



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 1-SB-22-C
1-G-22-UR

AGENDA ITEM #: 26
AGENDA DATE: 1/13/2022

▶ **SUBDIVISION:** MISSION HILLS

▶ **APPLICANT/DEVELOPER:** SMITH, S & E PROPERTIES, LLC

OWNER(S): S & E Properties, LLC

TAX IDENTIFICATION: 116 06704 (PART OF) AND 06701 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 12041 & 12119 Hardin Valley Rd.

▶ **LOCATION:** North side of Hardin Valley Drive, west side of Mission Hills Lane

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 8.85 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

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

▶ **NUMBER OF LOTS:** 26

SURVEYOR/ENGINEER: Aaron Gray

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, and Mission Hill Lane, a local street with a central divider median within 100 ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

- 1) Reduce the minimum vertical curve (crest) K value from 25 to 20 at VPI STA 3+10 on Road 'A'.
- 2) Reduce the minimum vertical curve (sag) K value from 25 to 15 at the intersection of Road 'A' and Hardin Valley Road.
- 3) Reduce the minimum intersection separation between Mission Hill Lane and Road 'A' from 400 ft to 368 ft.

STAFF RECOMMENDATION:

▶ Approve variances 1-3 based on the justifications provided by the applicant and 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 the Concept Plan subject to 9 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. Showing the location of the driveways for Lots 1 & 21 on the final plat. The location of the driveways shall be as far away from the Hardin Valley Lane intersection as possible, with review and approval by Knox County Engineering and Public Works during the design plan phase.
4. Placing a note on the final plat that lots 1-21 shall have access only to the internal street system, and lots 22-26 shall have access to either Mission Hill Lane or the internal street system.
5. Providing a greenway easement on the final plat on the south side of Connor Creek per the requirements of the Knox County Parks and Recreation department.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. 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.
9. Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas and drainage system.

► **Approve the development plan for up to 26 detached dwelling units on individual lots and the peripheral setback reduction from 35-ft to 30-ft for the southern lot line of Lot 1 and 21, subject to 1 condition.**

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

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

COMMENTS:

This proposal is a 26-lot subdivision that revises the 18-lot Mission Hills subdivision approved in September 2021 (7-SA-21-C / 7-C-21-UR). The new proposal includes an additional 1.87 acres along Mission Hill Lane on the east side of the property and is part of the Hoppe property that wraps around the subject site. A concept plan for the Hoppe property was also recently approved (9-SB-21-C / 9-C-21-UR). Removing the 1.87 acres does not make the Hoppe property exceed its maximum allowed density of 3 du/ac. The proposed changes to the concept plan are listed below.

Changes Since The Previous Concept Plan Approval

- 1) Increasing the number of lots from 18 to 26.
- 2) The development now has frontage on Mission Hill Lane.
- 3) Five (5) lots directly access Mission Hill Lane.
- 4) The applicant's surveyor verified that the existing Hardin Valley Road right-of-way width is 25 ft from the road centerline along this frontage. The parcel map shows a 40 ft right-of-way from the road centerline, and it was unknown if this was correct. The applicant is dedicating 35 ft right-of-way from the road centerline as required by the Major Road Plan.
- 5) The number of detention ponds has been reduced from 2 to 1.

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 with a maximum of 3 du/ac under certain circumstances. The proposed subdivision has a density of 2.94 du/ac.

B. A greenway easement is being 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 comparable to those in existing and recently approved subdivisions in the area.

C. The property is zoned PR up to 3 du/ac, and the proposed subdivision has a density of 2.94 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 main part of the development will have direct access to Hardin Valley Road, a minor arterial street.

B. The 5 lots that front on Mission Hill Lane will access an existing residential street; however, the proposed single-family house lots are similar to those of the Mossy Creek subdivision, and the additional traffic will be minimal.

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: 301 (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.

