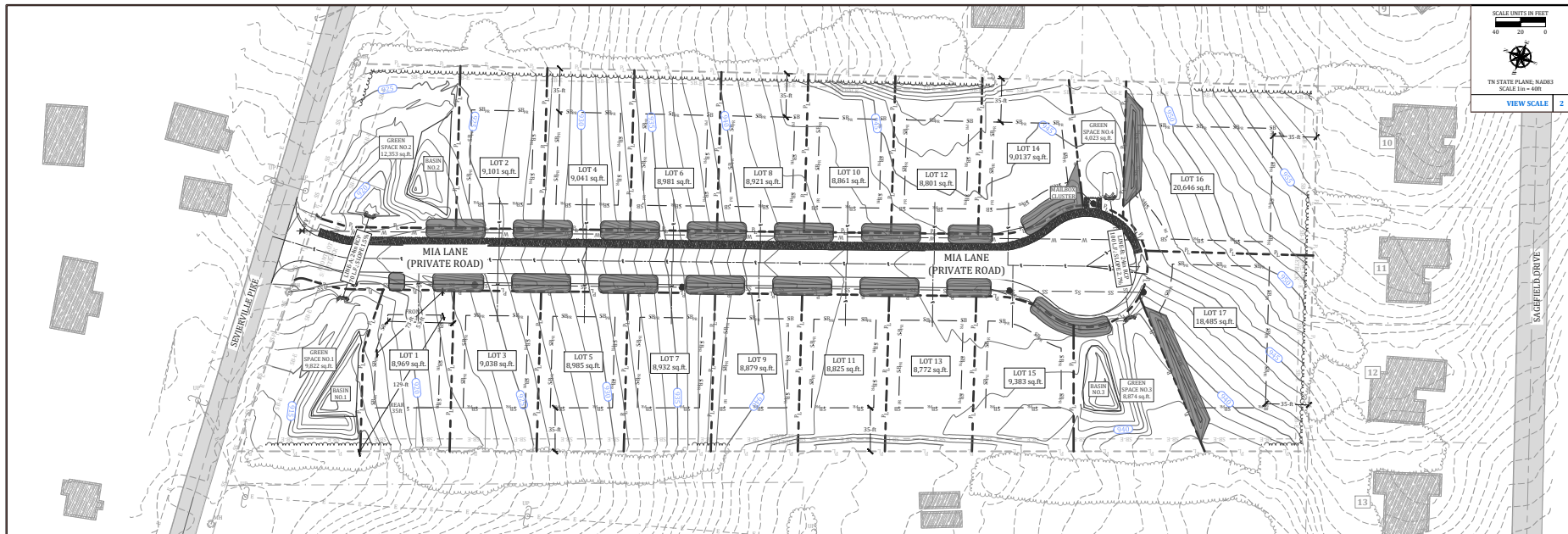
REVISIONS		CHK
NO.	DATE	
1	5/19/26	CE, R
2	7/29/26	CE, R
3	7/30/26	CE, R
4	7/30/26	CE, R
PROJECT NO.		
DRAWING NO.		
SHEET NO.		
1 of 4		

PROPOSED SITE GRADING PLAN

PRUITT FARMS SUBDIVISION
LEGENDS DEVELOPMENT PARTNERS
7705 SEVIERVILLE PIKE
KNOXVILLE, KNOX COUNTY, TENNESSEE



SHEET REFERENCE
NUMBER:
C-103
SHEET 5 OF 13



ENVIRONMENTAL & CIVIL ENGINEERING SERVICES

CROSSVILLE | MOUNT JULET
707 Old Jamestown Hwy
Crossville, TN 38625
Crossville (931)484-9321
Mount Julett (615)883-2227
www.ece-engineering.com

