

SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 7-SA-21-C **AGENDA ITEM #:** 24
7-C-21-UR **AGENDA DATE:** 8/12/2021

POSTPONEMENT(S): 7/8/2021

► **SUBDIVISION:** MISSION HILLS
 ► **APPLICANT/DEVELOPER:** SCOTT SMITH, S & E PROPERTIES, LLC
 OWNER(S): Scott Smith / S & E Properties, LLC

TAX IDENTIFICATION: 116 06704 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 12041 Hardin Valley Rd.

► **LOCATION:** North side of Hardin Valley Road, west of Mission Hill Lane

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek

► **APPROXIMATE ACREAGE:** 6.98 acres

► **ZONING:** PR (Planned Residential)

► **EXISTING LAND USE:** Rural residential

► **PROPOSED USE:** Single-family residential

SURROUNDING LAND USE AND ZONING: North: Connor Creek, vacant land -- A (Agricultural)
 South: Residences, vacant land -- A (Agricultural) and PR (Planned Residential)
 East: Vacant land, Mission Hill Lane -- A (Agricultural) and PR (Planned Residential)
 West: Vacant land -- A (Agricultural) and CA (General Business)

► **NUMBER OF LOTS:** 18

SURVEYOR/ENGINEER: Scott Smith / S & E Properties, LLC

ACCESSIBILITY: Access is via Hardin Valley Road, a minor arterial with a pavement width of 20.5-ft within 60-ft of right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** 1) REDUCE THE VERTICAL CURVE (CREST) K VALUE FROM 25 TO 20 AT VPI STA 3+10.00 ON ROAD 'A'.
 2) REDUCE THE MINIMUM DISTANCE BETWEEN MISSION HILL LANE AND ROAD 'A' FROM 400-FT to 343-FT.
 3) REDUCE THE VERTICAL CURVE (SAG) K VALUE FROM 25 TO 15 FOR THE INTERSECTION OF ROAD 'A' AND HARDIN VALLEY ROAD.

STAFF RECOMMENDATION:

► Approve variances 1 and 2 on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision

Regulations and the proposed variances will not create a traffic hazard.

Approve variance 3 subject to the existing or dedicated right-of-way for Hardin Valley Road being 40-ft from the road centerline and the peripheral setback for lot 18 being no less than 30-ft along the Hardin Valley Road frontage.

Approve the Concept Plan subject to 12 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing a 25-ft radius for the property lines and curbs at the intersection of Road 'A' and Hardin Valley Drive per the Subdivision Regulations (section 3.04.J.2) or obtaining approval of a variance by the Planning Commission.
4. If the existing Hardin Valley Road right-of-way is greater than 35-ft along the frontage of the property, the applicant must obtain approval from Knox County Commission to close a portion of the Hardin Valley Road right-of-way so it is 35-ft from the centerline of the road as proposed on the concept plan. If the existing right-of-way is less than 35-ft, then the 35-ft right-of-way must be dedicated as required by the Major Road Plan.
5. Providing a greenway easement on the final plat on south side of Connor Creek per the requirements of the Knox County Parks and Recreation department.
6. Correcting the peripheral setback in general note #3 on the concept plan, as needed.
7. If the Hardin Valley Road access is removed and an alternative access is provided through the adjacent property to the west, extension of the access through the subject property can be approved as part of a concept plan for the adjacent property.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Placing a note on the final plat that all lots will have access only to the internal street system.
11. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
12. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas and drainage system.

► **Approve the development plan for up to 18 detached dwelling units on individual lots and the peripheral setback reduction from 35-ft to 30-ft for the southern lot line of Lot 18, subject to 2 conditions.**

Applicant is requesting a 25-ft peripheral setback for the southern lot line of Lot 18.

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) The peripheral setback for the southern lot line of Lot 18 shall be 35-ft if the Hardin Valley Road right-of-way is less than 40-ft from the road centerline.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a use on review.

COMMENTS:

This proposal is for an 18-lot residential subdivision on approximately 6.98 acres at a density of 2.58 du/ac. The property was recently rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (1-G-21-RZ). Access to the site is from Hardin Valley Road and will require approval of a variance to reduce the minimum distance between the Mission Hill Land and Road 'A' intersections from 400-ft to 343-ft, which staff is supporting. A greenway easement will be provided along the south side of Connor Creek, with the final location and width of the easement to be determined during the design plan phase. Approximately 3.83 acres of the 6.98-acre site is within the Hillside Protection (HP) area (see the attached slope analysis). The maximum recommended land disturbance within the HP area is 2.6 acres (approximately 68 percent of the HP area). Based on the grading plan, it appears that nearly 100 percent of the HP area on this site will be disturbed (sheet CP2).

The applicant is requesting various reductions in standards to make the proposed road and lot arrangement work for this site. As explained below, the combination of these requests is problematic because of the need to expand Hardin Valley Road in the near future and the probable need for Knox County to purchase and tear down the house on lot 18 if it is built too close to the Hardin Valley Road frontage. For this reason, staff is only recommending approval of the connecting vertical curve reduction at the Hardin Valley Road intersection and a

30-ft peripheral setback for lot 18 if the existing Hardin Valley Road right-of-way is 40-ft as shown on the parcel map. If the Hardin Valley Road right-of-way is less, then staff is recommending denial of both of these reduction requests.