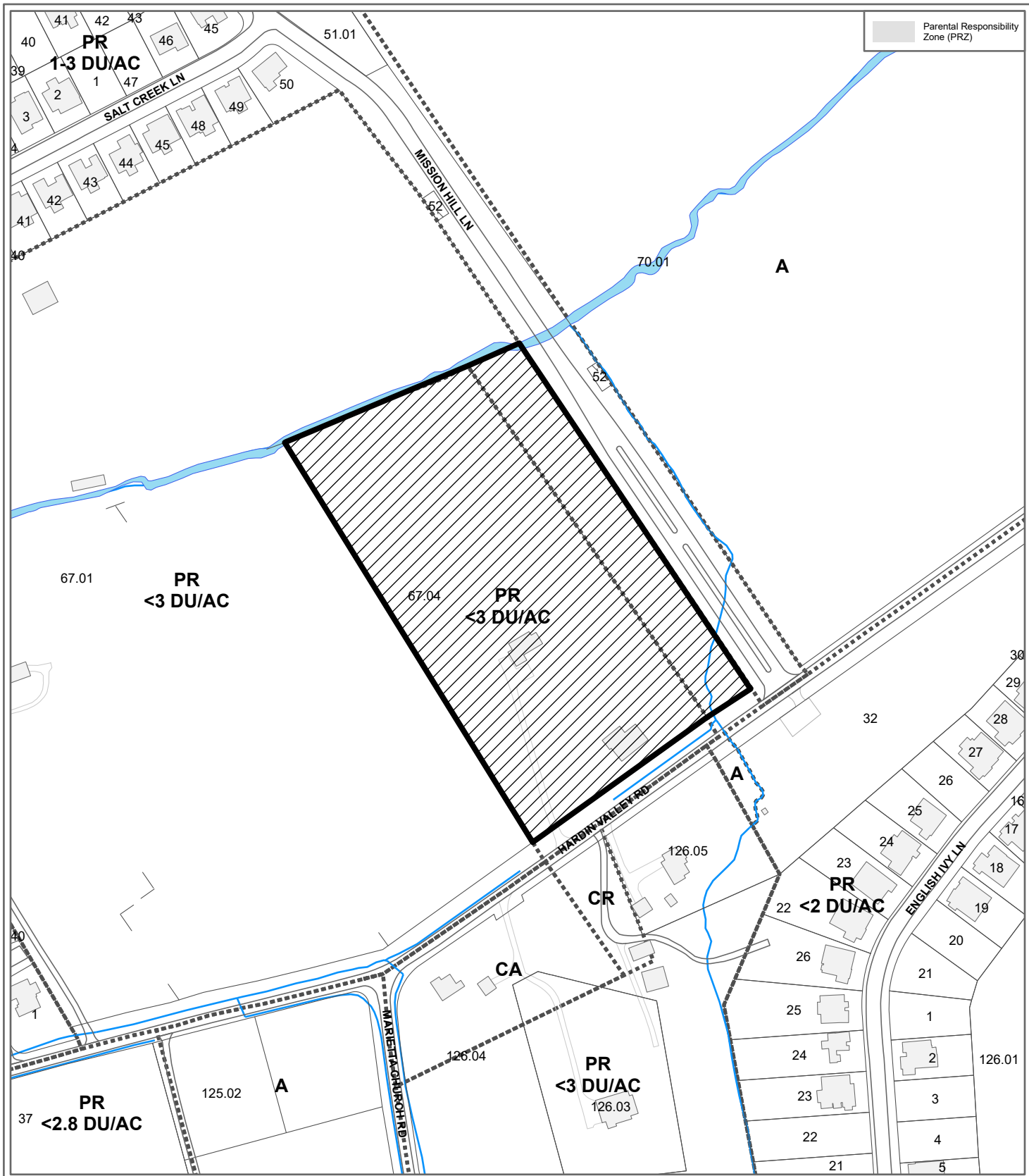
ESTIMATED STUDENT YIELD: 11 (public school children, grades K-12)

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.



**1-SB-22-C / 1-G-22-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Smith, S & E Properties, LLC



in PR (Planned Residential)

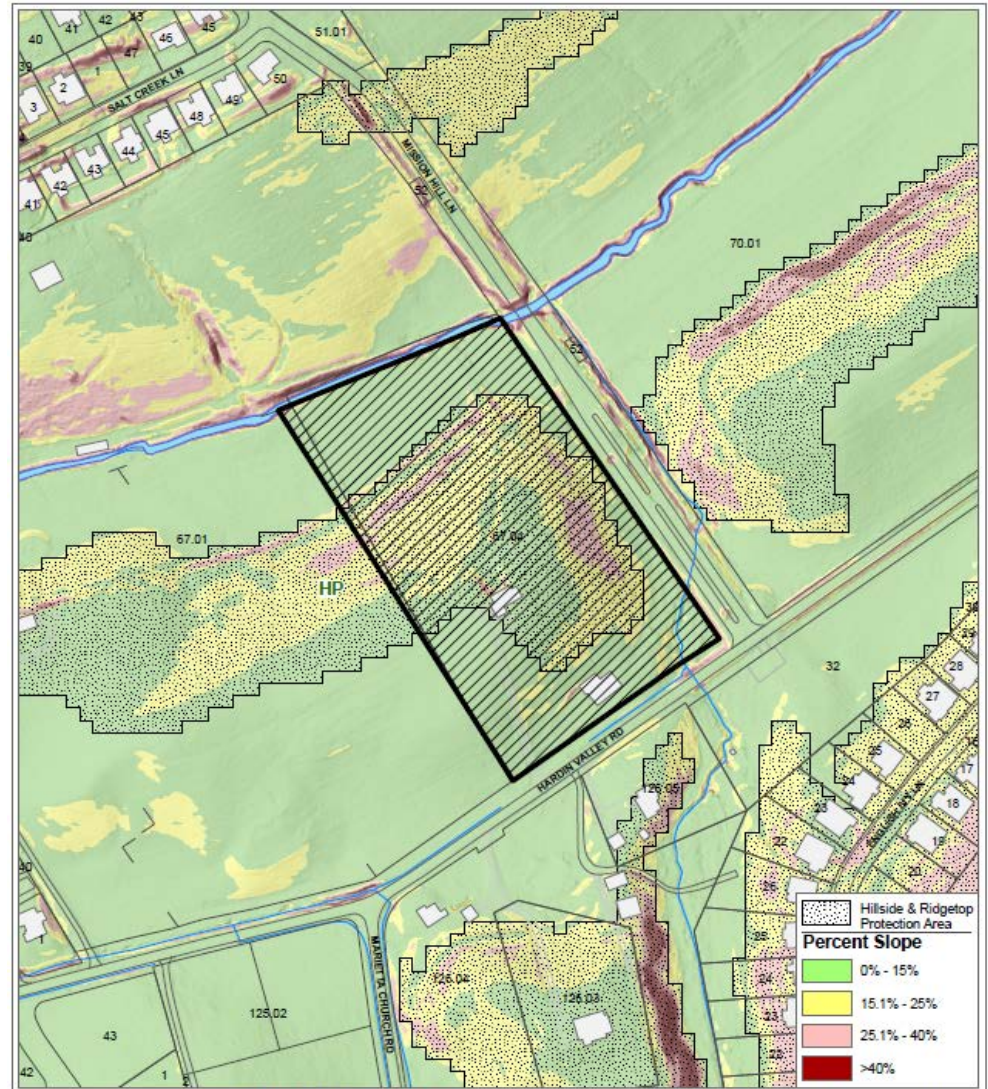
Original Print Date: 12/17/2021 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 116
 Jurisdiction: County

