



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 8-SF-22-C

AGENDA ITEM #: 26

8-G-22-DP

AGENDA DATE: 8/11/2022

► **SUBDIVISION:** FARRIS PROPERTY SUBDIVISION

► **APPLICANT/DEVELOPER:** HOMESTEAD LAND HOLDINGS, LLC

OWNER(S): Alex Farris

TAX IDENTIFICATION: 162 062.01

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 1736 CHOTO RD

► **LOCATION:** Northeast side of Choto Road, west of Palm Beach Way

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Tennessee River

► **APPROXIMATE ACREAGE:** 7.18 acres

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

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

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant - PR (Planned Residential)

South: Agriculture/forestry/vacant - A (Agricultural)

East: Single family residential - PR (Planned Residential)

West: Single family residential - PR (Planned Residential)

► **NUMBER OF LOTS:** 18

SURVEYOR/ENGINEER: Rackley Engineering

ACCESSIBILITY: Access is via Choto Road, a minor collector with a pavement width of 22 ft within a right-of-way of 50 ft.

► **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**
1. Reduce the minimum intersection spacing from 300' to 186' between the centerlines of Road "1" and Palm Beach Way

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1% to 1.71% at Road

STAFF RECOMMENDATION:

- **Approve the requested variance based on the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.**

Approve the Concept Plan subject to 6 conditions.

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) The proposed road may be public or private, with the determination made during the design plan phase and indicated on the plat.
- 4) Obtaining all necessary approvals to fill or modify the wetland.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, amenities, and drainage system.

- **Approve the development plan for a detached residential subdivision with up to 18 lots and reduction of the peripheral setback to 25 ft for lots 12-18 where not adjacent to commercial zoning, subject to 1 condition.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

COMMENTS:

This proposal is for an 18-lot detached residential subdivision on 7.18 acres at a density of 2.5 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in June 2022 (5-M-22-RZ). The applicant is undecided whether the new internal road will be public or private. This must be determined during the design plan phase and indicated on the subdivision plat. In either case, the road must meet the County road design standards and have 26 ft of pavement and 50 ft right-of-way, as proposed. The existing pond near Choto Road is a wetland and a portion of which must be filled to construct the road.

The applicant is requesting a peripheral setback reduction to 25 ft on the western boundary of lots 12-18. The setback cannot be reduced on lot 12 where it is adjacent to commercial zoning. The adjacent subdivision to the west (Choto Meadows) also has a 25 ft peripheral setback. The peripheral setback will be 35 ft for lots 1-11 and a portion of 12.

The variance request to reduce the intersection separation from 300 ft to 186 ft is supported by staff because it will not create turning conflicts and will reduce the disturbance to the wetland. There is not portion of this frontage where an intersection separation variance would not be required because of the proximity to Rocky Slope Lane to the west.

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

PR (Planned Residential) up to 5 du/ac:

- a) The PR zone allows detached -dwellings 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 (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 5 du/ac. The proposed density is 2.5 du/ac.
- c) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant is requesting a 25 ft peripheral setback for lots 12-18 to match the peripheral setback approved for the adjacent subdivision (Choto Meadows).

2) GENERAL PLAN - DEVELOPMENT POLICIES

- a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) - The proposed peripheral setback reduction should have minimal impact on adjacent properties since it matches the peripheral setback for those properties. The proposed single-family houses should have a similar scale as the other residential development in the area.

3) SOUTHWEST COUNTY SECTOR PLAN

a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The development will have a density of 2.5 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary 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.

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.