Hardin Valley Road right-of-way:

The Knox County parcel map shows that the Hardin Valley Road right-of-way is 40-ft wide from the centerline of the road and the original concept plan submitted by the applicant also showed a 40-ft right-of-way. The applicant subsequently modified the Hardin Valley Road right-of-way on the concept plan to a "35-ft proposed ROW". If the existing right-of-way is 40-ft from the centerline of Hardin Valley Road, then the applicant cannot plat it as a 35-ft right-of-way unless Knox County Commission approves closure of the other 5-ft of right-of-way. If the existing right-of-way is less than 35-ft, then the 35-ft right-of-way dedication must be provided according to the Major Road Plan.

Reduction of the connecting vertical curve (k value):

The connecting vertical curve ("k value") is the transition of the grade of Road 'A' from 9 percent to 1 percent as it approaches the Hardin Valley Road intersection. The lower the k value, the more abrupt the transition between the two road grades. At intersections with a classified street (collector or arterial), the minimum k value is 25 which allows for a smoother transition from the smaller local road to the larger classified street. This larger k value also allows the classified street to be expanded in the future and to more easily tie in grades of side streets, such as the proposed road. For this request, if the existing Hardin Valley Road right-of-way is 40-ft, the County does not anticipate the need for additional right-of-way acquisition and the k value of 15 should not impact the ability to tie Road 'A' into the new intersection and will not greatly impact lot 18. If the Hardin Valley Road right-of-way is less than 40-ft, the County believes lot 18 could be impacted because of the need to reconstruct more of Road 'A' to tie in the grades properly, as well as needing to grade into the property more along the Hardin Valley Road frontage to accommodate the expanded road.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Northwest County Sector Plan recommends RR (Rural Residential) uses for this site with a maximum of 3 du/ac if a traffic impact letter is submitted along with the rezoning application to demonstrate the adequacy of the road system back to the Planned Growth area on the Growth Policy Plan map. The proposed subdivision has a density of 2.58 du/ac.

B. A greenway easement will be provided on the south side of Conner Creek to accommodate the proposed greenway in the Knox County Greenway Corridor Study (adopted January 2020).

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The proposed subdivision will have detached residential lot sizes that are comparable to those in existing and recently developed subdivisions in the area.

C. The property was rezoned to PR up to 3 du/ac and the proposed subdivision has a density of 2.58 du/ac.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed single-family detached subdivision has a similar character as other residential subdivisions in this area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The use of the property for single-family residential should not significantly injure the value of the adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development will have direct access to Hardin Valley Road which is a minor arterial street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

ESTIMATED TRAFFIC IMPACT: 215 (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: 7 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- 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.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



Request to Postpone • Table • Withdraw

Name of Applicant: Scott Smith, S & E Properties, LLC

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 7-SA-21-C & 7-C-21-UR

Date Scheduled for Planning Review: August 12, 2021

Date Request Filed: August 11, 2021

Request Accepted by: *[Signature]*

REQUEST

☒ Postpone

Please postpone the above application(s) until:

September 9, 2021

DATE OF FUTURE PUBLIC MEETING

☐ Table

Please table the above application(s).

☐ Withdraw

Please withdraw the above application(s).

State reason for request:

Continued conversation with Codes and Planning regarding right-of-way acquisition and peripheral setbacks.

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: *[Signature]*

PLEASE PRINT

Name: Benjamin C. Mullins

Address: 550 W. Main Street, Suite 500

City: Knoxville State: TN Zip: 37902

Telephone: (865) 546-9321

Fax: (865) 546-9321

E-mail: bmullins@fmsllp.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

ROBERT L. KAHN
REGGIE E. KEATON
DONALD D. HOWELL
DEBRA L. FULTON
MICHAEL W. EWELL
JOHN M. LAWHORN
JAMES E. WAGNER
BEVERLY D. NELMS
MARY ELIZABETH MADDOX
BENJAMIN C. MULLINS
RICHARD T. SCRUGHAM, JR.
MATTHEW A. GROSSMAN
KEVIN A. DEAN
DANIEL P. ZYDEL
SHARON H. KIM
RICHARD E. GRAVES
REBEKAH P. HARBIN



client-centric & committed to success

Email: bmullins@fmsllp.com
Direct Fax: 865-541-4609

550 W. Main Street
Suite 500
Knoxville, Tennessee
37902

phone 865.546.9321
fax 865.637.5249
web fmsllp.com

ARTHUR G. SEYMOUR, JR.
(1945 - 2019)

of counsel
JASON T. MURPHY

August 11, 2021

**Knoxville-Knox County Planning
City-County Building
400 Main Street, Suite 403
Knoxville, TN 37902**

Via e-mail only:
dori.caron@knoxplanning.org

Attn: Dori Caron

Re: August 11, 2021 Planning Commission Meeting - Agenda Item No. 14
File No. 8-H-21-RZ

August 11, 2021 Planning Commission Meeting - Agenda Item No. ~~26~~ 24 *lc*
File No. 7-SA-21-C & 7-C-21-UR

Dear Dori:

Please allow this letter to confirm that I have been retained to speak on behalf of the Applicant (Scott Smith, S&E Properties, LLC) for the above-referenced agenda items at the August 12, 2021 Knoxville-Knox County Planning Commission meeting.

Thank you for your assistance in this matter.