0 250
 Feet



CATEGORY	ACRES	RECOMMENDED LAND DISTURBANCE FACTOR	ACRES OF DISTURBANCE
Non-Hillside	4.5	N/A	4.5
0-15% Slope	1.59	100%	1.6
15-25% Slope	2.33	50%	1.2
25-40% Slope	0.5	20%	0.1
Greater than 40% Slope	0.02	10%	0.0
Ridgetops	0		0.0
Maximum Land Disturbance Guideline (Hillside & Ridgetop Protection Plan)	4.44		2.9



**1-SB-22-C / 1-G-22-UR
SLOPE ANALYSIS**

Petitioner: Smith, S & E Properties, LLC.

Map No: 116
Jurisdiction: County

Original Print Date: 1/5/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

0 250
Feet

Subject Property

From Hillside & Ridgetop Protection Plan, page 33

LOW DENSITY AND RURAL RESIDENTIAL USES

Density and Land Disturbance Guidelines

As proposals for changes to the zoning map and development plans/concept plans are considered, the following factors are recommended to determine the overall allowable density for residential rezonings and the overall land disturbance allowable in new development or subdivisions for those portions of parcels that are within the Hillside and Ridgetop Protection Area. These factors should be codified as regulations in the future. The areas of the Growth Policy Plan referenced below are presented on page 18.

Table 3: Residential Density and Land Disturbance Guidelines
for Recommendations on Changes to the Zoning Map and Development Plan/
Concept Plan Review within the Hillside and Ridgetop Protection Area
that is within the Urban Growth and the Planned Growth Area

Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	7 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