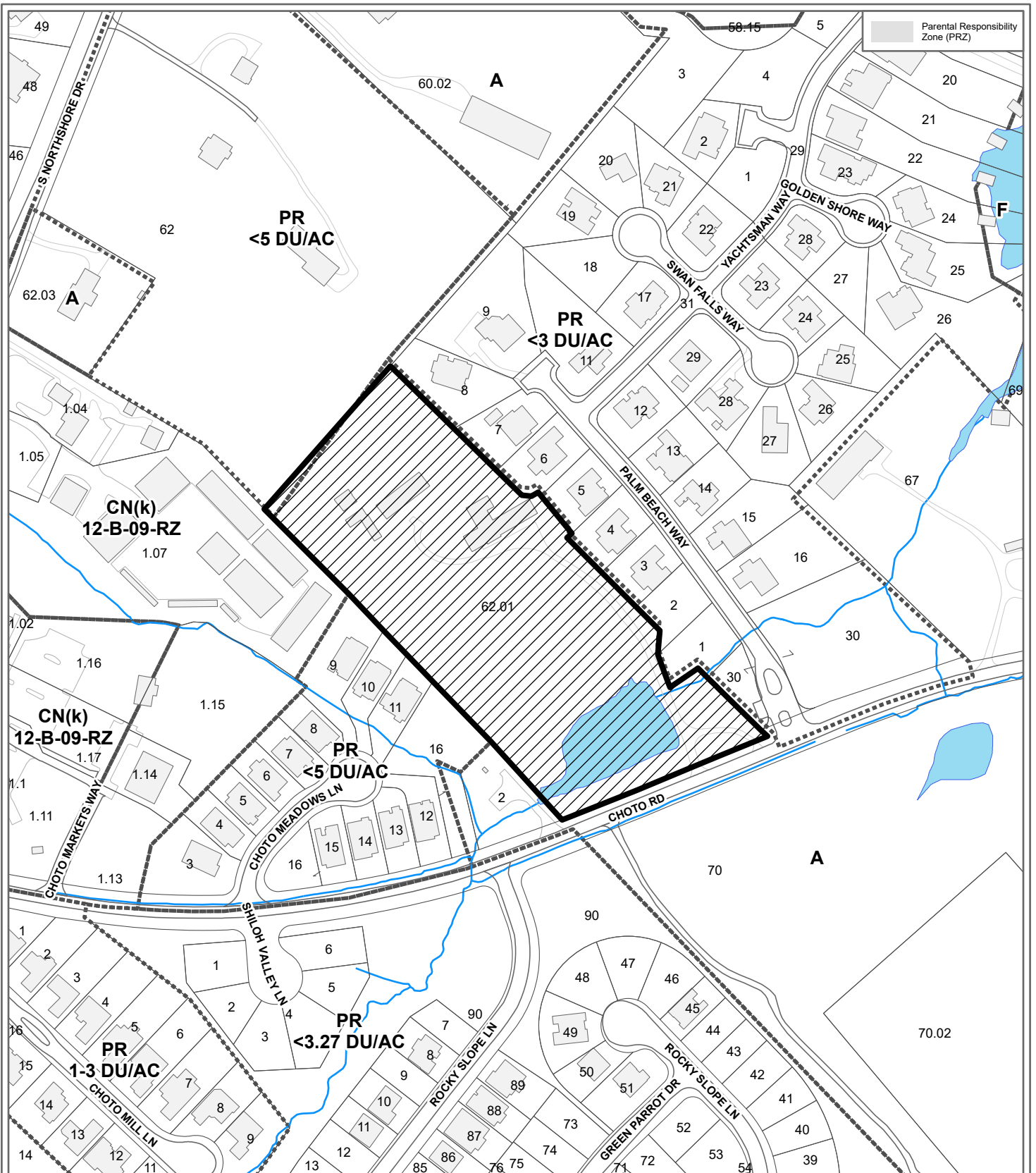
ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut 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.

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 development plan request is final, unless the action is appealed to the Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.