Sincerely,
Benjamin C. Mullins
Benjamin C. Mullins
FRANTZ, McCONNELL & SEYMOUR, LLP

BCM:erl



Request to Postpone • Table • Withdraw

Name of Applicant: Scott Smith, S & E Properties, LLC

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 7-SA-21-C / 7-C-21-UR

Date Scheduled for Planning Review: July 8, 2021

Date Request Filed: 7/7/2021 Request Accepted by: Mike Reynolds

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

August 12, 2021

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

revision

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: *[Signature]*

PLEASE PRINT

Name: SCOTT SMITH

Address: 405 Montbrook Ln

City: Knox State: TN Zip: 37919

Telephone: 865-567-5111

Fax: 670-0154

E-mail: ssmith@volrealty.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

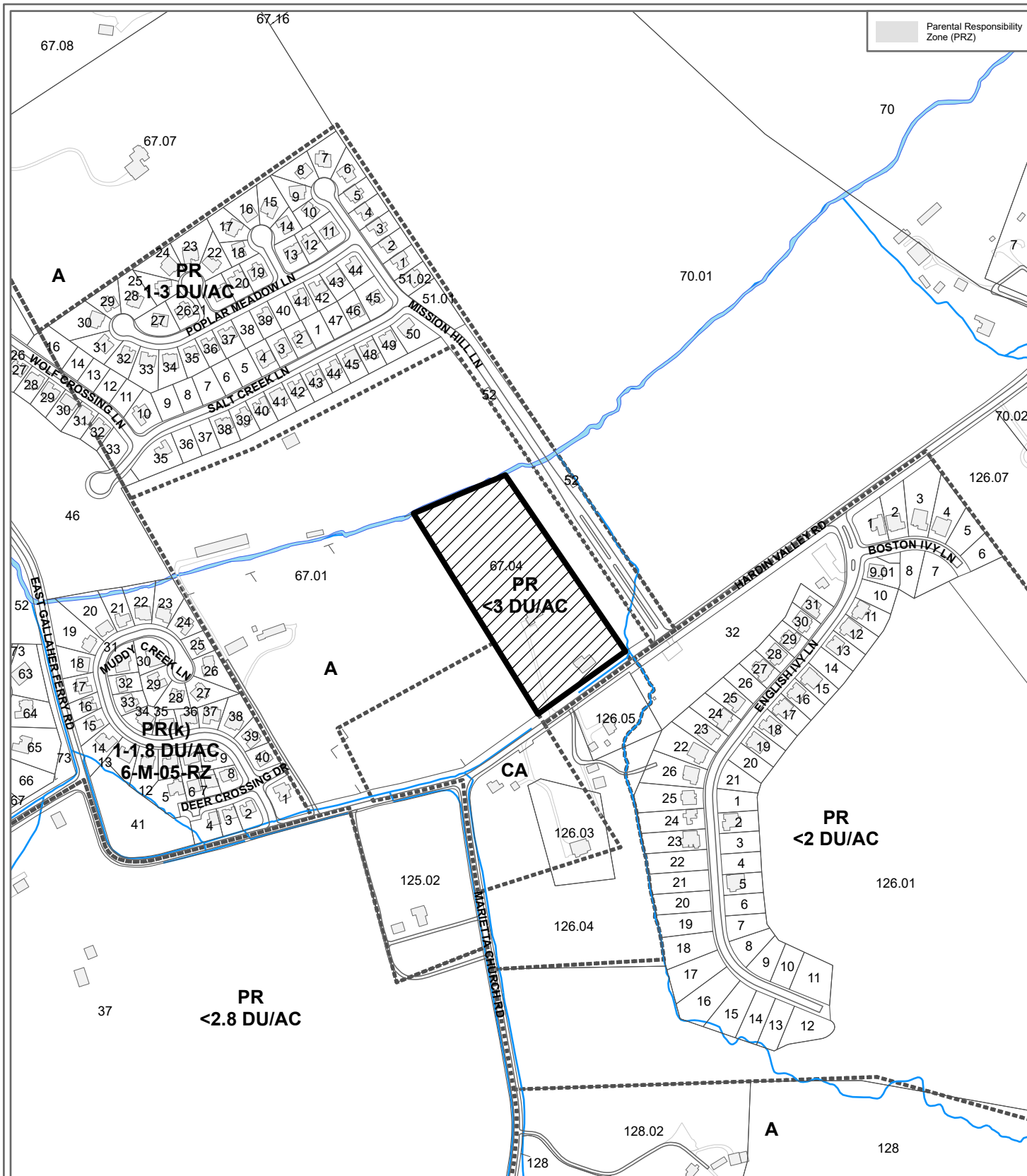
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



**7-SA-21-C / 7-C-21-UR
CONCEPT PLAN/USE ON REVIEW**



Single-Family Residential in PR (Planned Residential)

Original Print Date: 6/9/2021
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Scott Smith, S & E Properties, LLC