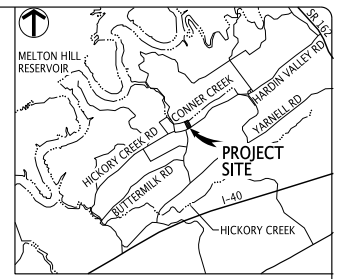
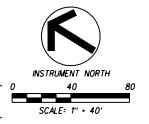
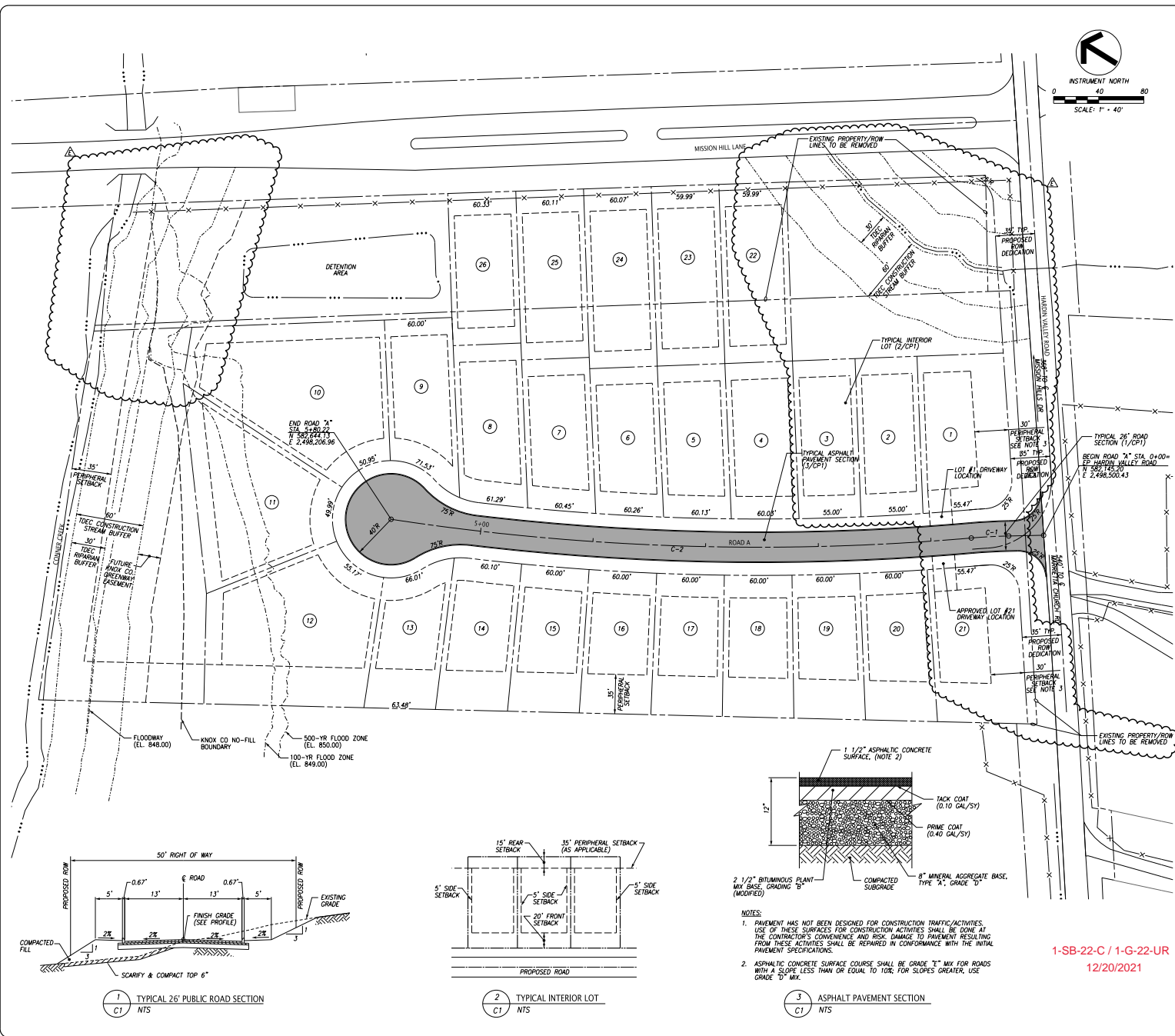
dua: dwelling units per acre

* These factors should be considered guidelines to determine an overall recommended residential density for requests for changes to the zoning map to planned residential (RP-1 in the city and PR in the county) zone districts that are considered by the Metropolitan Planning Commission prior to being considered by the appropriate legislative body. The resulting zone district development right would be considered a budget for dwelling units to be applied over the entire proposed development.

** Until such time as regulations are codified by the appropriate legislative body, these factors should be considered guidelines to determine an overall recommended land disturbance area for development plans and concept plans that are considered for approval by the Metropolitan Planning Commission. The overall land disturbance area would be considered a budget for land disturbance to be applied over the entire proposed development.

*** Ridgetops are generally the more level areas on the highest elevations of a ridge. Because the shapes of Knox County ridges are so varied (see pages 8 – 9), the ridgetop area should be determined on a case-by-case basis with each rezoning and related development proposal.

File Number: 1-1531-2021 (P) (M) (S) L000166007.dwg
 Plot Name: 12/20/2021



PLANNING FILE NUMBERS (1-SB-22-C/1-G-22-UR)
 GENERAL NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KNOX EXISTING CONTOURS ARE AT 2-FT INTERVALS. VERTICAL DATUM IS BASED ON NAVD83.
2. PROPERTY CONCERNED REFLECTS PARCEL 06701 AND A PORTION OF PARCEL 06701 AS SHOWN IN KNOX COUNTY CLT MAP 116. ZONING FOR THE PROPERTIES IS PR. PLANNED RESIDENTIAL DISTRICT, MK. TOTAL AREA = 8.852 AC.
 OWNER: S & E PROPERTIES, LLC
 405 HARBORWAY LANE
 KNOXVILLE, TN 37919
3. BUILDING SETBACKS INTERNAL TO SUBDIVISION ARE 20'-FT. IN FRONT, 15'-FT. ON SIDE AND 15'-FT. BEAR THE PERIPHERAL SETBACK IS 30'-FT. PERIPHERAL SETBACK HAS BEEN APPROVED FOR THE SOUTH SIDE OF LOT 20. A SIMILAR 30'-FT PERIPHERAL SETBACK IS REQUESTED FOR LOT 1. A 25'-FT PERIPHERAL SETBACK ON THE EAST SIDE IS REQUESTED FOR LOTS 22-26.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
5. PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTENDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
6. SITE DISTANCE IS GREATER THAN 400' TO THE WEST FROM THE PROPOSED ENTRANCE ALONG HARDEN VALLEY RD.