ENGINEERING • GEOTECHNICAL • ENVIRONMENTAL

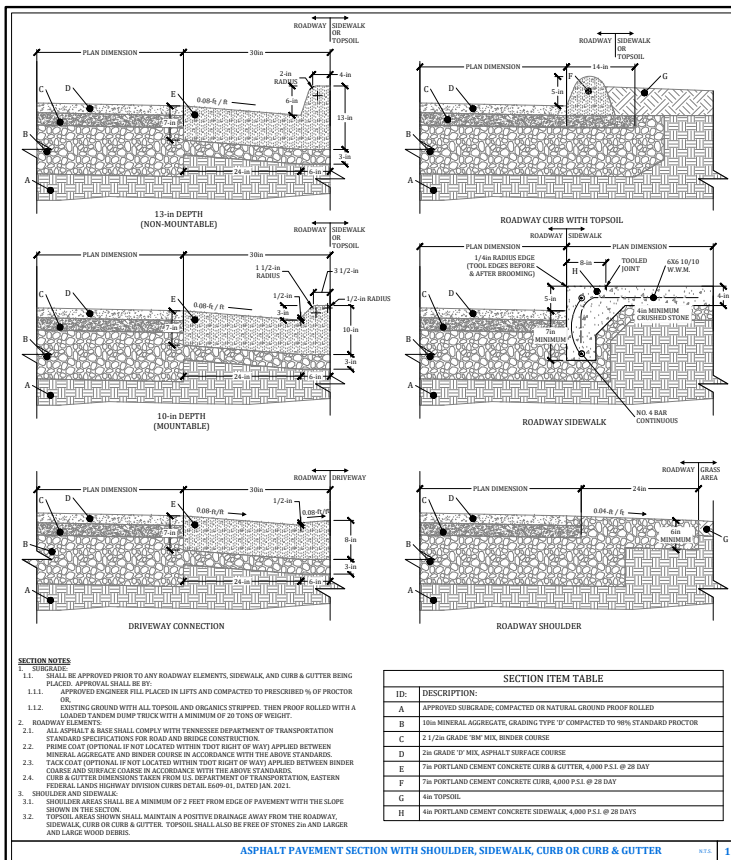
REVISIONS		DATE	DESCRIPTION
1	5/17/26	ORIGINAL ISSUE	
2	7/20/26	REVISION FROM PLANNING REVIEW	
3	7/20/26	REVISION FROM PLANNING REVIEW	
4	7/20/26	REVISION FROM PLANNING REVIEW	

PROPOSED STORMWATER TREATMENT PLAN

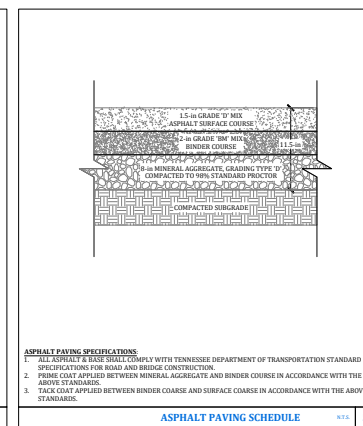
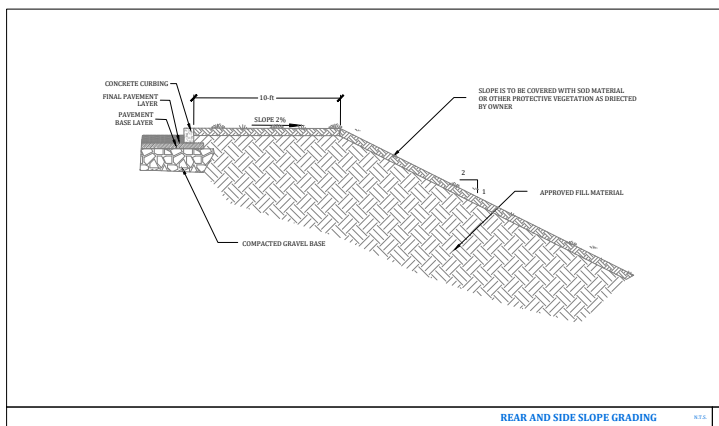
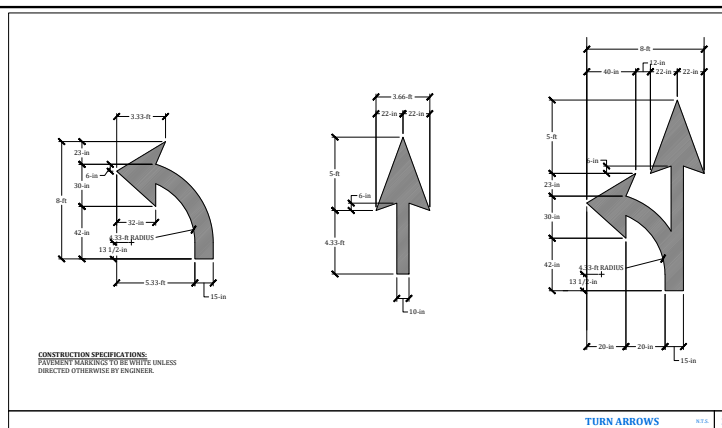
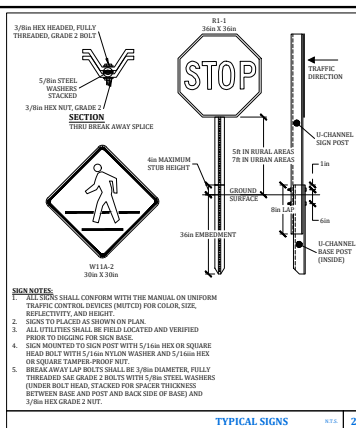
PRUITT FARMS SUBDIVISION
LEGENDS DEVELOPMENT PARTNERS
7705 SEVIERVILLE PIKE
KNOXVILLE, KNOX COUNTY, TENNESSEE