Requested Variances & Alternative Design Standards

8-SF-22-C / 8-G-22-DP – FARRIS PROPERTY SUBDIVISION

VARIANCES

1. Reduce the minimum intersection spacing from 300' to 186' between the centerlines of Road "1" and Palm Beach Way.


ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

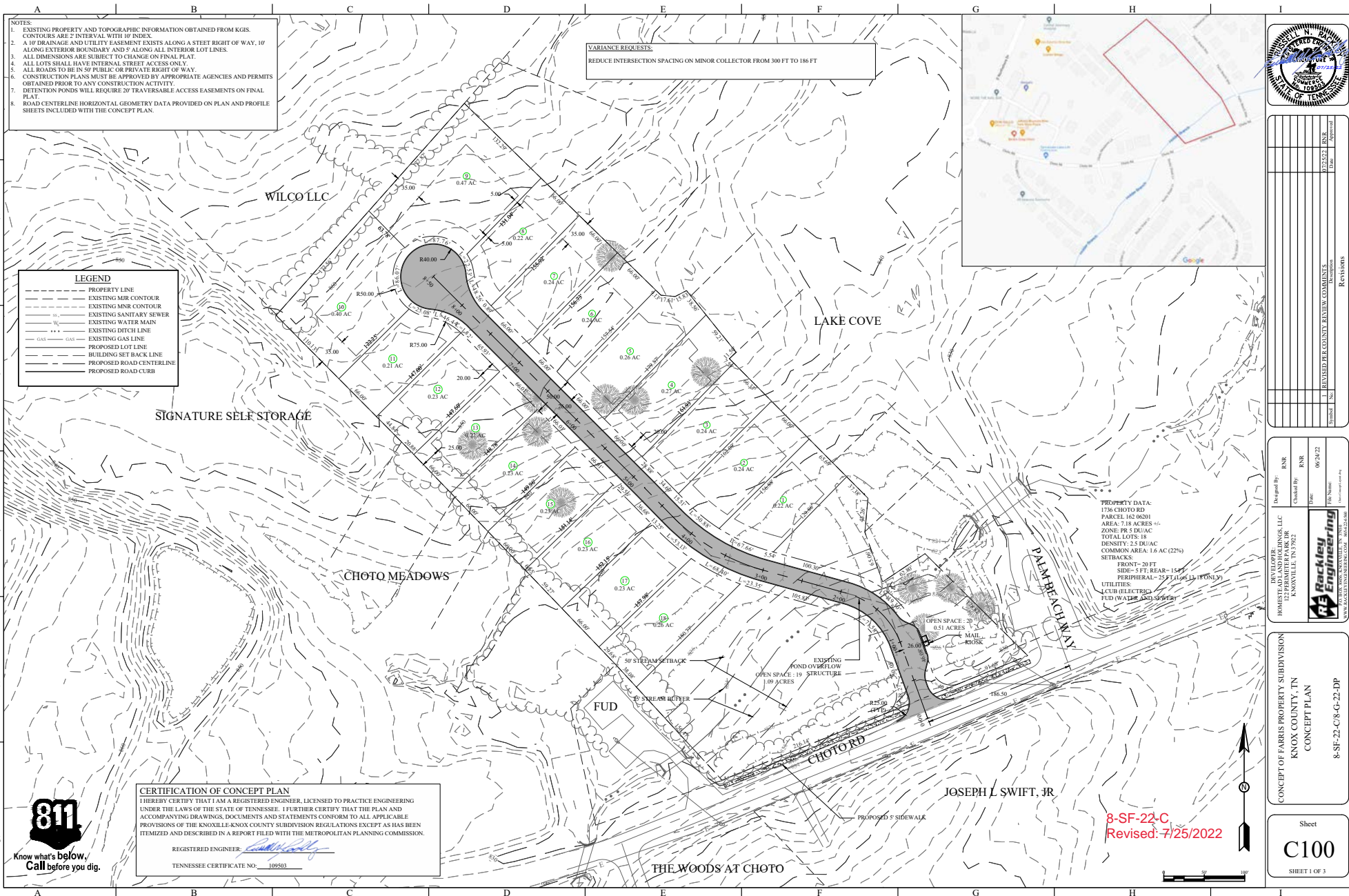
1. None

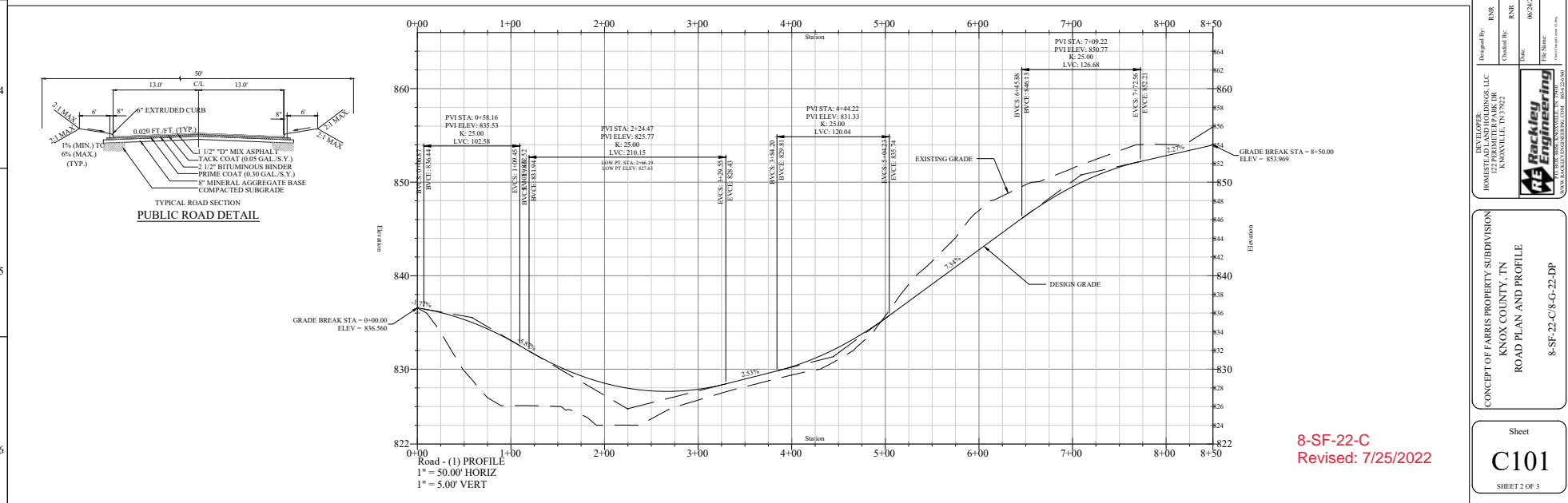
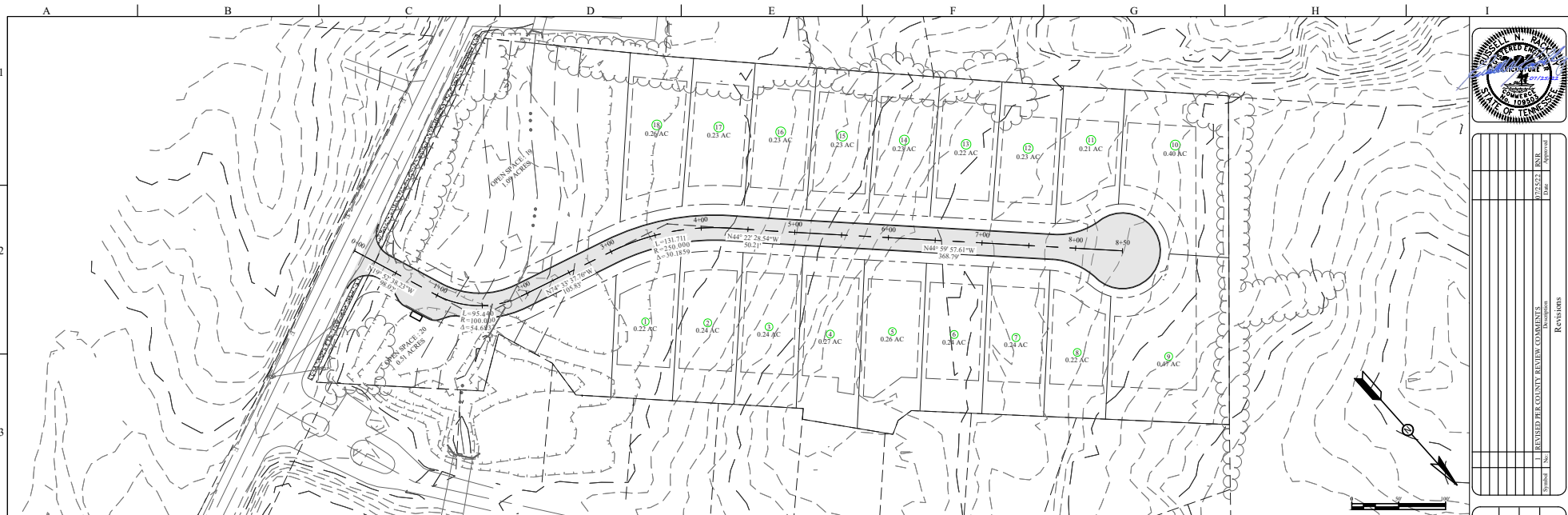
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1% to 1.71% at Road "1" and ~~S. Northshore Drive~~. Choto Road.