PROPOSED DENSITY

J DU/AC	3 DU/AC
R ES AC	8.85 AC
SINGLE FAMILY DWELING UNITS	26 UNITS
PROPOSED DENSITY	2.94 DU/AC

APPROVED VARIANCE (05/09/2021)
 PLANNING FILE NUMBERS 7-SA-21-C/7-C-21-UR:

1. DECREASE VERTICAL CURVE (CREST) K VALUE FOR ROAD A FROM 25 TO 20.
2. DECREASE VERTICAL CURVE (SAG) K VALUE FOR INTERSECTION OF ROAD A AND HARDEN VALLEY ROAD FROM 25 TO 15.
3. DECREASE MINIMUM DISTANCE BETWEEN MISSION HILL LANE AND ROAD A FROM 400 FEET TO 300 FEET.
4. DECREASE IN PERIPHERAL SETBACK ON SOUTH SIDE OF LOT 20 FROM 35 FEET TO 30 FEET ON CONDITION OF DRIVEWAY FOR LOT 20 TO BE LOCATED ON UPWELL SIDE OF LOT.

LEGEND:

- ASPHALT PAVEMENT
- PROPERTY LINE
- EASEMENT LINE
- NO-FILL LINE
- FLOODWAY/FLOOD LINE
- STREAM BUFFER
- LOT NUMBER
- (1/CP1) DETAIL REF. (DETAIL NO./SHT. NO.)

UTILITY OWNERS:

WATER & SEWER
 WEST KNOX UTILITY DISTRICT (WKUD)
 P.O. BOX 51570
 KNOXVILLE, TN 37950-1370
 CONTACT: MR. WAYNE HASTINGS
 OFFICE PHONE: 865.690.2521

GAS
 KNOXVILLE UTILITIES BOARD (KUB)
 P.O. BOX 58017
 KNOXVILLE, TN 37950-9017
 CONTACT: MR. CHRIS MCCORMACK
 OFFICE PHONE: 865.558.2123

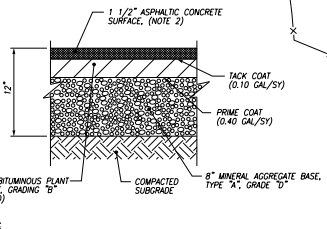
ELECTRIC
 LENOIR CITY UTILITY BOARD (LCUB)
 P.O. BOX 449
 LENOIR CITY, TN 37711
 CONTACT: MR. MITCH LEDBETTER
 OFFICE PHONE: 865.985.0107

TELEPHONE
 AT&T
 9733 PARKSIDE DRIVE
 KNOXVILLE, TN 37922
 CONTACT: MR. ROBERT KNOIGHT
 OFFICE PHONE: 865.539.5243

ENGINEERING CERTIFICATION:

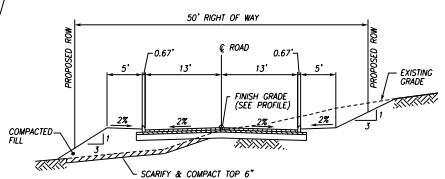
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT 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

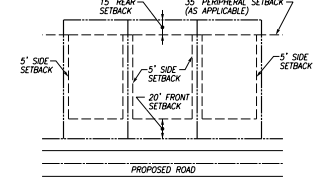


NOTES:

1. 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.
2. 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.



1 C1 TYPICAL 26' PUBLIC ROAD SECTION NTS



2 C1 TYPICAL INTERIOR LOT NTS

3 C1 ASPHALT PAVEMENT SECTION NTS

1-SB-22-C/1-G-22-UR
 12/20/2021

FULGHUM MACINDOE & ASSOCIATES, INC.
 10330 HARDEN VALLEY ROAD SUITE 200
 KNOXVILLE, TN 37932
 OFFICE: 865.690.6419
 FAX: 865.690.6449
 www.fulghummacindoe.com

PRELIMINARY NOT FOR CONSTRUCTION

MISSION HILLS SUBDIVISION
 HARDEN VALLEY ROAD
 KNOXVILLE, TENNESSEE 37932

S&E PROPERTIES, LLC
 405 HARBORWAY LANE
 KNOXVILLE, TN 37919
 CONTACT: MR. ERIC MOSELEY
 TELEPHONE NO.: 865.539.1112
 EMAIL: ERICMOSELEY@BELLSOUTH.NET