SHEET REFERENCE NUMBER:
C-107

SHEET 9 OF 13



ASPHALT PAVEMENT SECTION WITH SHOULDER, SIDEWALK, CURB OR CURB & GUTTER



ENVIRONMENTAL & CIVIL ENGINEERING SERVICES

CROSSVILLE | MOUNT JULIET
700 Old Jamestown Hwy
Crossville, TN 38625
CROSSVILLE | 931.484.9321
Mount Juliet | 615.883.3227
www.ece-engineering.com

ENGINEERING • GEOTECHNICAL • ENVIRONMENTAL

REVISIONS

NO.	DATE	DESCRIPTION
1	5/17/26	ORIGINAL ISSUE
2	7/20/26	REVISION FROM PLANNING REVIEW
3	7/20/26	REVISION FROM PLANNING REVIEW
4	7/20/26	REVISION FROM PLANNING REVIEW

PREPARED BY: HASKIN, C.F.
DESIGNED BY: HASKIN, C.F.
CHECKED BY: HASKIN, C.F.
DATE: 5/17/26
PROJECT NO.: 26001
SCALE: AS SHOWN

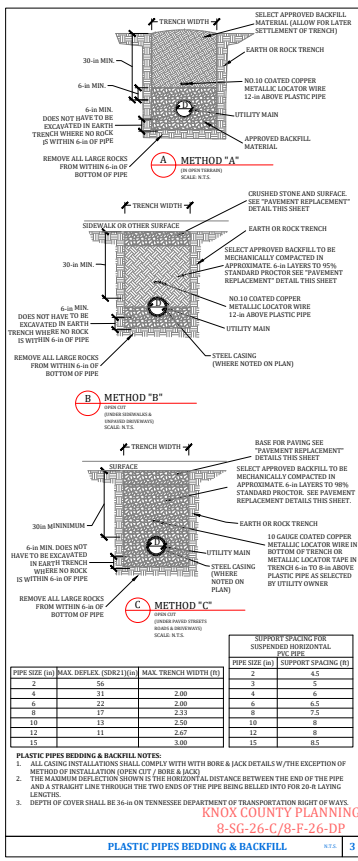
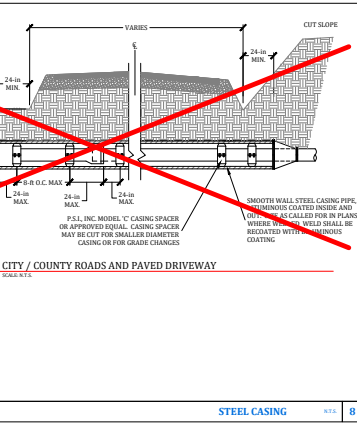
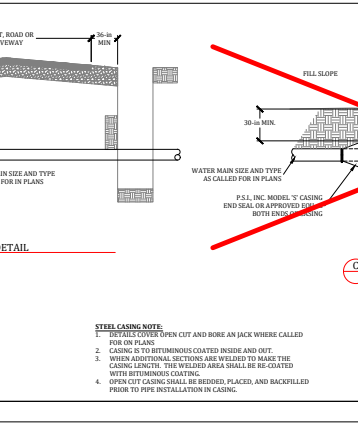
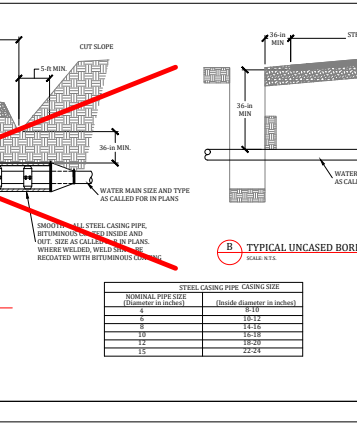
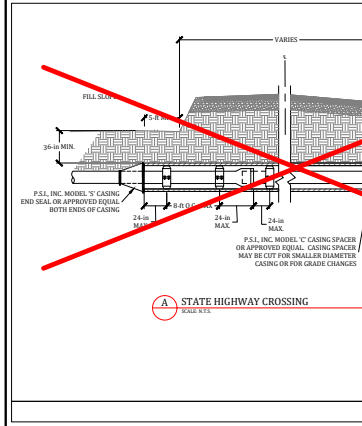
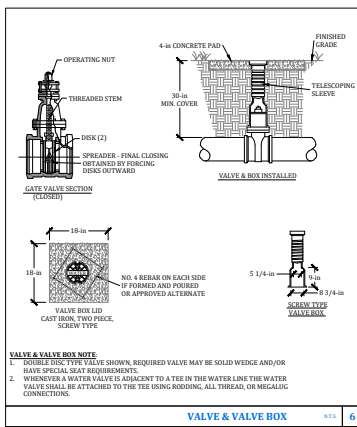
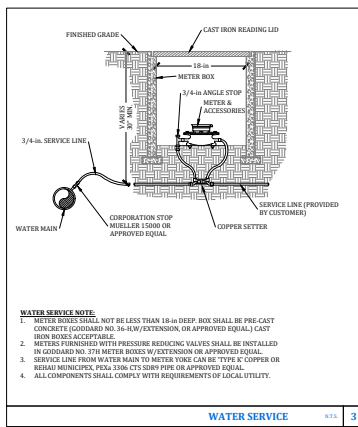
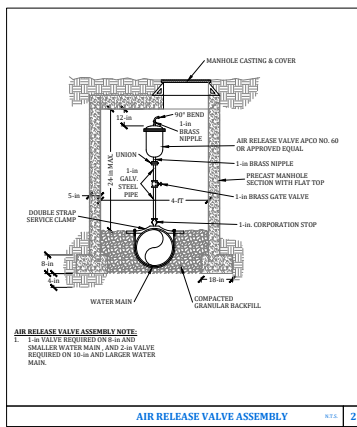
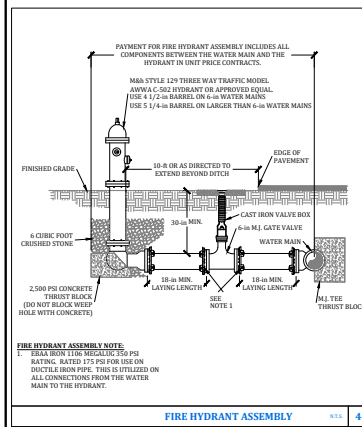
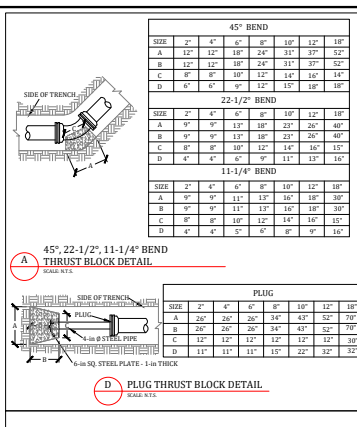
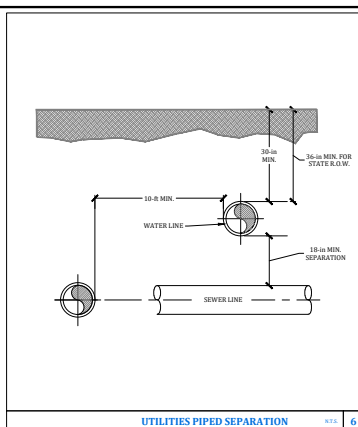
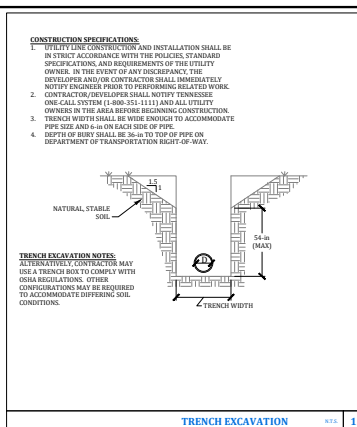
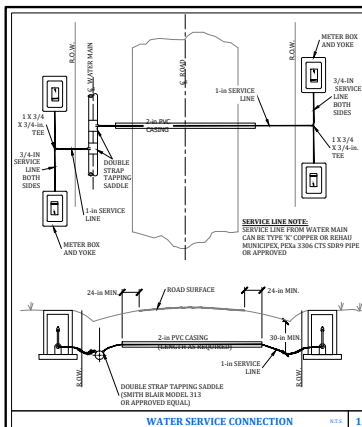
SITE DETAILS