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approved 8/3/22 





Revisions	Revised By	Checked By	Designation	Date
1	REVISED BY COUNTY REVIEW COMMITTEE			07/25/22 RSE

Designed By:	RSE
Checked By:	RSE
Date:	06/24/22
File Name:	
Drawn and/or by:	

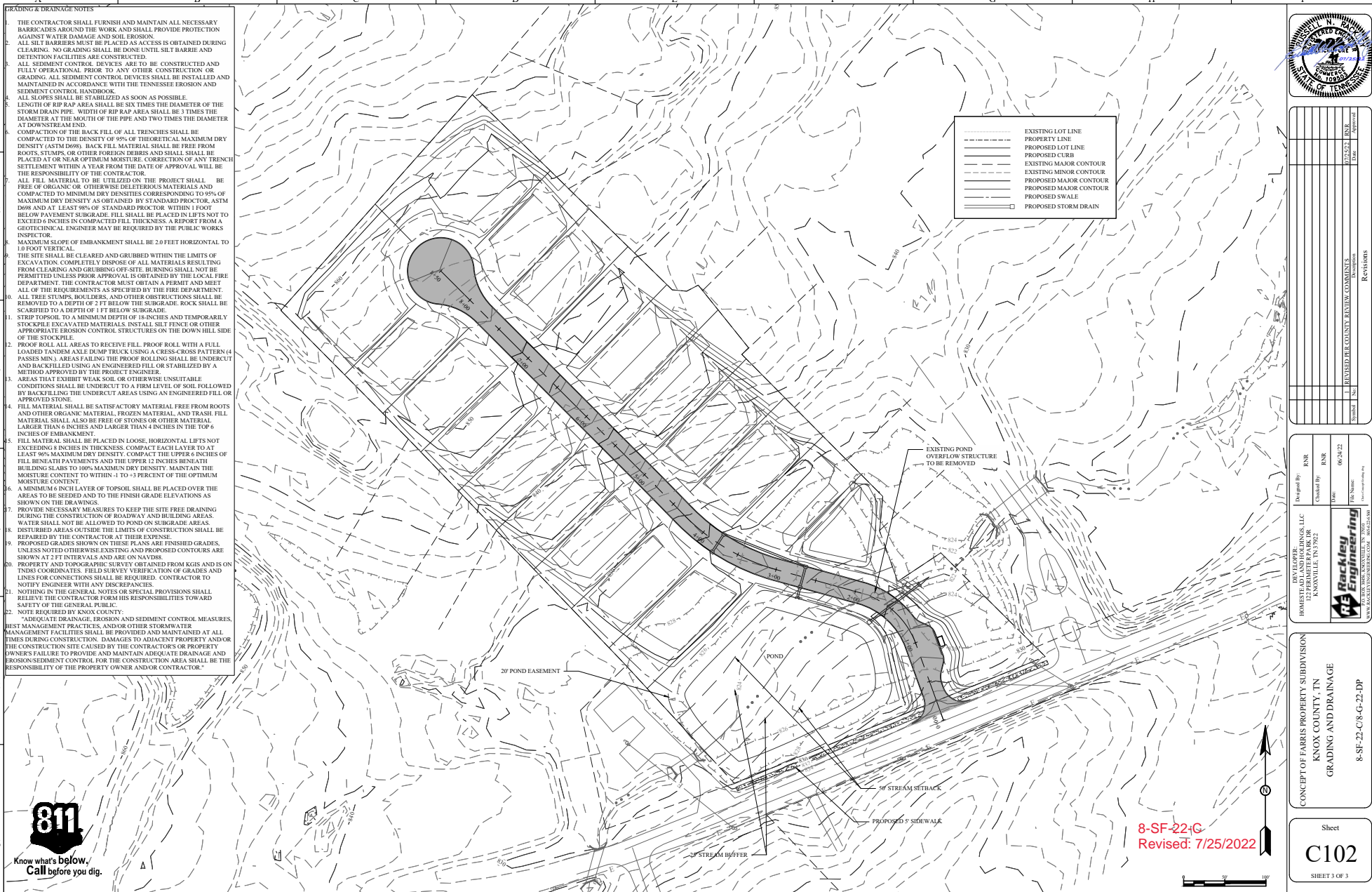
KNOX COUNTY
 HOMESTEAD AND HOLDINGS, LLC
 122 PERMIER PARK DR
 KNOXVILLE, TN 37922
 WWW.RACKLEYENGINEERING.COM 865.222.5000


RE Rackley Engineering

CONCEPT OF FARRIS PROPERTY SUBDIVISION
 KNOX COUNTY, TN
 ROAD PLAN AND PROFILE
 8-SF-22-C/S-G-22-DP

Sheet
C101
 SHEET 2 OF 3

8-SF-22-C
 Revised: 7/25/2022

[illegible][illegible]

DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 122 PERIMETER PARK, DR. KNOXVILLE, TN 37922	Designed By:	RNR	06/24/22
	Checked By:	RNR	
Date:		File Name:	
 RE Rackley Engineering P.O. BOX 590, KNOXVILLE, TN 37903 WWW.RACKLEYENGINEERING.COM 866.624.590		User's e-mail address: User's phone number:	

CONCEPT OF FARRIS PROPERTY SUBDIVISION
KNOX COUNTY, TN
GRADING AND DRAINAGE
8-SF-22-C/8-G-22-DP

Sheet
C102
SHEET 3 OF 3



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Homestead Land Holdings, LLC

6/30/2022

Applicant Name

Date Filed

8/11/2022

()

8-SF-22-C / 8-G-22-DP

Planning Commission
Meeting (if applicable)

Legislative Meeting (if applicable)

File Number(s)

CORRESPONDENCE

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

Russell Rackley Rackley Engineering

Name / Company

PO Box 30456 Knoxville TN 37930

Address

865-850-1535 / rnrackley@rackleyengineering.com

Phone / Email

CURRENT PROPERTY INFO

Alex Farris

1736 Choto Rd Knoxville TN 37922

Owner Name (if different)

Owner Address

Owner Phone / Email

1736 CHOTO RD

Property Address

162 062.01

7.33 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

FIRST UTILITY SEWER

Sewer Provider

FIRST UTILITY WATER

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of Choto Road, west of Palm Beach Way