CONCEPT PLAN SITE LAYOUT

NO.	REVISION/ISSUE	DATE
1	ISSUED CONCEPT PLAN	05/27/21
2	REVISED PER PLANNING COMMENTS	06/18/21
3	REVISED PER PLANNING COMMENTS	06/23/21
4	REVISED PER PLANNING COMMENTS	10/22/21
5	REVISED PER PLANNING COMMENTS	12/20/21

Project: 330.018
 Date: 05/21/21
 Sheet: CP1
 Scale: 1"=40'



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

PRELIMINARY
NOT FOR
CONSTRUCTION

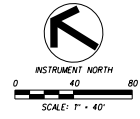
MISSION HILLS SUBDIVISION
HARDEN VALLEY ROAD
KNOXVILLE, TENNESSEE 37932

S&E PROPERTIES, LLC
1000 GORDON LANE
KNOXVILLE, TN 37918
CONTACT: MR. ERIC MOSELEY
TELEPHONE NO.: 865.539.1112
EMAIL: ERICMOSELEY@BELLSOUTH.NET

CONCEPT
GRADING PLAN

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
330.018	AMC	12/20/21	ADDITIONAL COMMENTS
	AMC	10/22/21	REVISED PER PLANNING COMMENTS
	AMC	06/18/21	REVISED PER PLANNING COMMENTS
	AMC	05/27/21	ISSUED CONCEPT PLAN

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



PLANNING FILE NUMBERS (1-SB-22-C/1-G-22-UR)

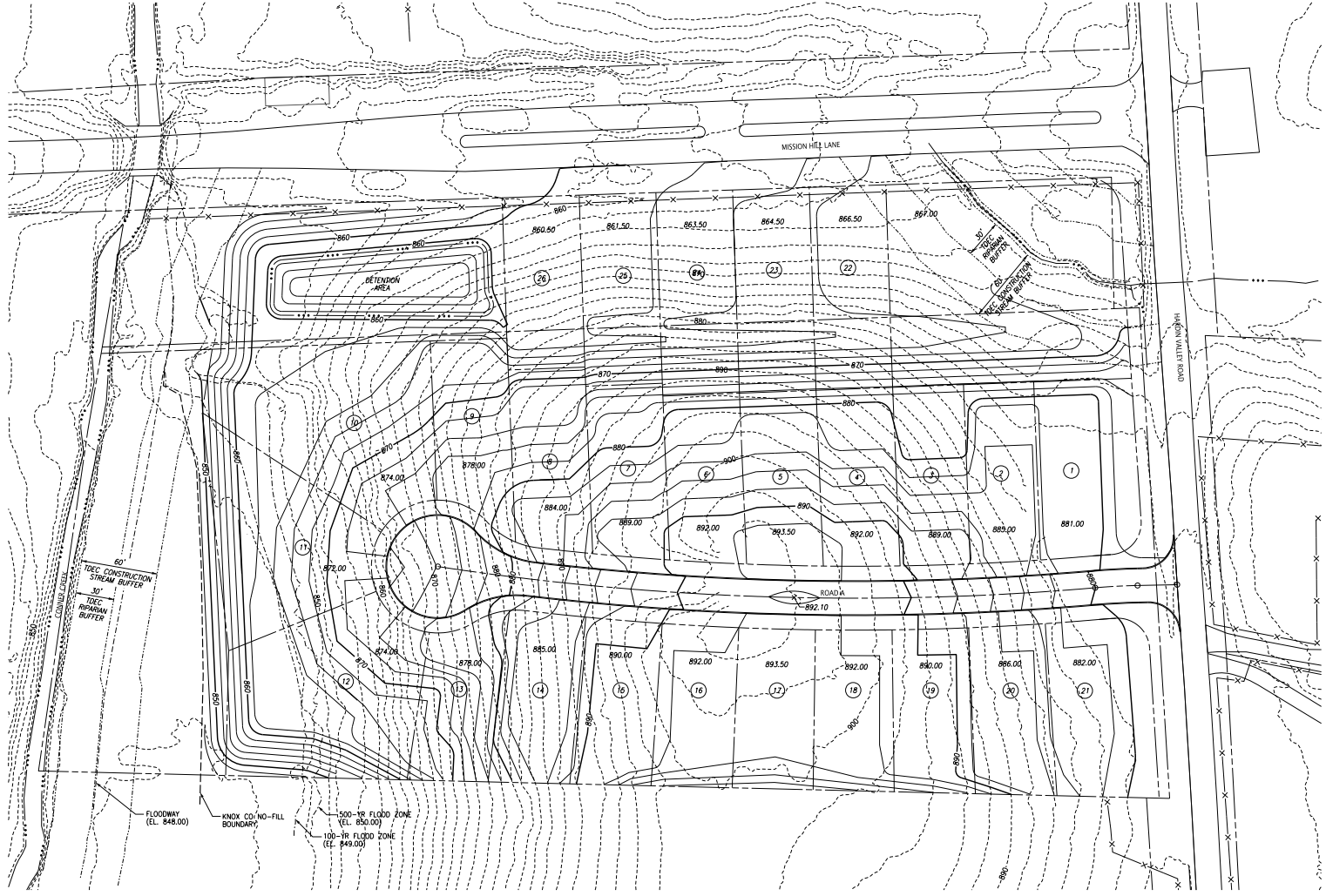
GRADING NOTES:

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

1-SB-22-C / 1-G-22-UR
12/20/2021

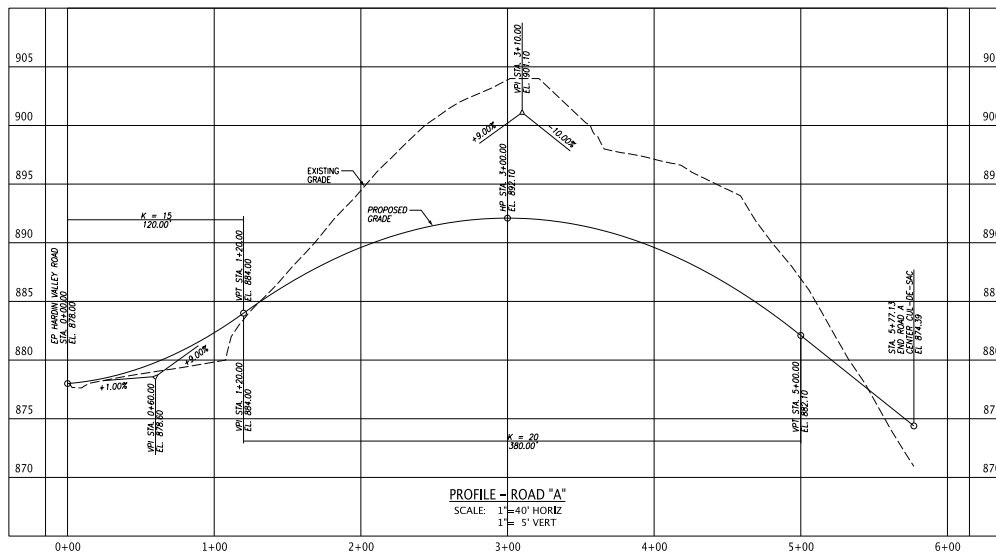
LEGEND:

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



File Name: I:\2021\11\MISSION_HILLS\1001\1001.dwg
 Plot Date: 12/20/2021

©2021 FULGHUM MACINDOE & ASSOCIATES, INC. THE CONTENT SHALL NOT BE COPIED, REPRODUCED, TRANSMITTED IN ANY FORM OR BY ANY MEANS, OR STORED IN A RETRIEVING SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FULGHUM MACINDOE & ASSOCIATES, INC.



1-SB-22-C / 1-G-22-UR
12/20/2021

Path: P:\13156\13156\13156\13156\13156\13156\13156\13156.dwg
Plot Date: 05/21/21

©2015 FULGHUM MACINDOE & ASSOCIATES, INC. THIS DOCUMENT SHALL NOT BE LOANED, REPRODUCED, TRANSMITTED TO ANYONE, WITH OR WITHOUT PERMISSION, OR BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN PERMISSION OF FULGHUM MACINDOE & ASSOCIATES, INC.



**PRELIMINARY
NOT FOR
CONSTRUCTION**

MISSION HILLS SUBDIVISION
 HARDEN VALLEY ROAD
 KNOXVILLE, TENNESSEE 37932

S&E PROPERTIES, LLC
 605 N. CLAY ST.
 KNOXVILLE, TN 37903
 CONTACT: MR. ERIC MOSELEY
 TELEPHONE NO.: 865.539.1112
 EMAIL: ERICMOSELEY@BELLSOUTH.NET

ROAD PROFILE

PROJ. NO.	DESIGNED BY	CHECKED BY	DRAWN BY
330.018	AMC	AMC	ADC
Date	10/22/21		
Scale	AS NOTED		

No.	Revision/Issue	Date
1	REVISED PROFILE FOR ROAD ALIGNMENT	10/22/21
2	ISSUED CONCEPT PLAN	05/21/21

Project 330.018	Sheet C3
---------------------------	---------------------------

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED

1. **Decrease vertical curve (crest) for Road A from 25 to 20.**

Justify request by indicating hardship: Variance previously approved (9/9/21), File No. 7-SA-21-C/7-C-21-UR
Reduction of the K-value was requested and previously approved based on topographical constraints for the site, as well as the location of the no-fill line adjacent to the creek.

2. **Decrease vertical curve (sag) for Road A at Hardin Valley intersection from 25 to 15.**

Justify request by indicating hardship: Variance previously approved (9/9/21), File No. 7-SA-21-C/7-C-21-UR
Reduction of the K-value was requested and previously approved based on the topographical constraints for the site in the area of the roadway intersection.

