

RED BANK ROAD
DRAFT - MASTER PLANNED DEVELOPMENT
SEVIERVILLE, TENNESSEE
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ACKNOWLEDGEMENTS:

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A photograph of a family walking on a paved sidewalk. In the foreground, a young boy with dark skin and curly hair is riding a silver scooter, wearing a light blue polo shirt, dark jeans, and a green helmet. Behind him, a woman with long dark hair is pushing a stroller with a baby inside; she is wearing a red and white striped shirt. To her right, a man in a blue polo shirt and jeans is walking. They are all smiling and appear to be in a suburban neighborhood with green lawns and trees in the background.

CHAPTER 1: PROJECT VISION

The vision for this Master Planned Development is to create a vibrant and inclusive neighborhood that fosters a connection and belonging. The community will blend modern living with nature, seamlessly integrating residential, recreational, and commercial spaces to create an environment that supports diverse lifestyles and encourages interaction among residents.

The Master Planned Community will offer a balanced mix of housing type to cater to various homeowners, from single-family home to modern townhomes and apartments. The community's vision includes spaces for young professionals, families and retirees. Active and passive open spaces and trails are woven throughout the residential areas and filter paths down the residential boulevard leading residents to a wide range of commercial options.

The vision is focused on creating a walkable community with access to retail, dining and recreational spaces. By integrating commercial spaces with residential areas we aim to reduce the dependence on cars, promoting a lifestyle that is convenient.



CHAPTER 2: PROJECT OVERVIEW

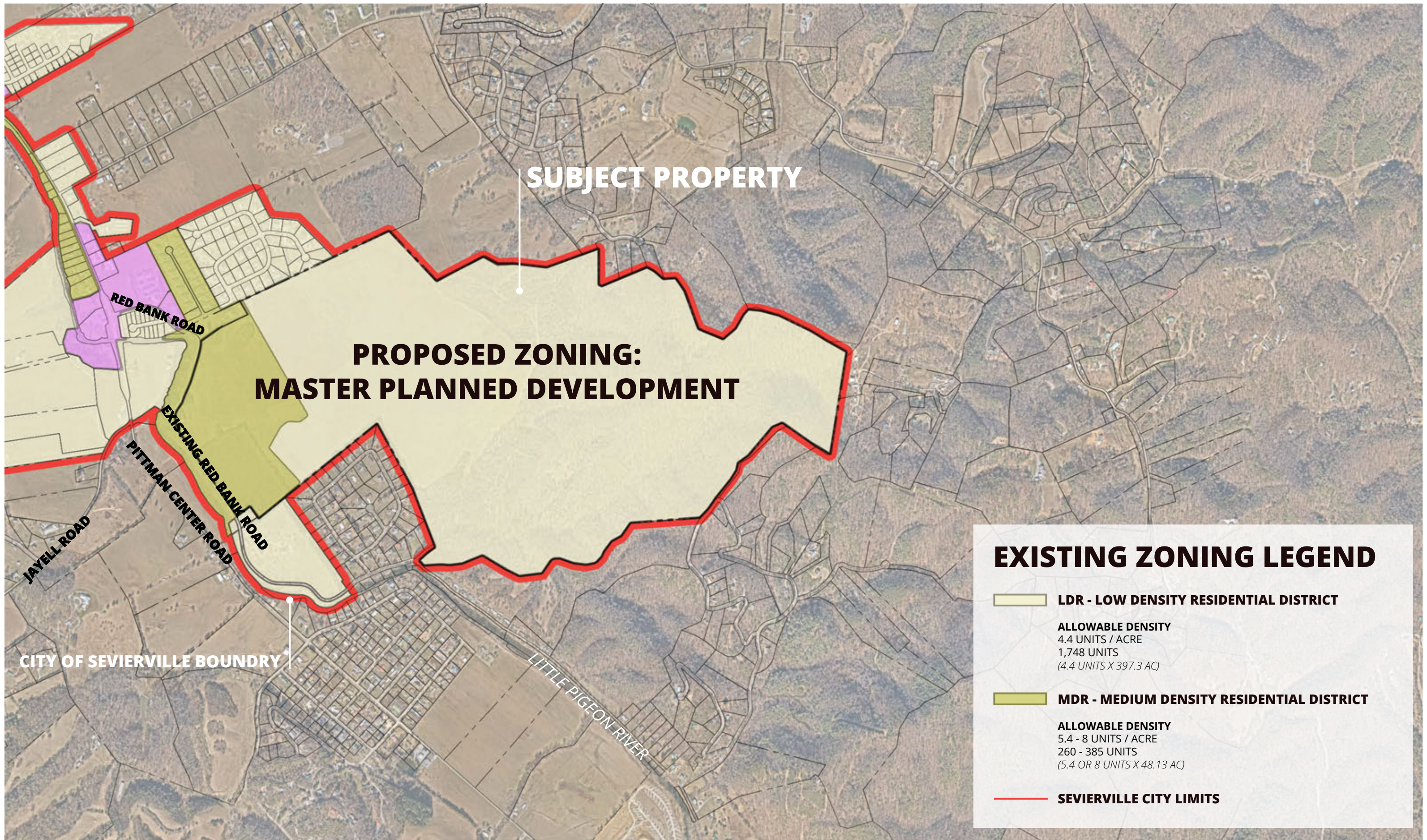
2.1 SITE CONTEXT

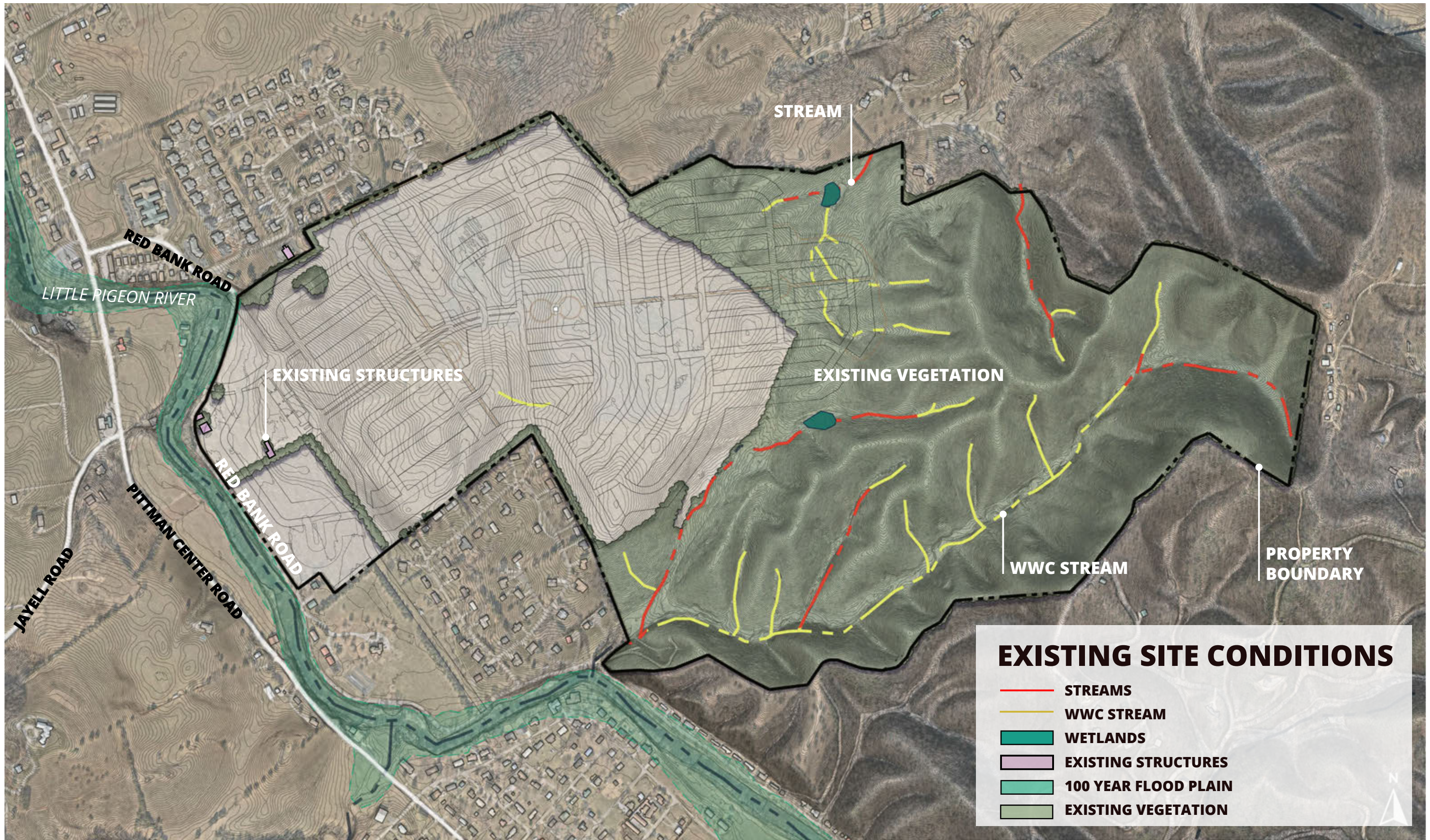
2.2 EXISTING ZONING

2.3 EXISTING SITE CONDITIONS

2.4 EXISTING UTILITIES











CHAPTER 3: MASTER PLAN CONCEPT + DESIGN ELEMENTS

3.1 MASTER PLAN

3.2 CHARACTER AREAS

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3.8 STREET + TRAIL SECTIONS

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1. TOWN CENTER

The town center is a vibrant hub with retail, cafés, and offices, designed for walkability and community connection. A landscaped roundabout anchors the streetscape, enhancing traffic flow and visual appeal. Wide sidewalks, shaded seating, and decorative lighting create an inviting atmosphere, making it a destination for residents and visitors alike.

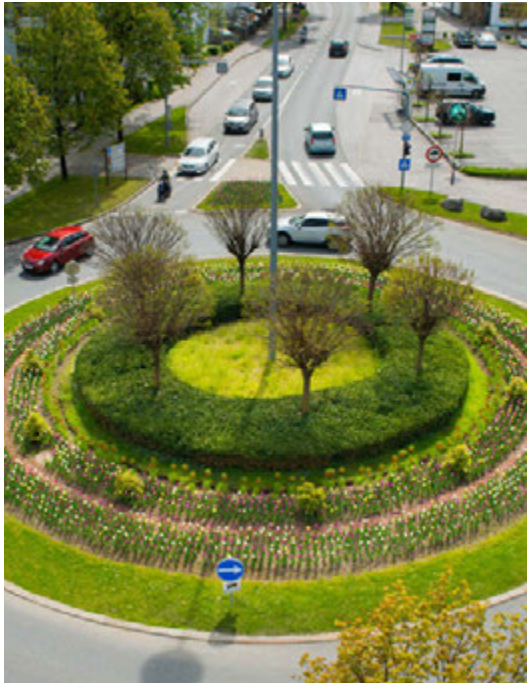
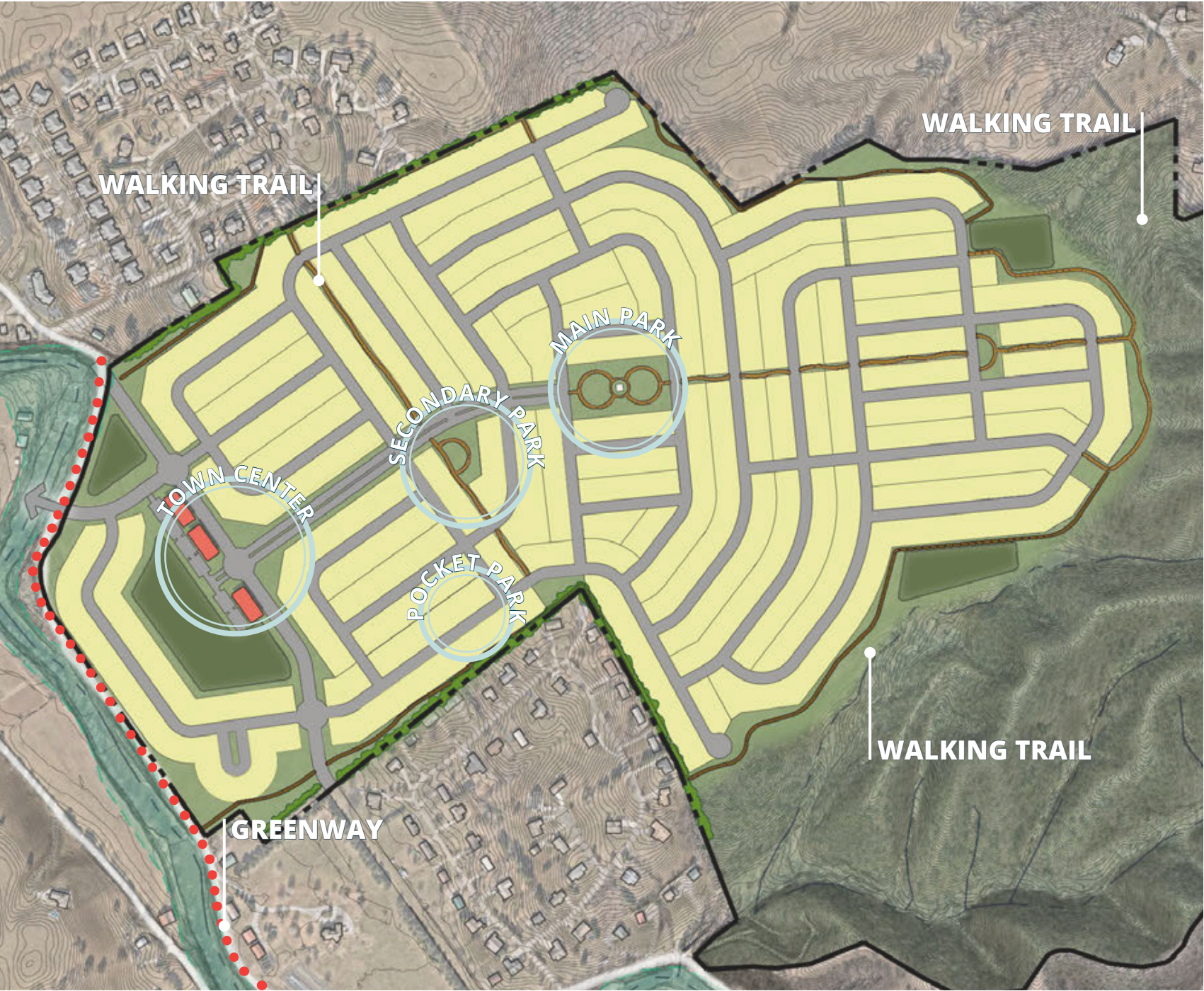
2. RESIDENTIAL NEIGHBORHOOD AREAS

The traditional neighborhood area features walkable streets, tree-lined sidewalks, and a mix of residential options. Parks and gathering spaces foster a strong sense of community, while pedestrian-friendly paths connect residents to local shops, and amenities. This thoughtful design creates a welcoming, small-town feel with modern convenience.

3. PARK + OPEN SPACE

The open space serves as a central green retreat, seamlessly connecting residents to open space through a network of scenic trails. These paths weave through the landscape, linking parks, playgrounds, and gathering spaces that encourage outdoor activity and community interaction. Designed for both relaxation and recreation, the open space enhances walkability and provides a natural escape just steps from home.





TOWN CENTER



BLUEWAY

PAVED TRAIL WITH SIGNAGE

RIVER ACCESS

BIKE LANES

BIKE REPAIR STATION

MAIN BOULEVARD PARK



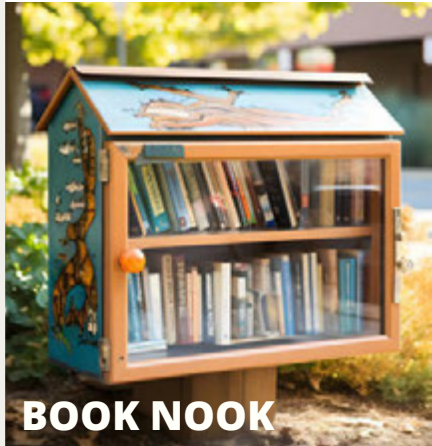
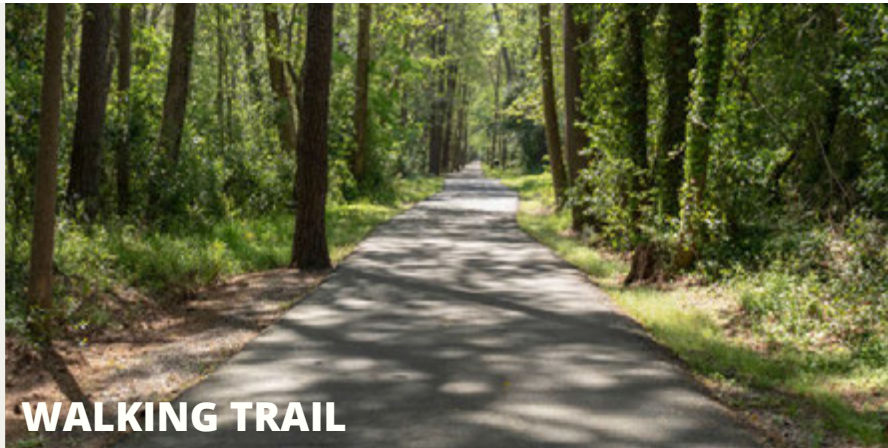
SECONDARY BOULEVARD PARK

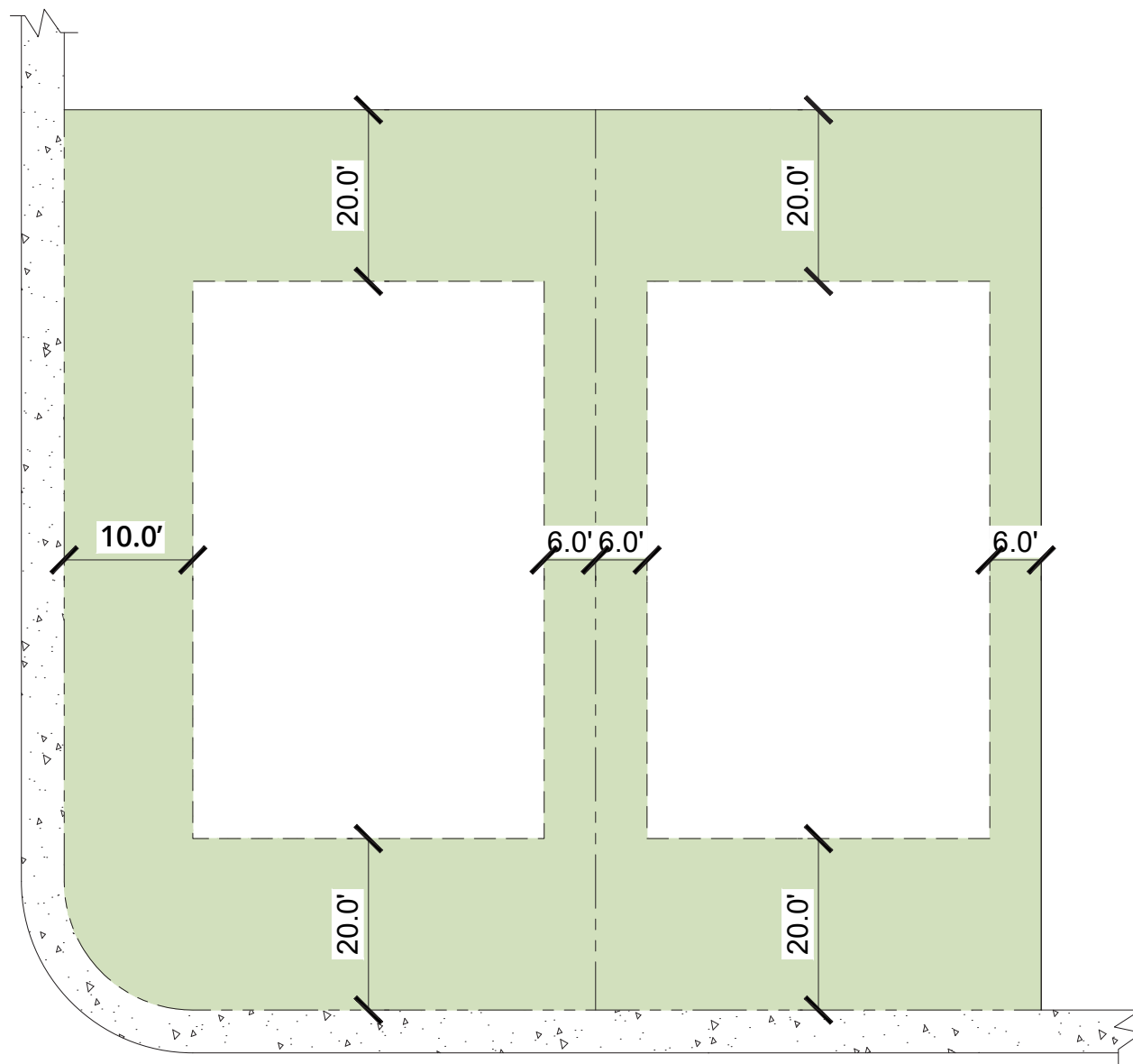


NEIGHBORHOOD POCKET PARK



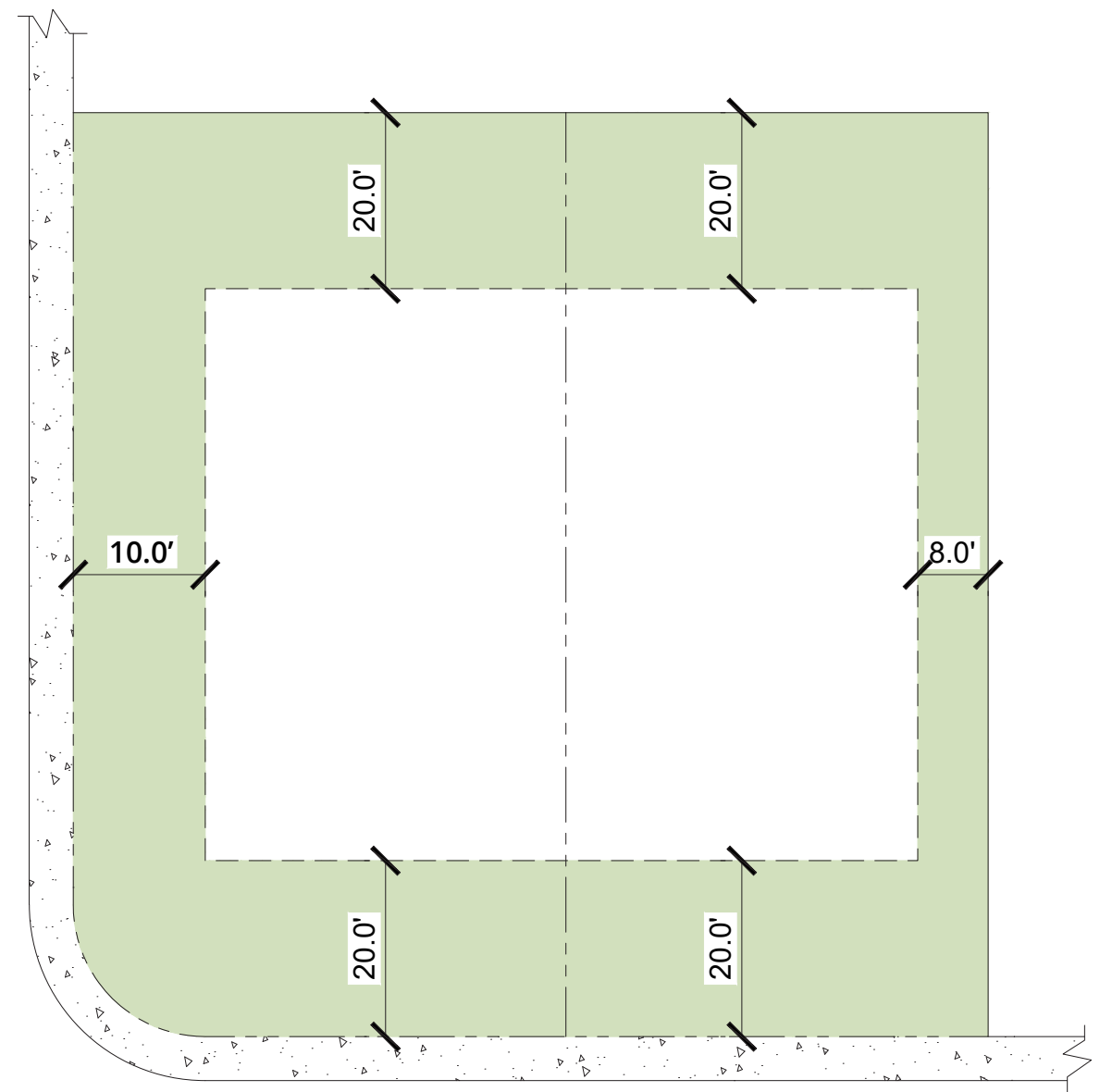
WALKING TRAILS





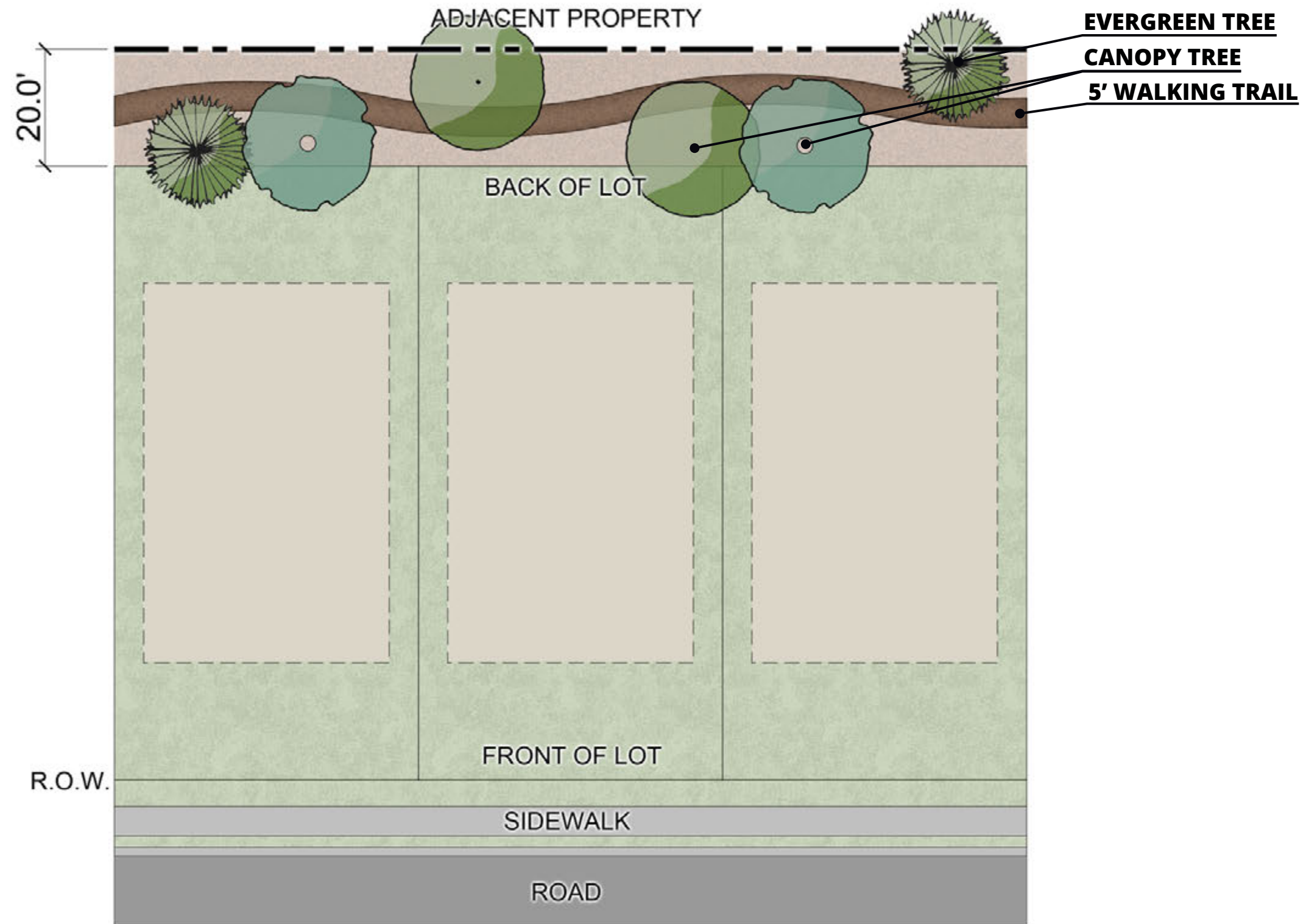
SINGLE-FAMILY TYPICAL SETBACKS

FRONT:	20'
SIDE:	6' / 10' AT CORNER LOTS
REAR:	20'
MIN. LOT SIZE:	4,400 SF

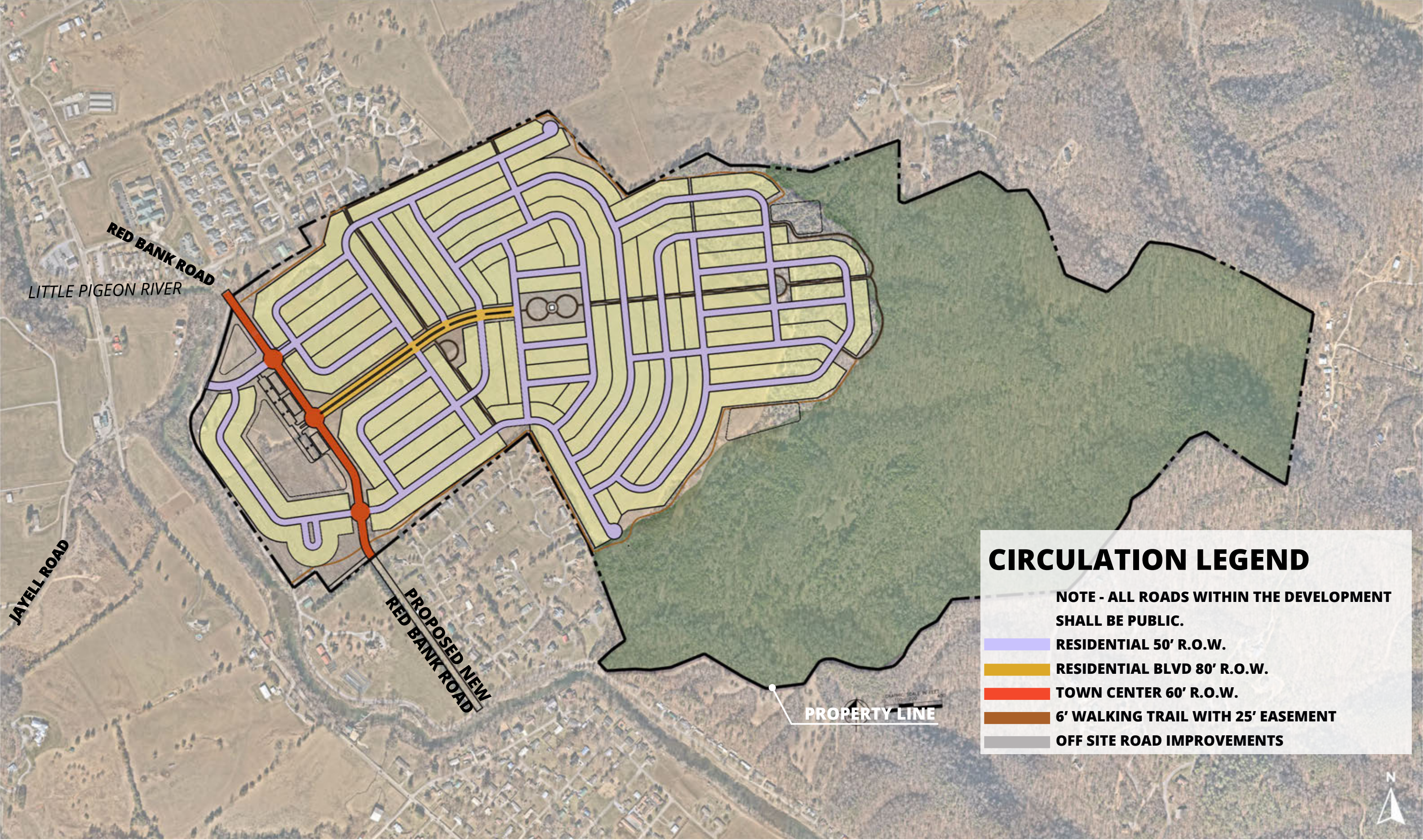


DUPLEX TYPICAL SETBACKS

FRONT:	20'
SIDE:	0' / 8' / 10' AT CORNER LOTS
REAR:	20'
MIN. LOT SIZE:	4,400 SF



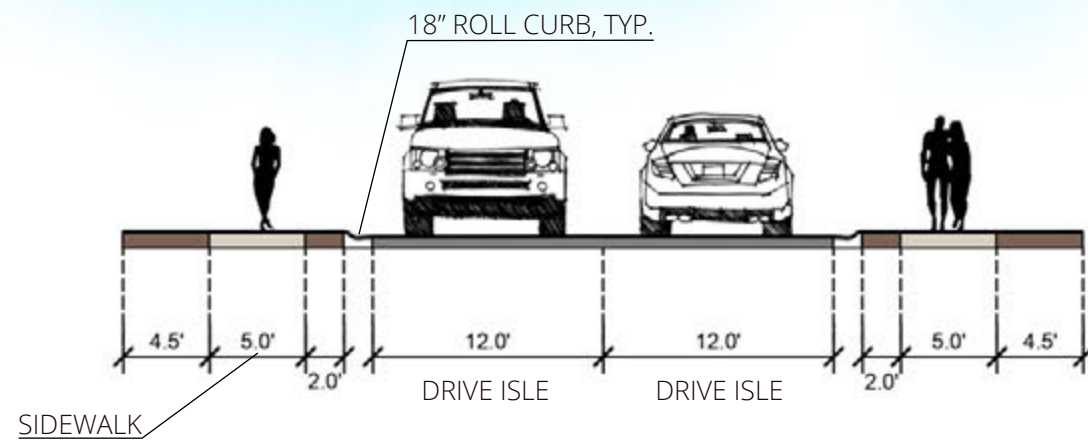
20' LANDSCAPE BUFFER AND TRAIL EASEMENT



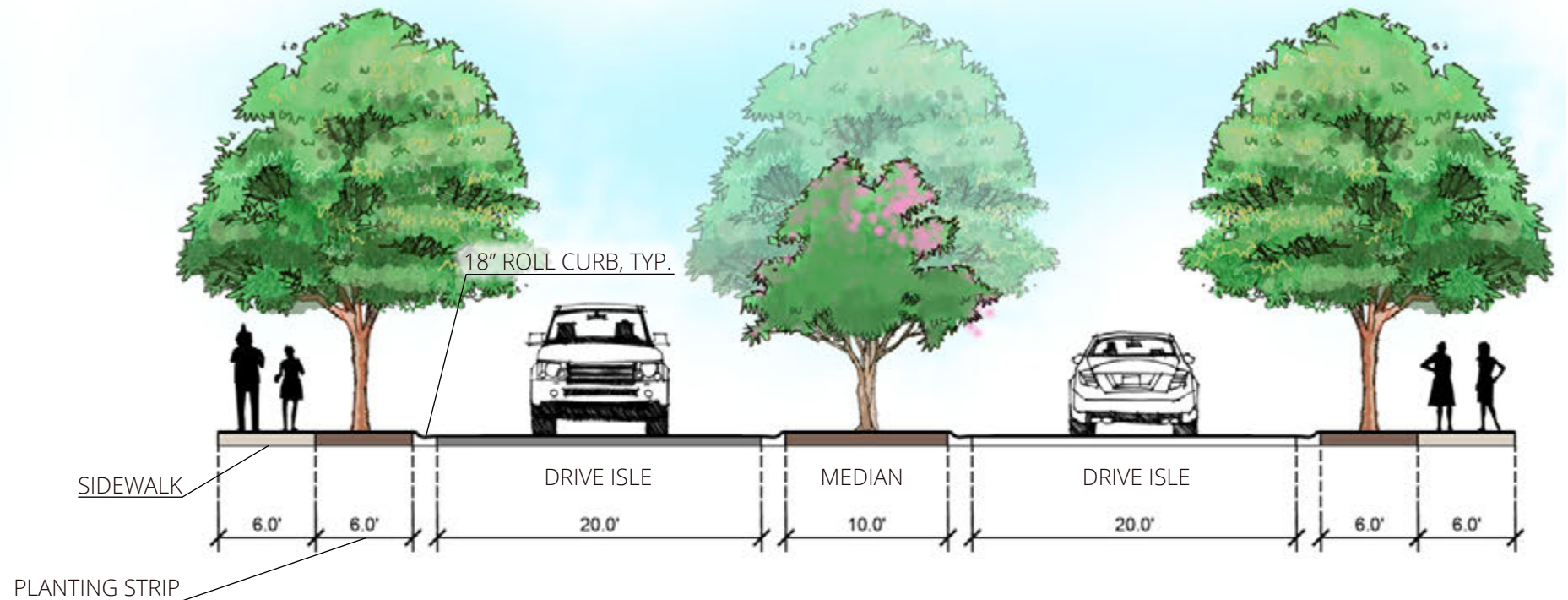
CIRCULATION LEGEND

NOTE - ALL ROADS WITHIN THE DEVELOPMENT SHALL BE PUBLIC.

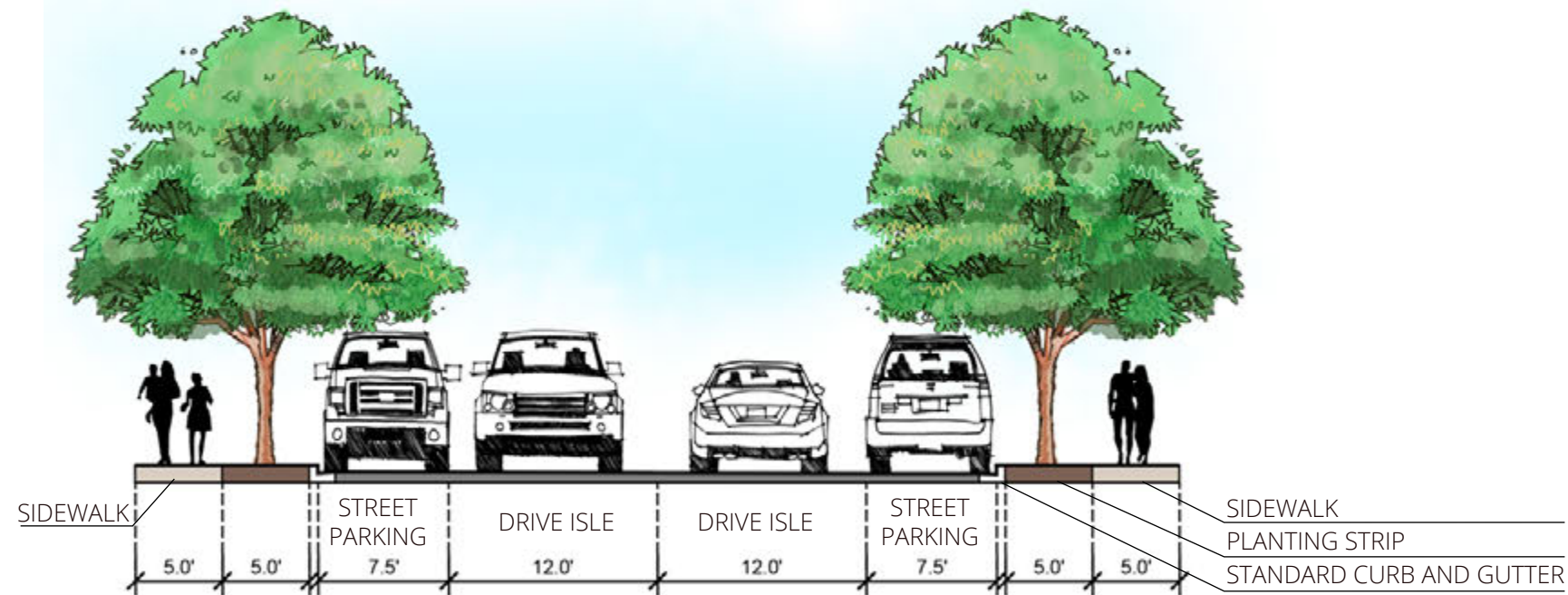
- RESIDENTIAL 50' R.O.W.
- RESIDENTIAL BLVD 80' R.O.W.
- TOWN CENTER 60' R.O.W.
- 6' WALKING TRAIL WITH 25' EASEMENT
- OFF SITE ROAD IMPROVEMENTS



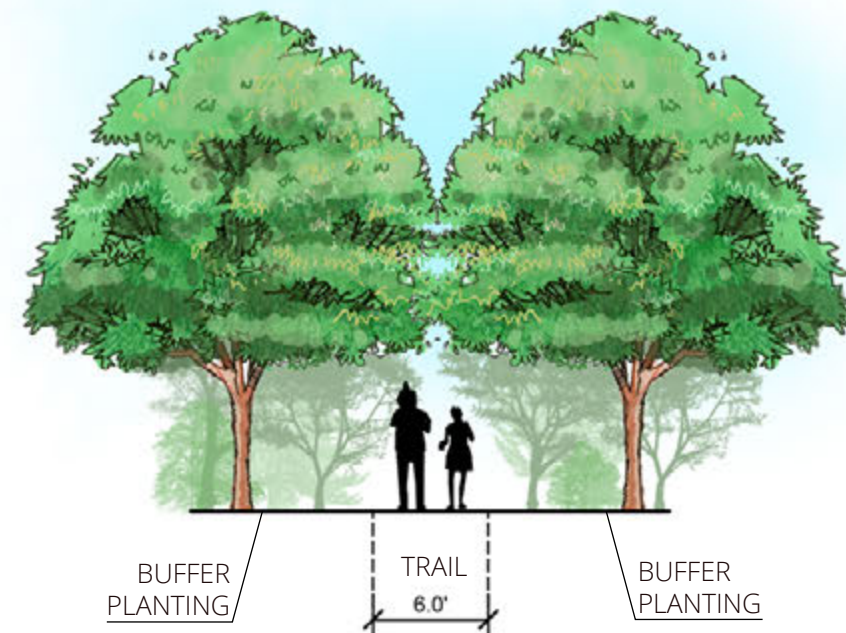
50' RESIDENTIAL R.O.W.



80' RESIDENTIAL BOULEVARD R.O.W.



60' TOWN CENTER R.O.W.



20' TRAIL EASEMENT

SINGLE-FAMILY AND DUPLEX PRODUCTS

PRODUCT RANGE BY SQUARE FOOTAGE
30' SF PRODUCT RANGE: 1,183 - 2,361 SQ FT
40' SF PRODUCT RANGE: 1,343 - 2,804 SQ FT
50' SF PRODUCT RANGE: 1,942 - 4,109 SQ FT
30' DUPLEX PRODUCT RANGE: 1,180- 2,400SQ FT

ARCHITECTURE NOTE: FLOOR PLANS AND ELEVATION STYLES MAY BE ADDED AND/OR MODIFIED AT TIME OF BUILDING PERMIT.



30' SF PRODUCT - SULLIVAN B1 EXPRESS



30' SF PRODUCT - EDMON B-2 EXPRESS



30' SF PRODUCT - ROBIE B TRADITION



40' SF PRODUCT - ARIA B-2 TRADITION



40' SF PRODUCT - BELLHAVEN K EXPRESS



40' SF PRODUCT - CALI L TRADITION



50' SF PRODUCT - MADISON C-1 TRADITION



50' SF PRODUCT - DENTON A TRADITION



50' SF PRODUCT - GREEN E TRADITION



30' DUPLEX PRODUCT - DES MOINES



30' DUPLEX PRODUCT - DES MOINES