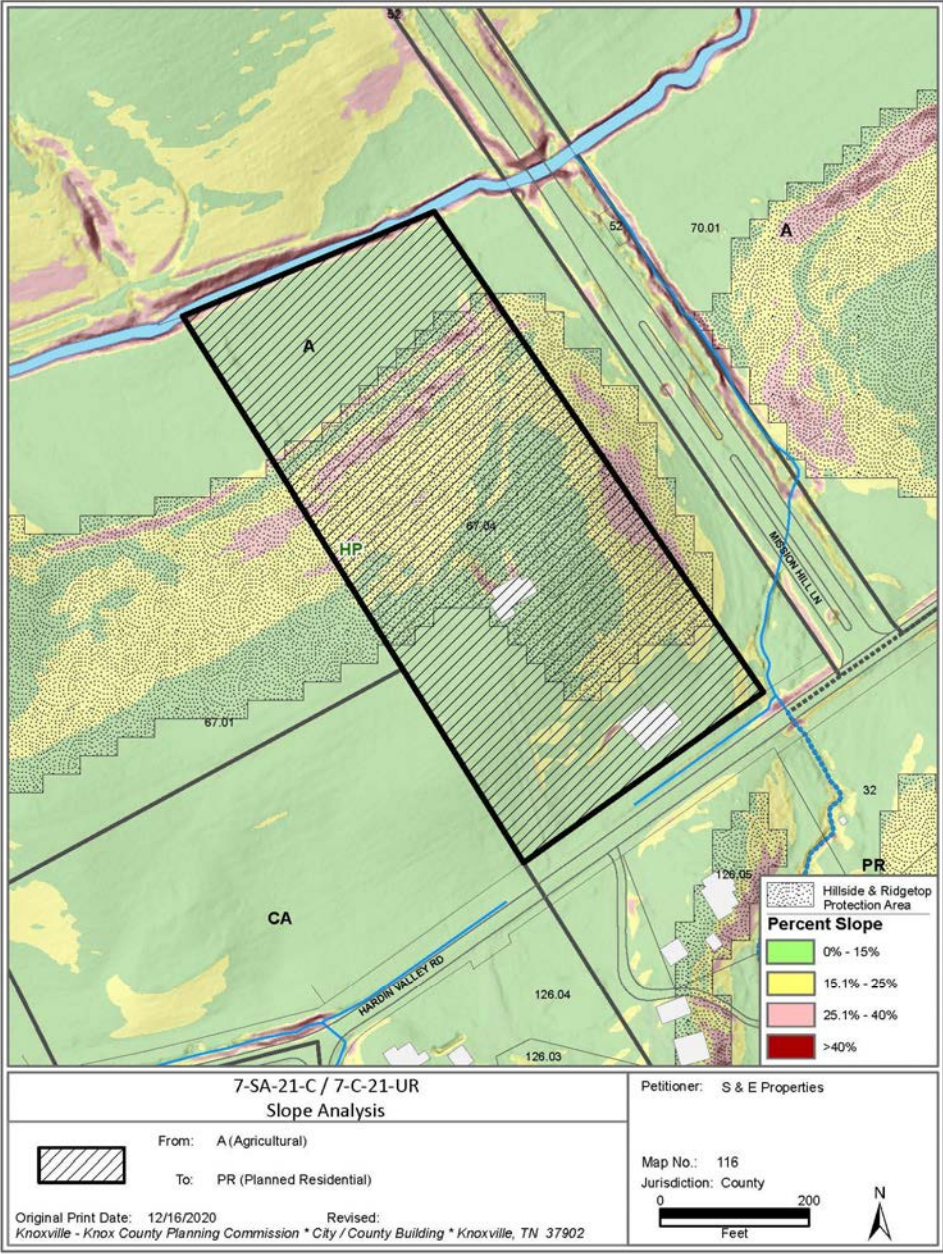
Map No: 116
Jurisdiction: County

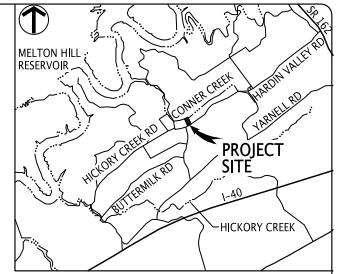
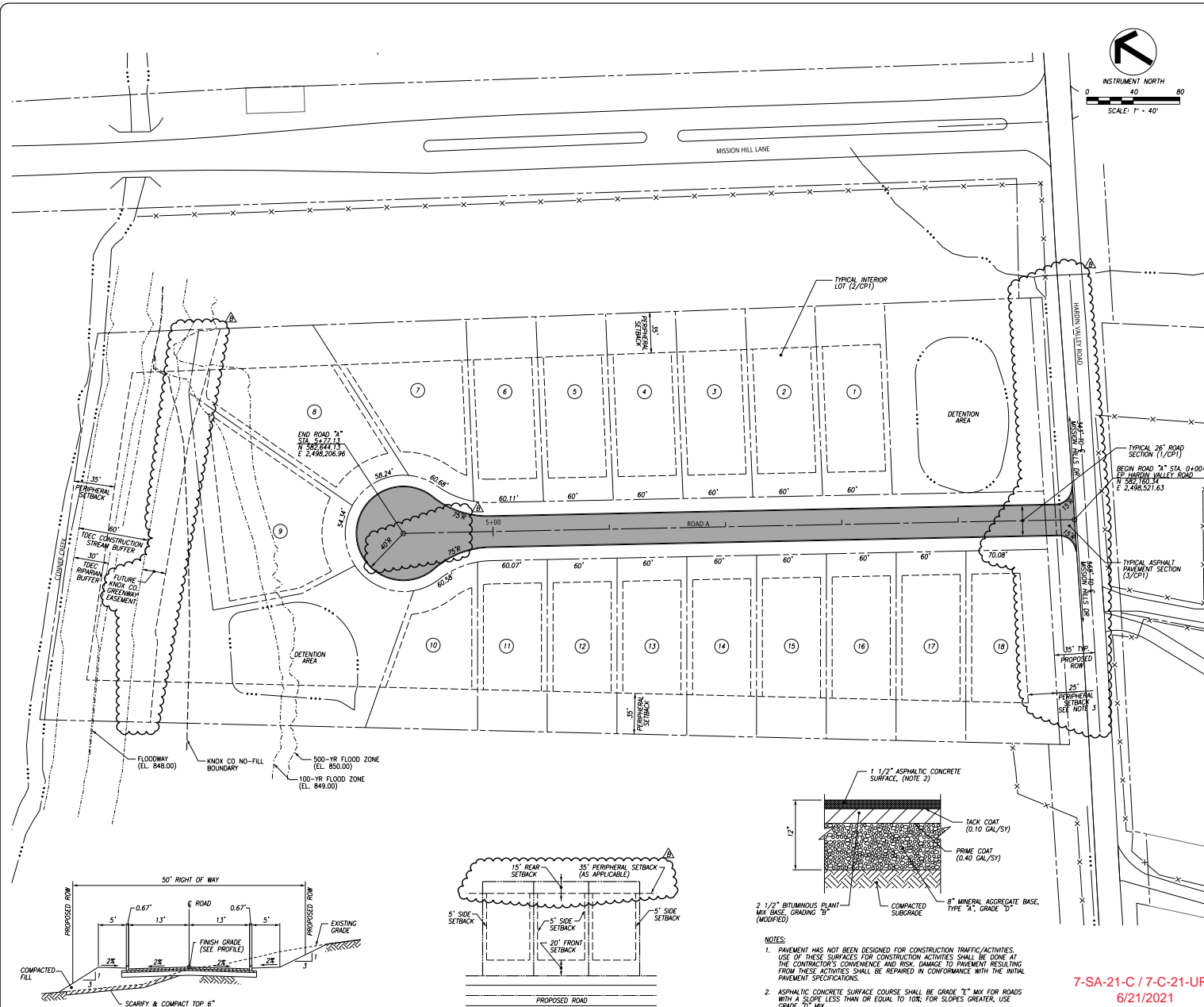
0 500
Feet