General Location

☐ City

Commission District 5

PR (Planned Residential)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

Southwest County

LDR (Low Density Residential)

Rural Growth Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) **Detached residential subdivision**

Related City Permit Number(s)

SUBDIVISION REQUEST**Farris Property Subdivision**

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

18

Total Number of Lots Created

Additional Information _____

- ☐
- Attachments / Additional Requirements

ZONING REQUEST

- ☐
- Zoning Change

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

- ☐
- Plan Amendment Change

Proposed Plan Designation(s)

Additional Information _____

STAFF USE ONLY**PLAT TYPE**

- ☐
- Staff Review
- ☐
- Planning Commission

ATTACHMENTS

- ☐
- Property Owners / Option Holders
- ☐
- Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1

\$1,300.00

Total

Fee 2

Fee 3

AUTHORIZATION*By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.***Russell Rackley Rackley Engineering, PO Box 30456 Knoxville TN 37930****6/30/2022**

Application Authorized By

Affiliation

Date

865-850-1535 / rnrackley@rackleyengineering.com

Phone / Email

Mike Reynolds

Staff Signature

Please Print

Date Paid



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

Homestead Land Holding, LLC

Developer

Applicant Name

Affiliation

June 27, 2022

August 11, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

8-SF-22-C

8-G-22-DP

CORRESPONDENCE

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

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

Russell N. Rackley, PE

Rackley Engineering

Name

Company

PO Box 30456

Knoxville

TN

37922

Address

City

State

ZIP

865-850-1535

rnrackley@rackleyengineering.com

Phone

Email

CURRENT PROPERTY INFO

Alex Farris

1736 Choto Rd, Knoxville, TN 37922

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

1736 Choto Rd

16206201

Property Address

Parcel ID

FUD

FUD

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of Choto Road, west of Palm Beach Way

7.18 acres

General Location

Tract Size

☐ City ☒ County
 District

PR (Planned Residential)

Zoning District

AgForVac

Existing Land Use

Southwest County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

☒ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA
☒ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) Detached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUEST**to be determined (Farris Property Subdivision for reference)**

Proposed Subdivision Name

0☐ Combine Parcels☒ Divide Parcel

Unit / Phase Number

18

Total Number of Lots Created

Related Rezoning File Number

5-M-22-RZ☐ Other (specify) Detached residential subdivision☐ 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