PRUITT FARMS SUBDIVISION
LEGENDS DEVELOPMENT PARTNERS
7705 SEVIERVILLE PIKE
KNOXVILLE, KNOX COUNTY, TENNESSEE

SHEET REFERENCE NUMBER:

C-501

SHEET 10 OF 13



ENVIRONMENTAL & CIVIL ENGINEERING SERVICES

CRUSSLVILLE MOUNT (JULIET)
700 Old Jamestown Hwy
Covington, TN 38015
CruSSLville (931) 464-9321
Mount Juliet (615) 583-2227
www.cce-engineering.com

ENGINEERING • GEOTECHNICAL • ENVIRONMENTAL

REVISIONS		DATE	DESCRIPTION
1	5/17/26	1	ORIGINAL ISSUE
2	7/20/26	2	REVISION FOR PLANNING REVIEW
3	7/20/26	3	REVISION FOR PLANNING REVIEW
4	7/20/26	4	REVISION FOR PLANNING REVIEW
5	7/20/26	5	REVISION FOR PLANNING REVIEW
6	7/20/26	6	REVISION FOR PLANNING REVIEW
7	7/20/26	7	REVISION FOR PLANNING REVIEW
8	7/20/26	8	REVISION FOR PLANNING REVIEW
9	7/20/26	9	REVISION FOR PLANNING REVIEW
10	7/20/26	10	REVISION FOR PLANNING REVIEW
11	7/20/26	11	REVISION FOR PLANNING REVIEW
12	7/20/26	12	REVISION FOR PLANNING REVIEW
13	7/20/26	13	REVISION FOR PLANNING REVIEW
14	7/20/26	14	REVISION FOR PLANNING REVIEW
15	7/20/26	15	REVISION FOR PLANNING REVIEW