Slope Analysis
Case: 7-SA-21-C / 7-C-21-UR

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	3.37	100%	3.4
0-15% Slope	1.55	100%	1.6
15-25% Slope	1.88	50%	0.9
25-40% Slope	0.38	20%	0.1
Greater than 40% Slope	0.02	10%	0.0
Ridgetops	0		
Subtotal: Sloped Land	3.83	Recommended disturbance budget within Hillside Protection Area (acres)	2.6
Total Acreage	7.2		5.9





GENERAL NOTES:

- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGS. EXISTING CONTOURS ARE AT 2'-FT INTERVALS. VERTICAL DATUM IS BASED ON NAVD83.
- PROPERTY CONCERNED REFLECTS PARCEL 116.06704 AS SHOWN IN KNOX COUNTY CLT MAP 116. ZONING FOR THE PROPERTY IS PRE-PLANNED RESIDENTIAL. DISTRICT: M6. TOTAL AREA = 6.084 AC.
- BUILDING SETBACKS INTERNAL TO SUBDIVISION ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE AND 15'-FT. REAR. THE PERIPHERAL SETBACK IS 35'-FT. A 10'-FT PERIPHERAL SETBACK IS REQUESTED FOR THE SOUTH SIDE OF LOT 20.
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- PROPOSED IMPROVEMENTS INCLUDE 26" WIDE PUBLIC ROAD, EXTENDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
- SITE DISTANCE IS GREATER THAN 400' IN BOTH DIRECTIONS FROM THE PROPOSED ENTRANCE ALONG HARMON VALLEY RD.

PROPOSED DENSITY

PARCEL ZONED OR ALLOWED DENSITY	3 DU/AC
PROPERTY ZONED OR AREA	6.08 AC
SINGLE FAMILY DWELLING UNITS	18 UNITS
PROPOSED DENSITY	2.58 DU/AC

REQUESTED VARIANCES PLANNING FILE NUMBERS 7-SA-21-C/7-C-21-UR:

- DECREASE VERTICAL CURVE (CREST) K VALUE FOR ROAD A FROM 25 TO 20.
- DECREASE VERTICAL CURVE (SAG) K VALUE FOR INTERSECTION OF ROAD A AND HARMON VALLEY ROAD FROM 25 TO 15.
- DECREASE MINIMUM DISTANCE BETWEEN MISSION HILL LANE AND ROAD A FROM 400 FEET TO 343 FEET.

LEGEND:

	ASPHALT PAVEMENT
	PROPERTY LINE
	EASEMENT LINE
	NO-FILL LINE
	FLOODWAY/FLOOD LINE
	STREAM BUFFER
	LOT NUMBER
	DETAIL REF. (DETAIL NO./SHT. NO.)

UTILITY OWNERS:

WATER & SEWER WEST KNOX UTILITY DISTRICT (WKUD) P.O. BOX 51570 KNOXVILLE, TN 37950-1570 CONTACT: MR. WAYNE HASTINGS OFFICE PHONE: 865.690.2521	GAS KNOXVILLE UTILITIES BOARD (KUB) P.O. BOX 59017 KNOXVILLE, TN 37950-9017 CONTACT: MR. CHRIS MCCORMICK OFFICE PHONE: 865.558.2123
ELECTRIC LENDOR CITY UTILITY BOARD (LCUB) P.O. BOX 449 LENDOR CITY, TN 37771 CONTACT: MR. MITCH LEDBETTER OFFICE PHONE: 865.988.0707	TELEPHONE AT&T 9733 PARKSIDE DRIVE KNOXVILLE, TN 37922 CONTACT: MR. ROBERT KNIGHT OFFICE PHONE: 865.539.5243