3. **Decrease minimum distance between Mission Hills Lane and Road A from 400 ft to 368 ft.**

Justify request by indicating hardship: Variance previously approved (9/9/21), File No. 7-SA-21-C/7-C-21-UR
Reduction of the distance between the intersections was requested and previously approved based on locating connection to best service the property geometry and topography. This reduction does not adversely affect site distance along Hardin Valley Road nor affect turning movements to other existing roads in the area.

4. **Decrease peripheral setback on lots 1 and 21 from 35 feet to 30 feet.**

Justify request by indicating hardship: Variance previously approved (9/9/21), File No. 7-SA-21-C/7-C-21-UR
Reduction of the peripheral setback on the notes lots was requested previously approved based on the available lot width. These lots are impacted by the ROW dedication on Hardin Valley Road. The reduction allows for an appropriate house seat. Also, it has been indicated that the driveways for these will be on the uphill side.

5.

Justify request by indicating hardship:

6.

Justify request by indicating hardship:

7.

Justify request by indicating hardship:

I certify that any and all requests 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.

Signature

December 29, 2021

Date

Re: [External]Fwd: Mission Hills Subdivision

Aaron Fritts <Aaron.Fritts@knoxcounty.org>

Tue, Jan 4, 2022 at 4:02 PM

To: "mike.reynolds@knoxplanning.org" <mike.reynolds@knoxplanning.org>

Cc: Steve Elliott <Steve.Elliott@knoxcounty.org>

Thanks Mike,

Knox County will support the requested variances based on the request form as well as the discussion we had with the applicant and engineer last week. We do not see any of these requests injurious to the public or create any unsafe conditions. I have spoken to Scott and requested Aaron Gray be present at the meeting with specific grading quantities as discussed in our meeting to provide further justification if requested. Let me know if you need anything further from us.

Aaron Fritts, PE

Land Development Manager

Knox County Engineering and Public Works
Office: 865-215-5830

205 W. Baxter Avenue

Knoxville, TN 37917



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

December 30, 2021

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

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

Attn: Dori Caron

Re: January 13, 2022 Planning Commission Meeting

Agenda Item No. 26, Applicant: Mission Hills
File Nos. 1-SB-22-C and 1-G-22-UR

Dear Dori:

Please allow this letter to confirm that I have been retained to speak on behalf of the above-referenced Applicant (Mission Hills) for the referenced Agenda Item at the January 13, 2022 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



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

12/09/2021

01/13/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

1- SB-22-C

1- G-22-UR

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

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

- | | | |
|---------------------------------------------------|---------------------------------------|-------------------------------------|
| 1. S&E Properties, LLC | 405 Montbrook Ln Knoxville TN 37919 | |
| 2. Homestead Land Holdings, LLC | 132 Sherlake Ln. Knoxville TN 37922 | |
| <small>Property Owner Name (if different)</small> | <small>Property Owner Address</small> | <small>Property Owner Phone</small> |

1. 12041 and 12119 Hardin Valley Road

(part of) 116 06704; 116 06701 (part of)

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Hardin Valley Dr., West side of Mission Hill Ln. 2.85 acres

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

NW County

Planning Sector

Rural Residential + Hillside Protection Rural

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) ~~Single Family Residential~~

Other (specify) *Detached residential subdivision*

SUBDIVISION REQUEST

Mission Hills

Related Rezoning File Number

Proposed Subdivision Name

NA

- Combine Parcels
 Divide Parcel

26 (*8 new lots*)

Unit / Phase Number

Total Number of Lots Created

Other (specify) *Previous concept plan + UOR file # 7-SA-21-C / 7-C-21-OR*

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
403 UOR fee	\$900. ⁰⁰
Fee 2	
Fee 3	

AUTHORIZATION

[Signature]
Applicant Signature

Scott Smith, S&E Properties, LLC

Please Print

12/8/2021
Date

(865) 567-5111

ssmith@volrealty.com

Phone Number

Email

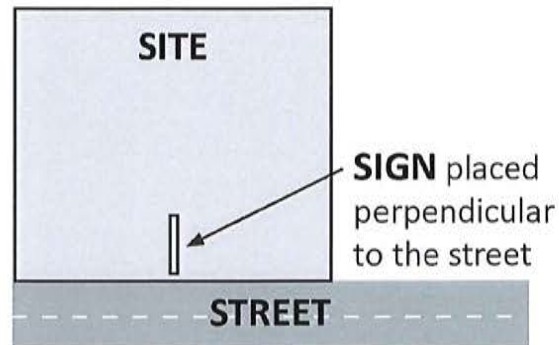
[Signature]
Property Owner Signature

Eric Moseley
Please Print

12/8/2021
Date

see attached documents

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:

Dec 29, 2021 and Jan 14, 2021
 (applicant or staff to post sign) (applicant to remove sign)

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

Date: 12-9-21

File Number: 1-SB22-C / 1-G-22-UR

- Sign posted by Staff
- Sign posted by Applicant