WATERLINE DETAILS

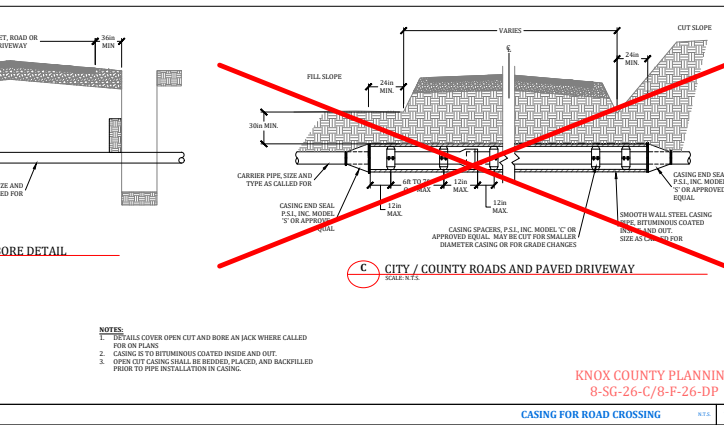
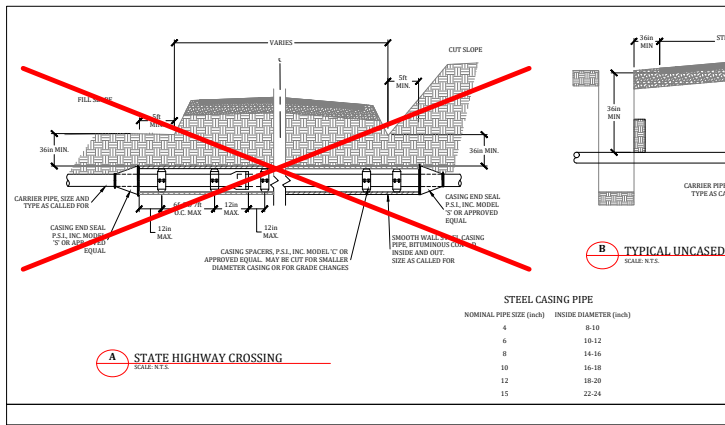
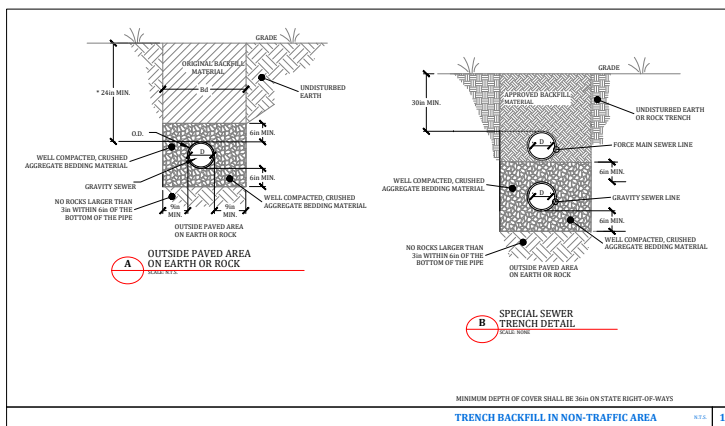
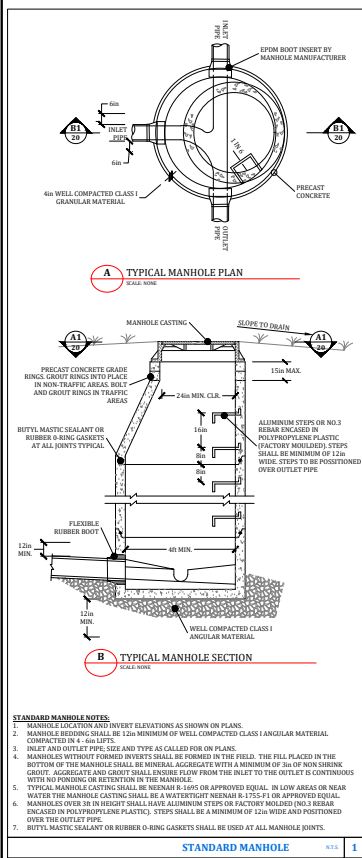
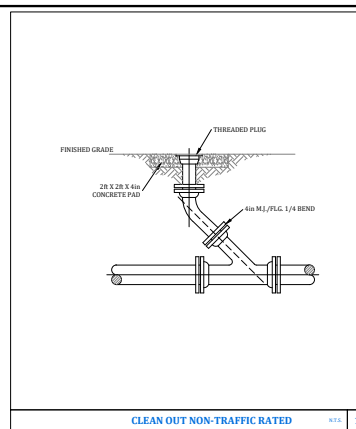
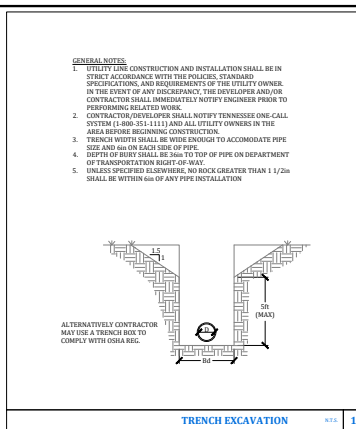
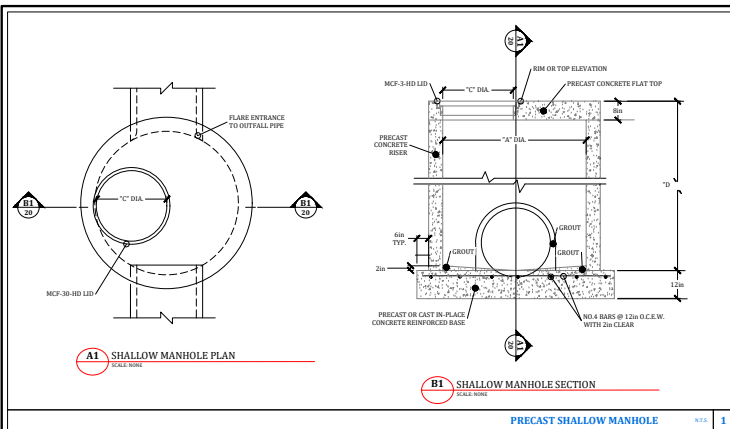
PRUITT FARMS SUBDIVISION
LEGENDS DEVELOPMENT PARTNERS
7705 SEVIERVILLE PIKE
KNOX COUNTY, TENNESSEE

SHEET REFERENCE NUMBER:

C-502

SHEET 11 OF 13

KNOX COUNTY PLANNING
8-SG-26-C/-P-26-PD



ENVIRONMENTAL & CIVIL ENGINEERING SERVICES

CROSSVILLE / MOUNTAIN VIEW
700 Old Jamestown Hwy
Crossville, TN 38625
Crossville (931) 464-9321
Mount Laurel (615) 883-2227
www.ece-engineering.com

ENGINEERING • GEOTECHNICAL • ENVIRONMENTAL

REVISIONS

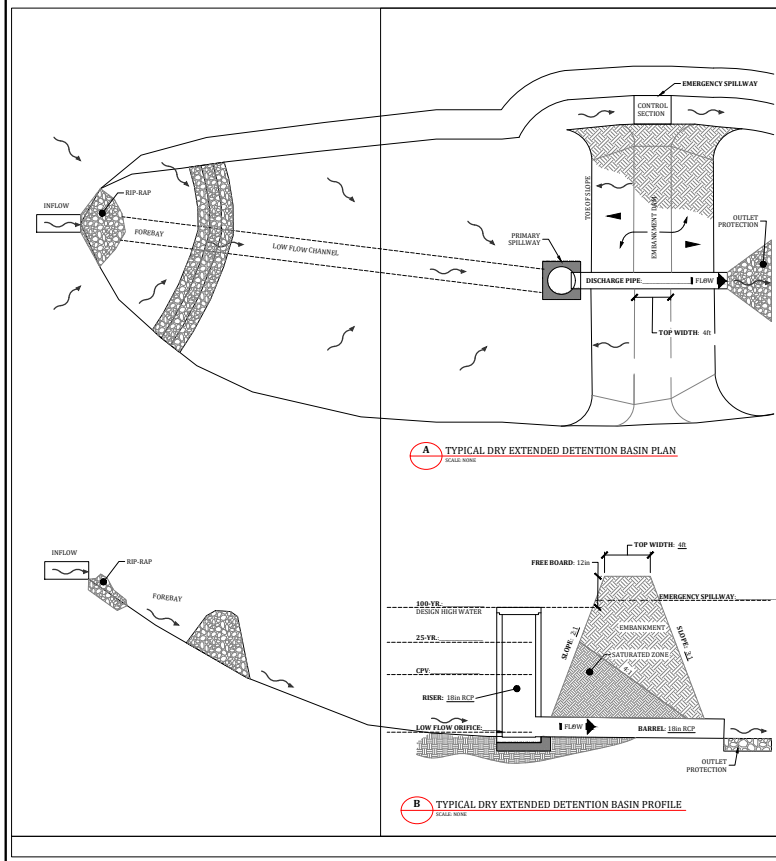
NO.	DATE	DESCRIPTION	CHK.	APP.
1	5/17/26	ORIGINAL ISSUE	C.F.R.	
2	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
3	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
4	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
5	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
6	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
7	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
8	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
9	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
10	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
11	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
12	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
13	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
14	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
15	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
16	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
17	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
18	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
19	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
20	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
21	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
22	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
23	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
24	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
25	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
26	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
27	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
28	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
29	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
30	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
31	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
32	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
33	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
34	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
35	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
36	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
37	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
38	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
39	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
40	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
41	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
42	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
43	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
44	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
45	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
46	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
47	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
48	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
49	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
50	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
51	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
52	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
53	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
54	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
55	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
56	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
57	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
58	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
59	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
60	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
61	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
62	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
63	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
64	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
65	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
66	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
67	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
68	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
69	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
70	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
71	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
72	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
73	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
74	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
75	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
76	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
77	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
78	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
79	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
80	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
81	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
82	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
83	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
84	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
85	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
86	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
87	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
88	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
89	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
90	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
91	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
92	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
93	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
94	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
95	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
96	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
97	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
98	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
99	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	
100	7/20/26	REVISION FROM PLANNING REVIEW	C.F.R.	

SANITARY SEWER DETAILS

PRUITT FARMS SUBDIVISION
LEGENDS DEVELOPMENT PARTNERS
7705 SEVIERVILLE PIKE
KNOXVILLE, KNOX COUNTY, TENNESSEE

SHEET REFERENCE NUMBER:
C-503

SHEET 12 OF 13



DRY EXTENDED DETENTION BASINS											
BASIN ID:	TOP OF EMBANKMENT (MSL)	EMERGENCY SPILLWAY (MSL)	100 YEAR LEVEL (MXL)	100 YEAR ORIFICE	25 YEAR LEVEL (MSL)	25 YEAR ORIFICE	C _P LEVEL (MSL)	C _P ORIFICE	LOW FLOW (MSL)	LOW FLOW ORIFICE	DISCHARGE (MSL)
ED BASIN NO. 1	918.3	917.3	917.1	OVER TOP RISER	916.0	2in DIAMETER HOLES; (5) COLUMNS; (3) ROWS WITH 4in VERTICAL SPACING	914.5	1.5in DIAMETER HOLES; (4) COLUMNS; (2) ROWS WITH 4in VERTICAL SPACING	913.5	1in DIAMETER HOLES; (1) ROW OF 4 EQUALLY SPACED AROUND RISER	913.3
ED BASIN NO. 2	924.0	923.0	922.9	OVER TOP RISER	922.0	2in DIAMETER HOLES; (5) COLUMNS; (3) ROWS WITH 4in VERTICAL SPACING	921.0	1.5in DIAMETER HOLES; (4) COLUMNS; (2) ROWS WITH 4in VERTICAL SPACING	920.0	1in DIAMETER HOLES; (1) ROW OF 4 EQUALLY SPACED AROUND RISER	919.8
ED BASIN NO. 3	943.0	942.0	941.8	OVER TOP RISER	940.0	2in DIAMETER HOLES; (5) COLUMNS; (3) ROWS WITH 4in VERTICAL SPACING	939.0	1.5in DIAMETER HOLES; (4) COLUMNS; (2) ROWS WITH 4in VERTICAL SPACING	938.2	1in DIAMETER HOLES; (1) ROW OF 4 EQUALLY SPACED AROUND RISER	938.0

DRY EXTENDED DETENTION BASIN NOTES

- [illegible]

DRY EXTENDED DETENTION BASIN

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.

8/1/26

6-23-2026

Date to be Posted

8/14/26

8-13-2026

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

Applicant Signature

MATE KELLY

Applicant Name

6-23-2026

Date