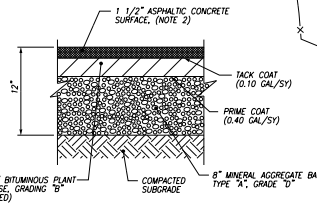
ENGINEERING CERTIFICATION:

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 STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

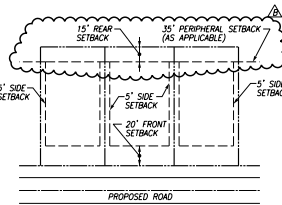
REGISTERED ENGINEER: AARON M. GRAY, P.E.
TENNESSEE CERTIFICATE NO. 0108410

NOTES:

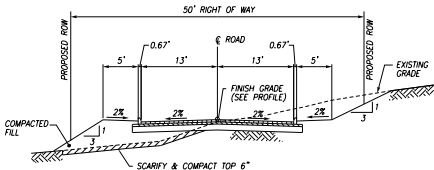
- PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.
- ASPHALTIC CONCRETE SURFACE COURSE SHALL BE GRADE "T" MIX FOR ROADS WITH A SLOPE LESS THAN OR EQUAL TO 10%; FOR SLOPES GREATER, USE GRADE "D" MIX.



3 TYPICAL ASPHALT PAVEMENT SECTION
C1 NTS



2 TYPICAL INTERIOR LOT
C1 NTS



1 TYPICAL 26" PUBLIC ROAD SECTION
C1 NTS



10330 HARMON VALLEY ROAD
SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.690.6419
FAX: 865.690.6448
www.fulghummacindoe.com

PRELIMINARY
NOT FOR
CONSTRUCTION

MISSION HILLS SUBDIVISION
HARMON VALLEY ROAD
KNOXVILLE, TENNESSEE 37932

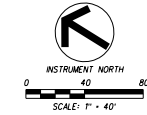
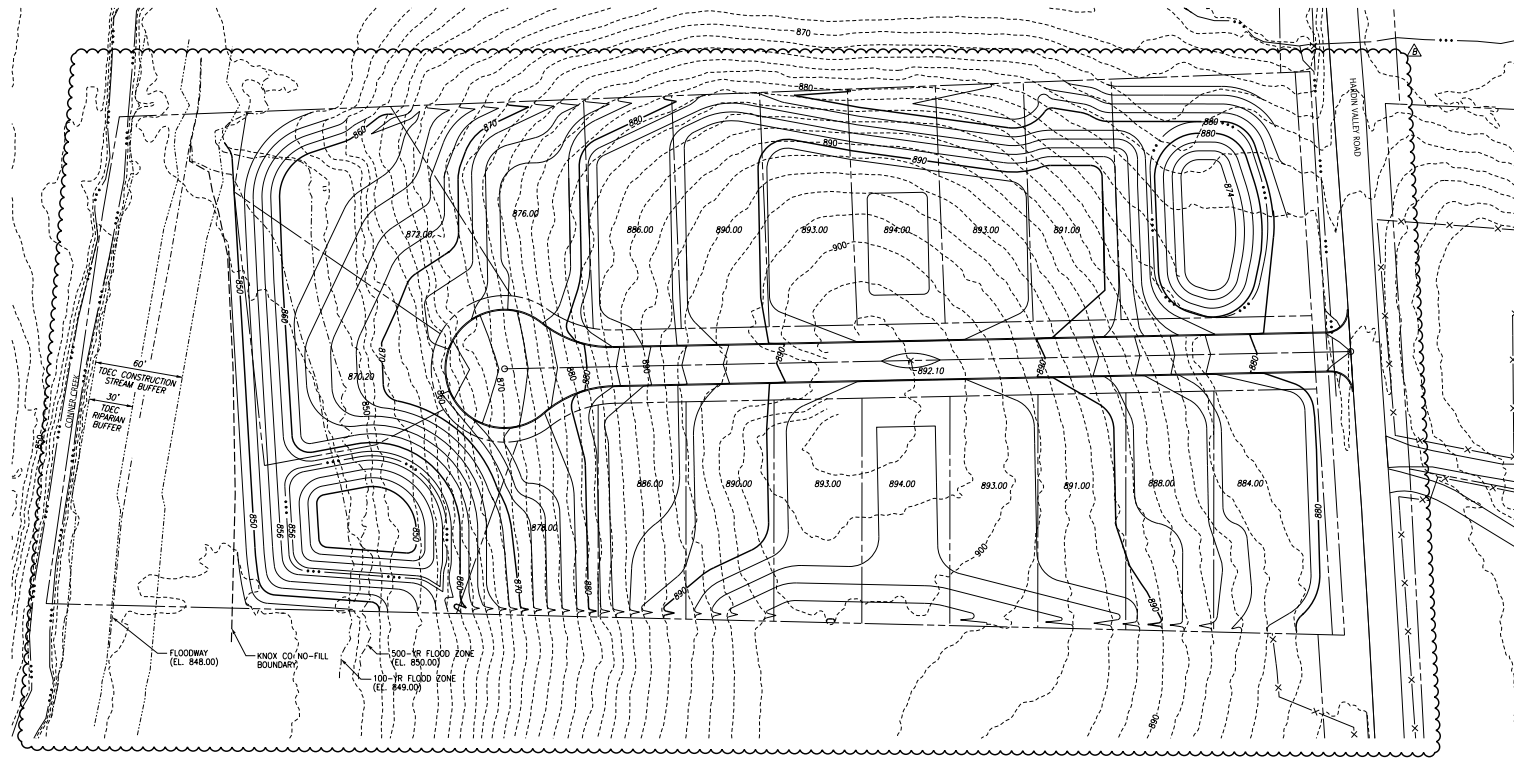
S&E PROPERTIES, LLC
KNOXVILLE, TN 37932
CONTACT: MR. ERIC MOSELEY
TELEPHONE NO. 865.539.1112
EMAIL: ERICMOSELEY@BELLSOUTH.NET

CONCEPT PLAN
SITE LAYOUT

AWC	AWC	AWC	AWC

Project: 330.018
Date: 05/27/21
Scale: 1"=40'

CP1

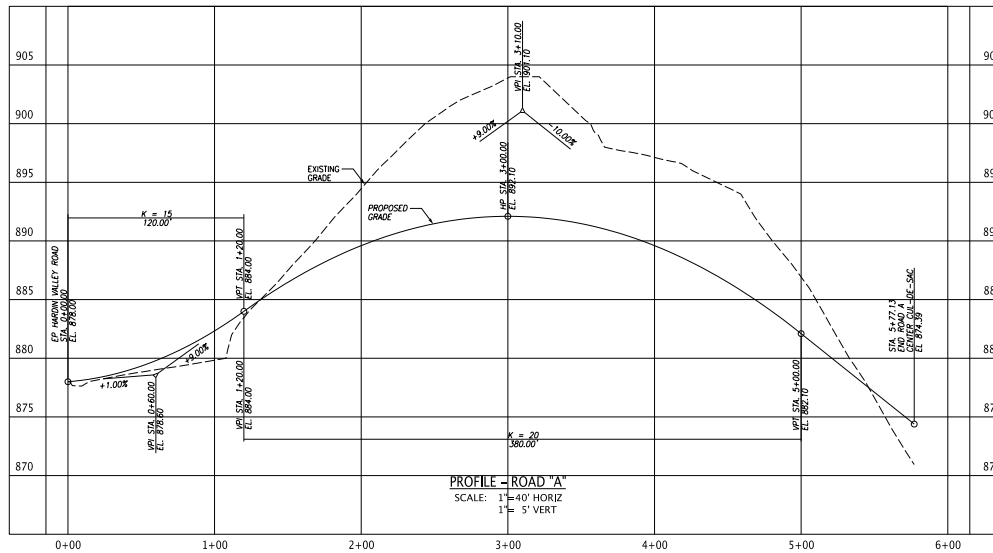


GRADING NOTES:

1. THE TOPOGRAPHIC DATA WAS TAKEN FROM AVAILABLE MGS DATA PROVIDED ON APRIL 27, 2021.

LEGEND:

- 890 — PROPOSED CONTOUR
- - - 890 - - - EXISTING CONTOUR
- + 892.10 PROPOSED SPOT ELEVATION
- - - - - PROPERTY LINE



PROFILE - ROAD "A"
 SCALE: 1" = 40' HORIZ
 1" = 5' VERT

7-SA-21-C / 7-C-21-UR
 6/21/2021



10330 HARDEN VALLEY ROAD
 SUITE 201
 KNOXVILLE, TN 37932
 OFFICE: 865.890.6419
 FAX: 865.890.6448
 www.fulghummacindoe.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

MISSION HILLS SUBDIVISION
 HARDEN VALLEY ROAD
 KNOXVILLE, TENNESSEE 37932

S&E PROPERTIES, LLC
 10330 HARDEN VALLEY
 KNOXVILLE, TN 37932
 CONTACT: MR. ERIC MOSELEY
 TELEPHONE NO. 865.539.1112
 EMAIL: ERICMOSELEY@BELLSOUTH.NET

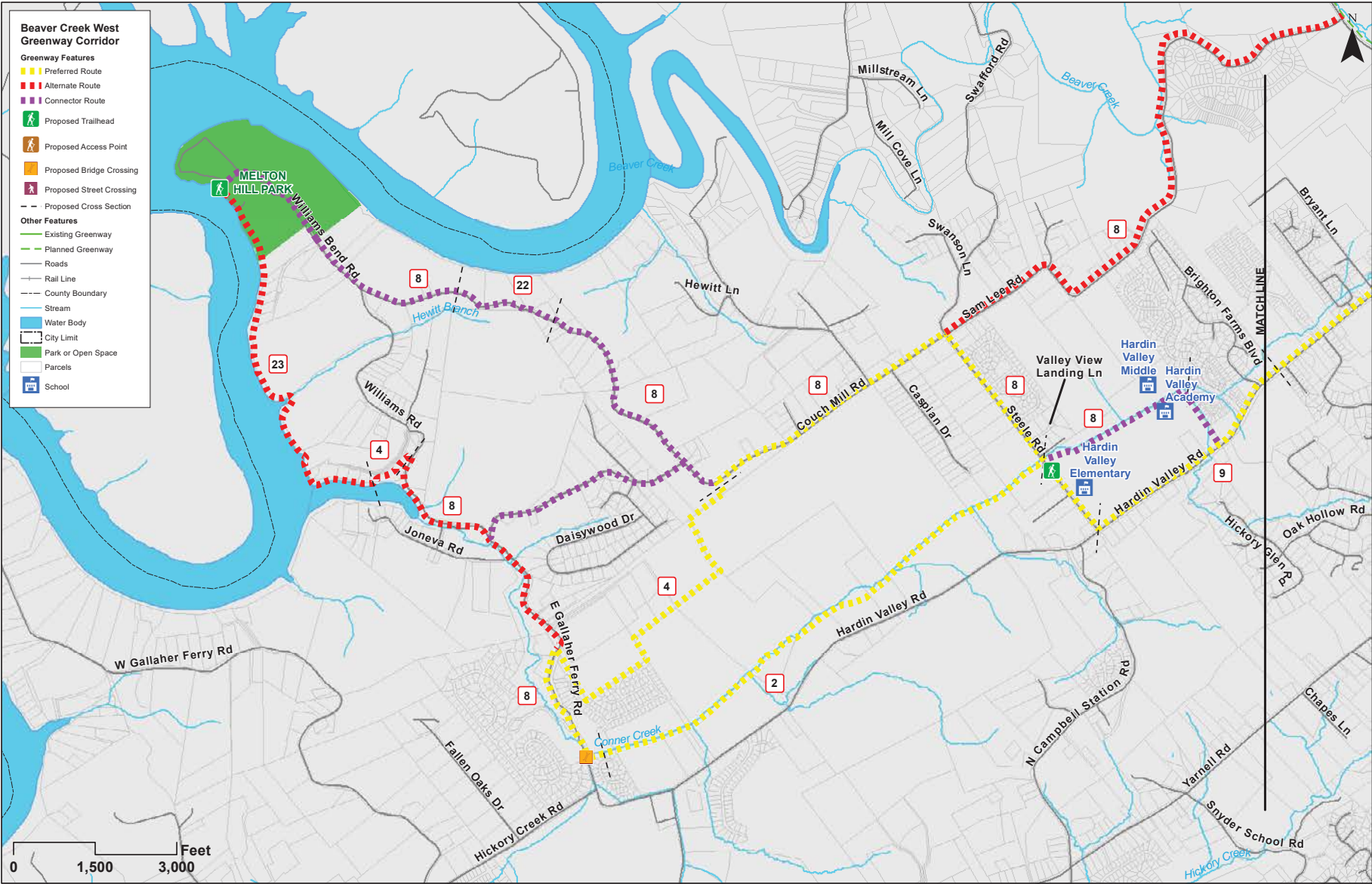
CONCEPT
 GRADING PLAN
 AND ROAD PROFILE

PROJ. NO.	DESIGNED BY	DRAWN BY	DATE
7-SA-21-C / 7-C-21-UR	AMC	AMC	06/18/21
REVISION	REVISION/ISSUE	DATE	BY
1	REVISED PER PLANNING COMMENTS	06/18/21	AMC
2	ISSUED CONCEPT PLAN	05/21/21	AMC

Project: 330.018
 Date: 05/21/21
 Scale: 1"=40'
 Sheet: CP2

7-SA-21-C / 7-C-21-UR Exhibit A. Knox County Greenway Corridor Study (Adopted by Knox County Commission - January 21, 2020)

Figure 3-1. Beaver Creek West: Melton Hill Park to Brighton Farms Boulevard





Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Scott Smith, S&E Properties, LLC

Owner

Applicant Name

Affiliation

5/21/2021

07/08/2021

File Number(s)

Date Filed

Meeting Date (if applicable)

7-SA-21-C
7-C-21-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☒ Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Scott Smith

S&E Properties, LLC

Name

Company

405 Montbrook Lane

Knoxville

TN

37919

Address

City

State

ZIP

(865) 567-5111

ssmith@volrealty.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different)

Owner Address

Owner Phone

12041 Hardin Valley Road

116 06704

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Hardin Valley Rd, due West of Mission Hill Ln

6.98 ac.

General Location

Tract Size

☐ City ☒ County 6th
District

PR<3du/ac

Zoning District

RR

Existing Land Use

Northwest County

RR (hp) & SP

Sector Plan Land Use Classification

Rural Area

Growth Policy Plan Designation

Planning Sector

DEVELOPMENT REQUEST

☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☒ Residential ☐ Non-Residential
Home Occupation (specify) **Single Family Residential**

Related City Permit Number(s)

Other (specify) _____

SUBDIVISION REQUEST

Mission Hills

Related Rezoning File Number

Proposed Subdivision Name

NA

18

☐ Combine Parcels ☒ Divide Parcel

Unit / Phase Number

Total Number of Lots Created

☐ Other (specify) _____☒ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____**STAFF USE ONLY****PLAT TYPE**☐ Staff Review ☐ Planning Commission**ATTACHMENTS**☐ Property Owners / Option Holders ☐ Variance Request**ADDITIONAL REQUIREMENTS**

☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

0406

1,300.00

Fee 2

Fee 3

1,300.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Applicant Signature

Scott Smith, S&E Properties, LLC

Please Print

Date

(865) 567-5111

ssmith@volrealty.com

Email

Phone Number

Marc Payne

Please Print

5-24-2021 AK

File # corrected 5/25/2021 by AK

Staff Signature

Date

VARIANCES REQUESTED



1. Vertical curve (crest) minimum K value from 25 to 20.

Justify variance by indicating hardship: Site topography, No-Fill boundary

2.

Justify variance by indicating hardship:

3.

Justify variance by indicating hardship:

4.

Justify variance by indicating hardship:

5.

Justify variance by indicating hardship:

6.

Justify variance by indicating hardship:

7.

Justify variance by indicating hardship:

I certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

Signature

Date