405**Development
Plan**

Total

Fee 2

Fee 3

\$1,300

MR

AUTHORIZATION

Applicant Signature

Homestead Land Holding, LLC

Please Print

06.27.22

Date

865.221.2067

Phone Number

thomask@saddlebrookproperties.com

Email

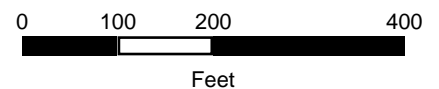
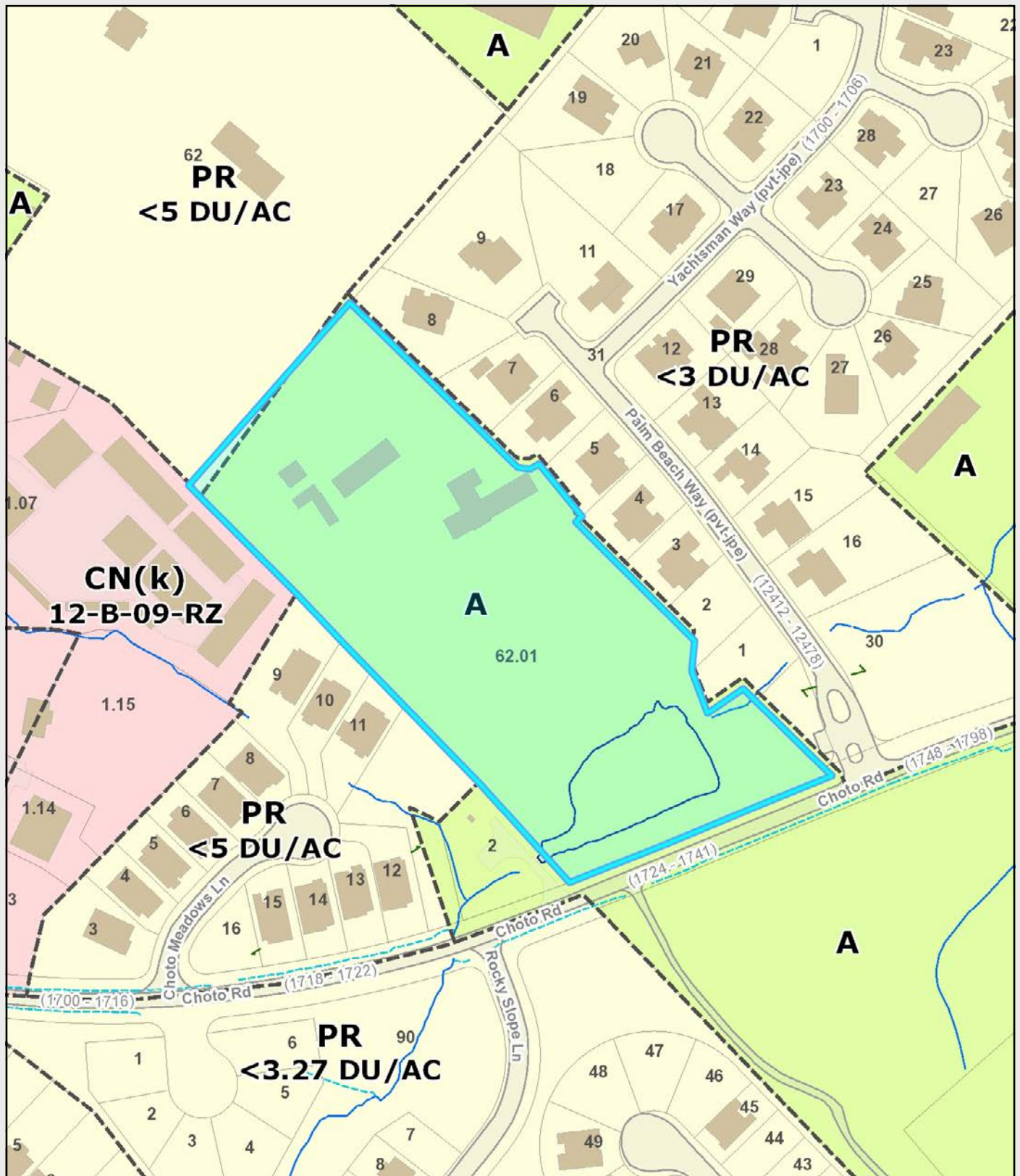
Clyde Alex Farris by Marie Analie Farris (POM)dotloop verified
06/28/22 9:26 AM EDT
EN71-PX4Z-F1LU-58VBClyde A Farris6/28/2022

Property Owner Signature

Please Print

Date

Paid 6/30/2022

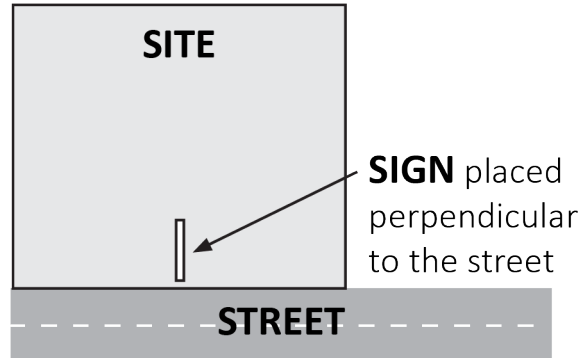


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant