



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 5-SB-22-C

AGENDA ITEM #: 21

5-D-22-UR

AGENDA DATE: 5/12/2022

▶ **SUBDIVISION:** HENDERSON ROAD SUBDIVISION

▶ **APPLICANT/DEVELOPER:** PALMETTO HOMES, LLC

OWNER(S): Kevin Nelson / Palmetto Homes, LLC

TAX IDENTIFICATION: 77 082, 08302 & 08301 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 3604 Henderson Road, 8935 & 8925 W. Emory Rd.

▶ **LOCATION:** Northeast side of Henderson Road, northwest of intersection of W. Emory Road, north of Karns Valley Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 14.8 acres

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

▶ **EXISTING LAND USE:** Agricultural/forestry/vacant

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Private school with residences and Rural residential -- A (Agricultural) & OC (Civic and Institutional)
South: Rural residential and Agricultural -- RA (Low Density Residential) & PR (Planned Residential)
East: Rural residential and Single family residential -- A (Agricultural)
West: Vacant/forested and Single family residential -- PR (Planned Residential) & A (Agricultural)

▶ **NUMBER OF LOTS:** 30

SURVEYOR/ENGINEER: Chris Gollhofer / Ardurra

ACCESSIBILITY: Access is via Henderson Road, a minor collector street with an 20-ft pavement width within a 50-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

VARIANCES

1. Reduce the minimum intersection approach vertical curve for Road "A" at Henderson Road from K=25 to K=15.
2. Reduce the minimum intersection spacing from Road "A" to W. Emory Road from 300ft to 279ft

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 percent to 3 percent at the intersection of Road "A" at Henderson Road.

STAFF RECOMMENDATION:

- ▶ **Approve the requested variances based on the justifications provided by the applicant, 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 any 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. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. 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.
6. 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, amenities, and drainage system.

- ▶ **Approve the development plan for up to 30 detached dwellings on individual lots, 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 approval of a use on review.

COMMENTS:

This proposal is for a 30-lot detached residential subdivision on 14.8 acres at a density of 2 du/ac. In March of 2021, Knox County Commission approved rezoning the western portion of the subject property to PR (Planned Residential) up to 2.5 du/ac. In May of 2021, the County Commission approved rezoning the eastern portion of the property to PR up to 3 du/ac.

The proposed access point to Henderson Road is 279ft from the W. Emory Road intersection and the minimum intersection separation is 300ft because Henderson Road is a collector street. Staff recommends approval of this variance because Henderson Road has a relatively low traffic volume for a collector street, a significant increase in traffic is not anticipated in the future, and there is good sight distance in both directions.

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 classifies this property as LDR (Low Density Residential) and HP (Hillside Protection). The LDR land use allows consideration of up to 5 du/ac.
- B. The property is in the planned growth area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- C. The site has 8.89 acres within the HP area. The slope analysis recommends a disturbance maximum of 4.7 acres of the HP area. The proposed disturbance within the HP area is 4.7 acres.

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. 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. In March of 2021, Knox County Commission approved rezoning the western portion of the subject property to PR (Planned Residential) up to 2.5 du/ac. In May of 2021, the County Commission approved rezoning the eastern portion of the property to PR up to 3 du/ac.
- C. 6.8 acres of the subject property is zoned PR up to 2.5 du/ac, and 8 acres is zoned PR up to 3 du/ac. The average zoning density is approximately 2.77 du/ac. The proposed density for the combined parcels is 2 du/ac.
- D. The density on the PR up to 2.5 du/ac acre portion of the property cannot exceed 2.5 du/ac. Sixteen lots

are in this area with a density of 2.35 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 detached residential lots are consistent with other residential subdivisions in the area.

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

A. The proposed detached residential subdivision is compatible with the surrounding detached residential uses and will not significantly impact the value of the adjacent property.

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

A. The subdivision will access Henderson Road, a minor collector 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 use.

ESTIMATED TRAFFIC IMPACT: 343 (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.

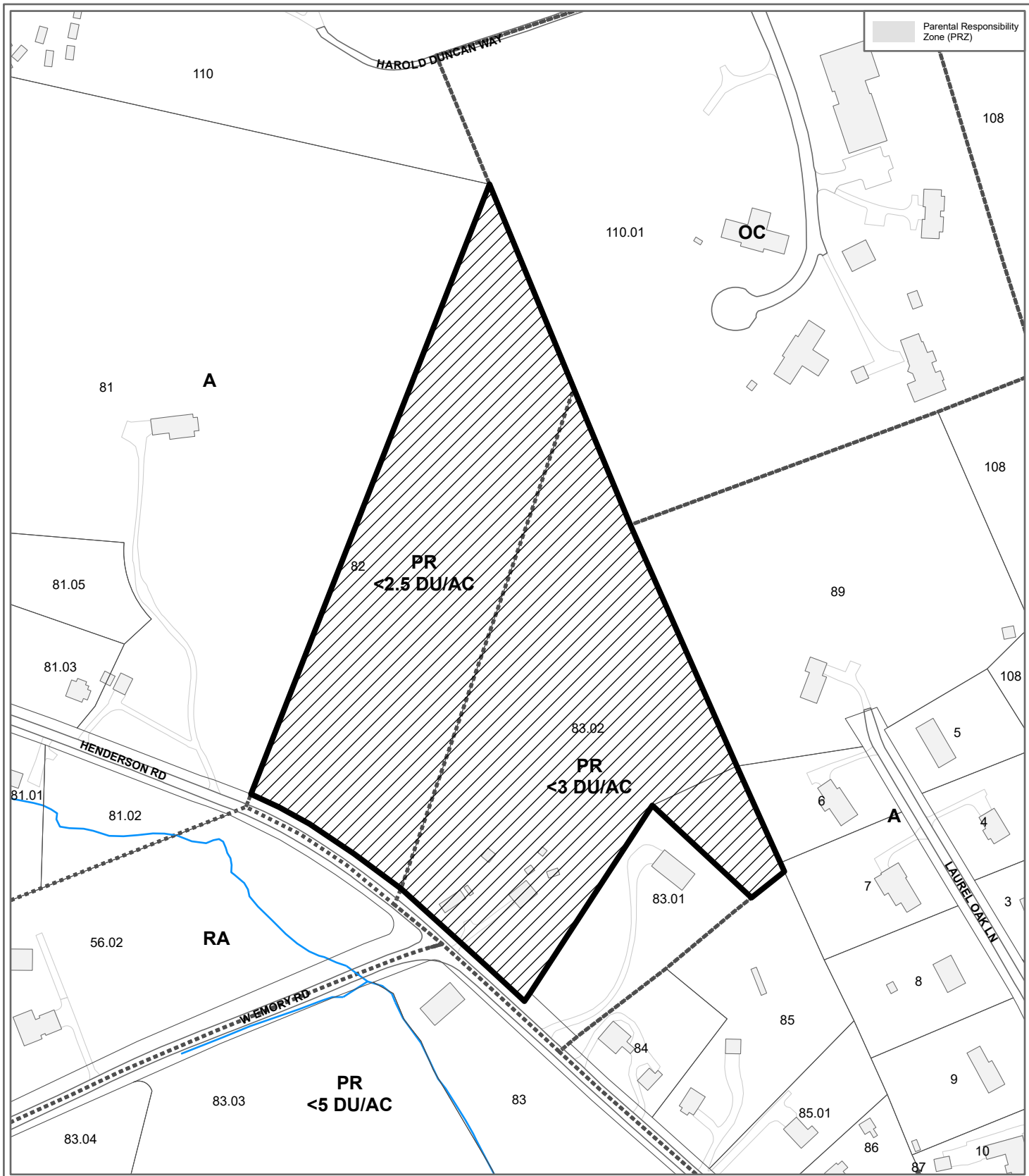
ESTIMATED STUDENT YIELD: 12 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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.

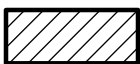
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this 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.



**5-SB-22-C / 5-D-22-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Palmetto Homes, LLC



Detached residential subdivision in PR (Planned Residential)

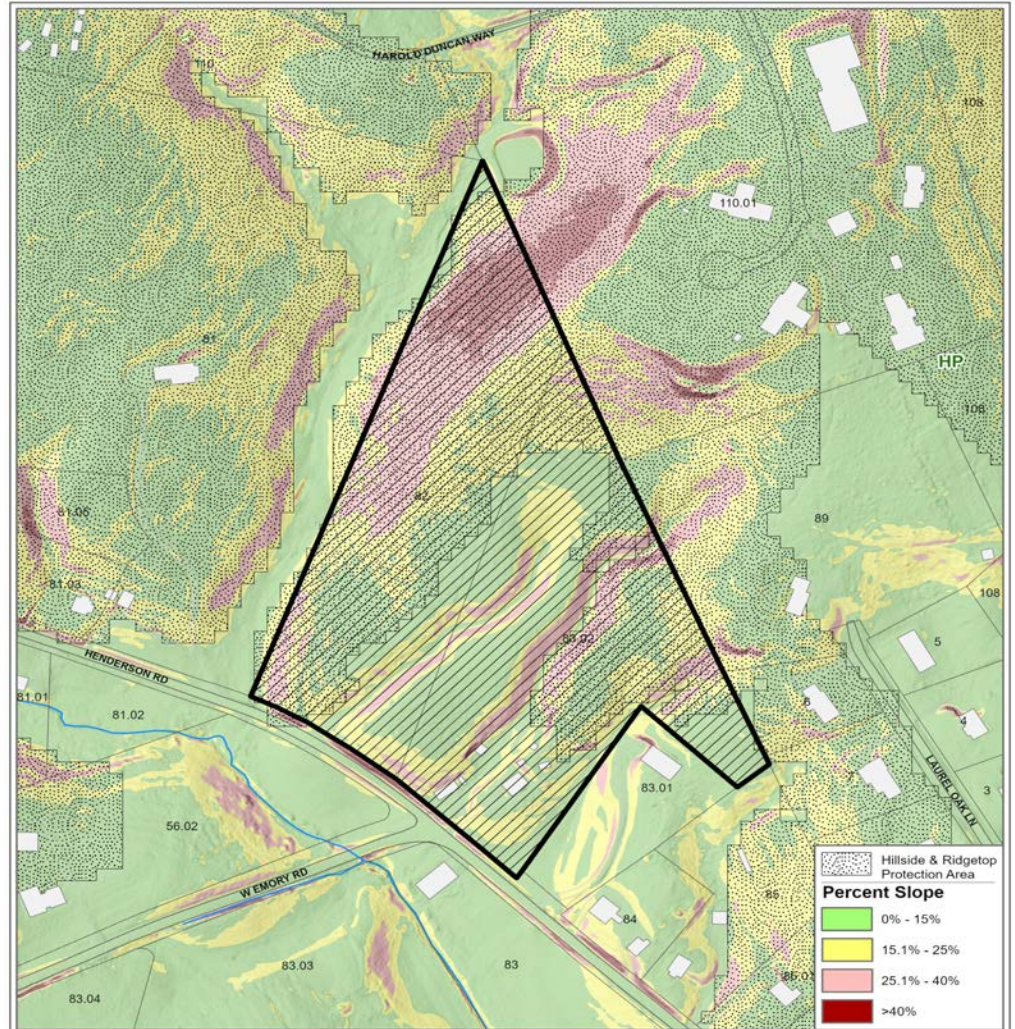
Original Print Date: 4/19/2022 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 77
 Jurisdiction: County

0 250
 Feet



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	15.44		
Non-Hillside	6.55	N/A	
0-15% Slope	2.42	100%	2.4
15-25% Slope	3.45	50%	1.7
25-40% Slope	2.36	20%	0.5
Greater than 40% Slope	0.67	10%	0.1
Ridgetops			
Hillside Protection (HP) Area	8.89	Recommended disturbance budget within HP Area (acres)	4.7
		Percent of HP Area	53%



**5-SB-22-C
SLOPE ANALYSIS**

From: To: PR (Planned Residential)

Original Print Date: 4/19/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Palmetto Homes, LLC

Map No: 77
Jurisdiction: County

0 250
Feet

N



VARIANCES REQUESTED

1. INCREASE THE INTERSECTION GRADE AT HENDERSON ROAD FROM 1% TO 3%

Justify variance by indicating hardship: Increase in max intersection grade requested to allow for road side ditch drainage and to mitigate the amount of slope disturbance required.

2. Reduce K value from 25 to 15 for Road A Intersection approach to Henderson Road

Justify variance by indicating hardship: Reduction in K value requested to allow for road side ditch drainage and to mitigate the amount of slope disturbance required.

3. **Reduce the minimum intersection separation between Road 'A' and E. Emory Road from 300ft to 279ft [MR]**

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 [Handwritten Signature]
Date 4/25/22

Requested Variances & Alternative Design Standards

5-SB-22-C / 5-D-22-UR – HENDERSON ROAD DEVELOPMENT SUBDIVISION

VARIANCES

1. Reduce the minimum intersection approach vertical curve for Road “A” at Henderson Road from K=25 to K=15.
2. Reduce the minimum intersection spacing from Road “A” to W. Emory Road from 300ft to 279ft

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

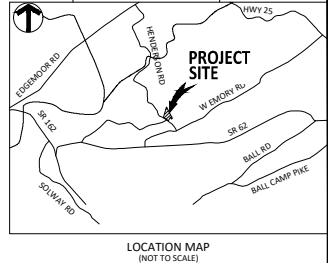
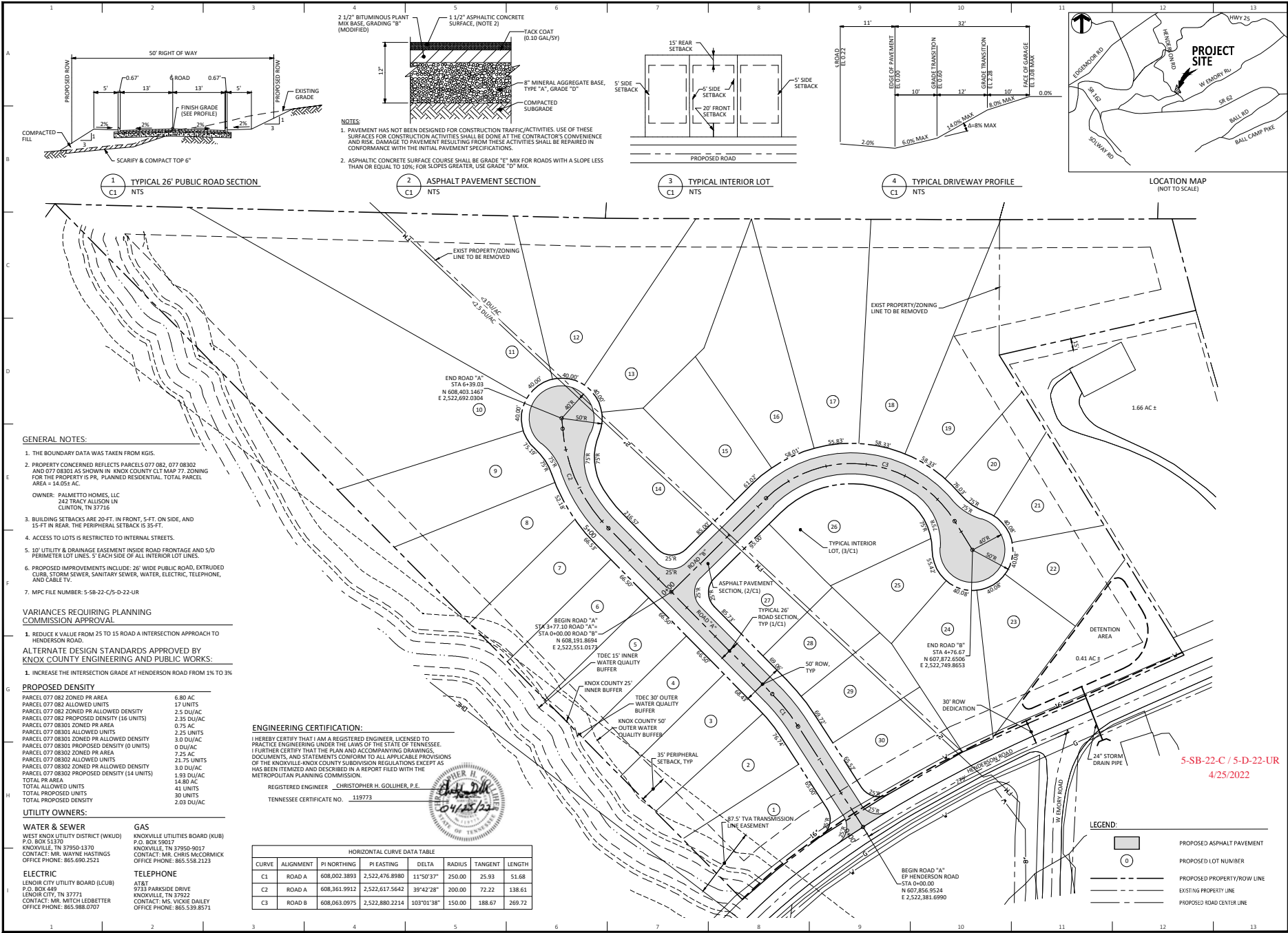
1. None identified

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 percent to 3 percent at the intersection of Road “A” at Henderson Road.

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Knox County Engineering has reviewed the variance and alternate design standard requests for the Henderson Road site and find them to be acceptable. In our professional opinion these deviations will not create unsafe roadway conditions nor negatively impact present or future traffic operations.



ARDURRA
 COLLABORATE. INNOVATE. GROW.
 10330 Hardin Valley Road, Suite 201
 Knoxville, TN 37932
 Phone: (865) 696-6419
 www.ardura.com

PALMETTO HOMES, LLC
 242 TRACE ALLIGON LN
 CLINTON, TN 37716

KEVIN NELSON
 KEVIN.NELSON@PAHOMES.COM
 865.389.8992

NO.	DATE	REVISIONS	BY	CHKD
1	03/25/2022	REVISED PER AWC COMMENTS		

HENDERSON ROAD DEVELOPMENT
 8935 W EMORY ROAD
 KNOXVILLE, TN 37931

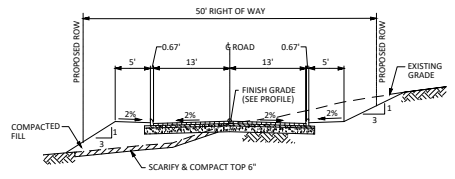
CONCEPT PLAN

5-SB-22-C / 5-D-22-UR
 4/25/2022

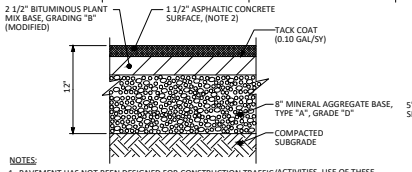
PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 243.217
 DATE: 03/25/2022

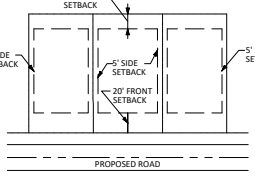
C1.01
 CONCEPT PLAN
 03/25/2022



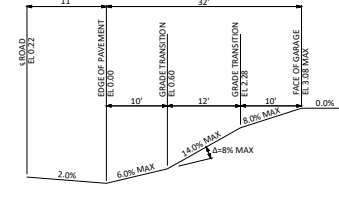
1 TYPICAL 26' PUBLIC ROAD SECTION
 NTS



2 ASPHALT PAVEMENT SECTION
 NTS



3 TYPICAL INTERIOR LOT
 NTS



4 TYPICAL DRIVEWAY PROFILE
 NTS

- GENERAL NOTES:**
1. THE BOUNDARY DATA WAS TAKEN FROM KGIS.
 2. PROPERTY CONCERNED REFLECTS PARCELS 077 082, 077 08302 AND 077 08301 AS SHOWN IN KNOX COUNTY CLT MAP 77. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL PARCEL AREA = 14.05± AC.
 - OWNER: PALMETTO HOMES, LLC
 242 TRACE ALLIGON LN
 CLINTON, TN 37716
 3. BUILDING SETBACKS ARE 20-FT. IN FRONT, 5-FT. ON SIDE, AND 15-FT. IN REAR. THE PERIPHERAL SETBACK IS 35-FT.
 4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
 5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5/0 PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 6. PROPOSED IMPROVEMENTS INCLUDE: 26" WIDE PUBLIC ROAD, EXPOSED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.
 7. MPC FILE NUMBER: 5-SB-22-C/5-D-22-UR

- VARIANCES REQUIRING PLANNING COMMISSION APPROVAL**
1. REDUCE K VALUE FROM 25 TO 15 ROAD A INTERSECTION APPROACH TO HENDERSON ROAD.
- ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:**
1. INCREASE THE INTERSECTION GRADE AT HENDERSON ROAD FROM 1% TO 3%

PROPOSED DENSITY

PARCEL 077 082 ZONED PR AREA	6.80 AC
PARCEL 077 082 ALLOWED UNITS	17 UNITS
PARCEL 077 082 ZONED PR ALLOWED DENSITY	2.5 DU/AC
PARCEL 077 082 PROPOSED DENSITY (16 UNITS)	2.35 DU/AC
PARCEL 077 08301 ZONED PR AREA	0.75 AC
PARCEL 077 08301 ALLOWED UNITS	2.25 UNITS
PARCEL 077 08301 ZONED PR ALLOWED DENSITY	3.0 DU/AC
PARCEL 077 08301 PROPOSED DENSITY (0 UNITS)	0 DU/AC
PARCEL 077 08302 ZONED PR AREA	7.25 AC
PARCEL 077 08302 ALLOWED UNITS	21.75 UNITS
PARCEL 077 08302 ZONED PR ALLOWED DENSITY	3.0 DU/AC
PARCEL 077 08302 PROPOSED DENSITY (14 UNITS)	1.93 DU/AC
TOTAL PR AREA	14.80 AC
TOTAL ALLOWED UNITS	41 UNITS
TOTAL PROPOSED UNITS	30 UNITS
TOTAL DENSITY	2.03 DU/AC

UTILITY OWNERS:

WATER & SEWER
 WEST KNOX UTILITY DISTRICT (WKUD)
 P.O. BOX 13370
 KNOXVILLE, TN 37950-1370
 CONTACT: MR. WAYNE HASTINGS
 OFFICE PHONE: 865-696-2521

GAS
 KNOXVILLE UTILITIES BOARD (KUB)
 P.O. BOX 58017
 KNOXVILLE, TN 37950-9017
 CONTACT: MR. CHRIS MCCORMICK
 OFFICE PHONE: 865-558-2123

ELECTRIC
 LENOIR CITY UTILITY BOARD (LCUB)
 P.O. BOX 449
 LENOIR CITY, TN 37771
 CONTACT: MR. MITCH LEDBETTER
 OFFICE PHONE: 865-588-0707

TELEPHONE
 AT&T
 9733 PARKSIDE DRIVE
 KNOXVILLE, TN 37922
 CONTACT: MS. VICKIE DAILEY
 OFFICE PHONE: 865-539-8571

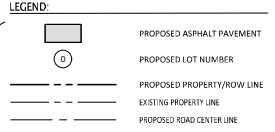
ENGINEERING CERTIFICATION:

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.

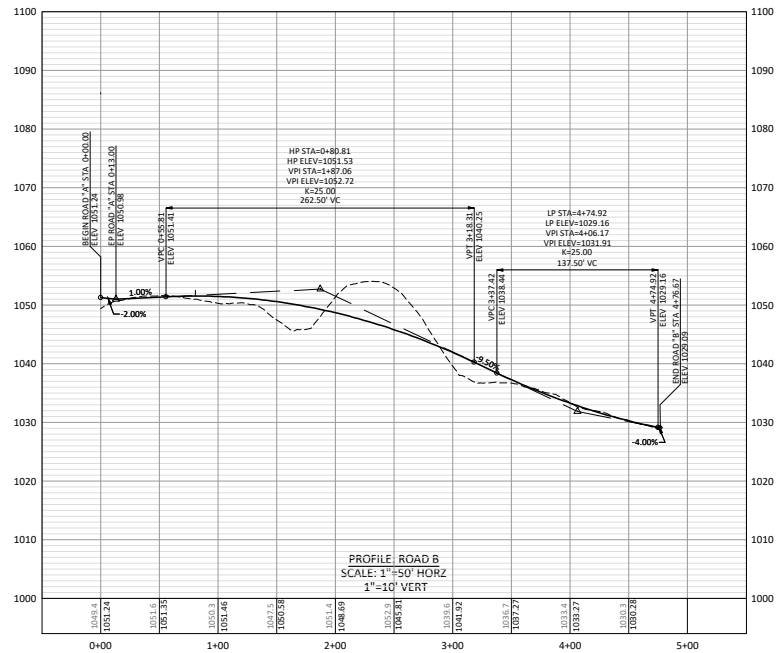
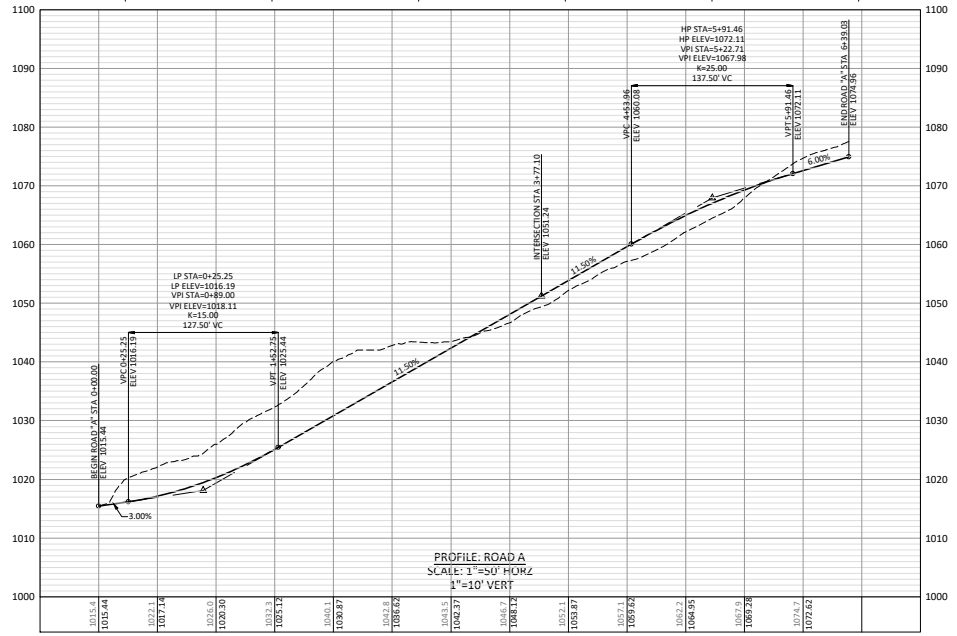
REGISTERED ENGINEER: CHRISTOPHER H. GOLLIER, P.E.
 TENNESSEE CERTIFICATE NO. 119773

HORIZONTAL CURVE DATA TABLE

CURVE	ALIGNMENT	PI NORTHING	PI EASTING	DELTA	RADIUS	TANGENT	LENGTH
C1	ROAD A	608,002.3893	2,522,476.8980	11°50'37"	250.00	25.93	51.68
C2	ROAD A	608,361.9912	2,522,617.5642	39°42'28"	200.00	77.22	138.61
C3	ROAD B	608,063.0975	2,522,880.2214	103°01'38"	150.00	188.67	269.72



5-SB-22-C / 5-D-22-UR
4/25/2022





0 50 100
SCALE: FEET



ARDURRA
COLLABORATE. ADAPT. GROW.

10330 Hardin Valley Road, Suite 201
Knoxville, TN 37932
Phone: (865) 690-6419
www.ardurra.com

PALMETTO HOMES, LLC
242 TRACE ALLICON LN
CLINTON, TN 37716

KEVIN NELSON
KEVINNELSON@HARDCO.COM
865-889-8602

NO.	DATE	REVISION/PER	AWC COMMENTS	CONS.	BY

HENDERSON ROAD DEVELOPMENT
8935 W EMORY ROAD
KNOXVILLE, TN 37931

ROAD PROFILES

PRELIMINARY NOT FOR CONSTRUCTION

JOB NO: 243.217
DATE: 03/25/2022

C2.01
CONCEPT PLAN
03/25/2022

Exhibit A. 5-SB-22-C / 5-D-22-UR Contextual Images

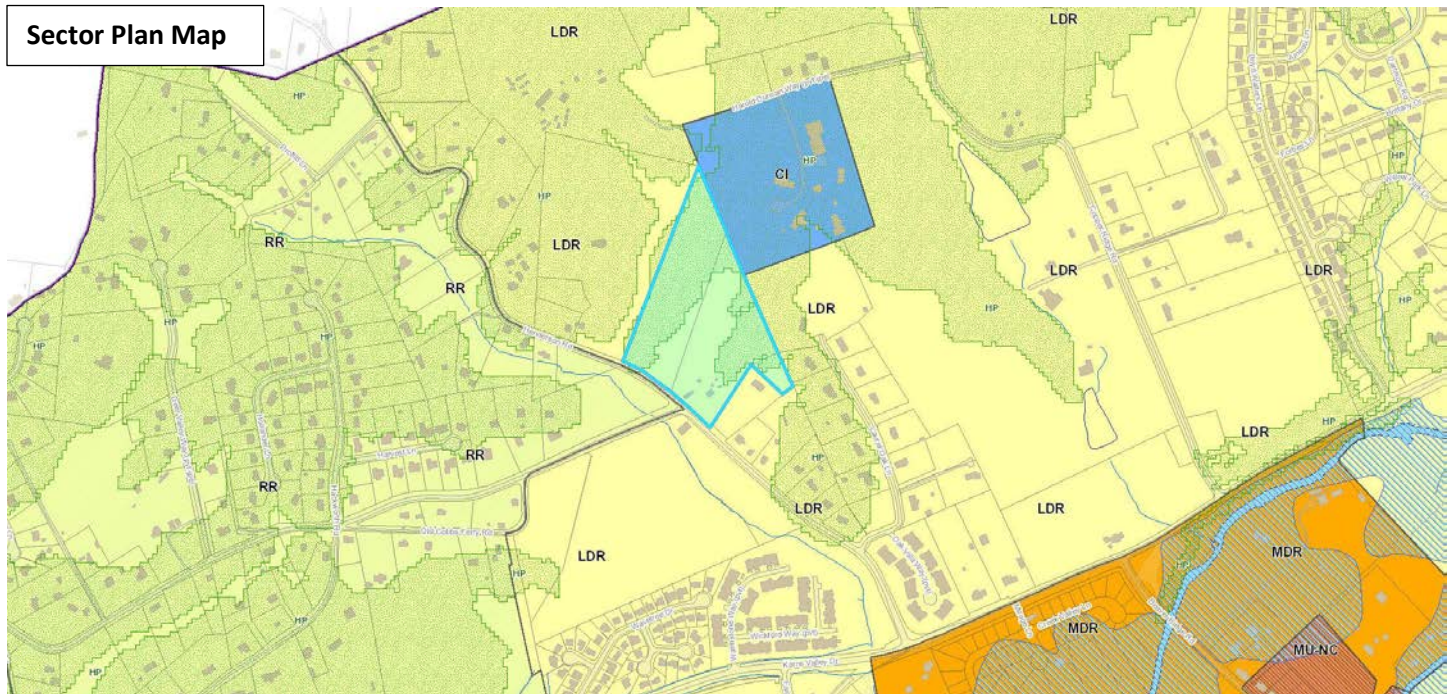
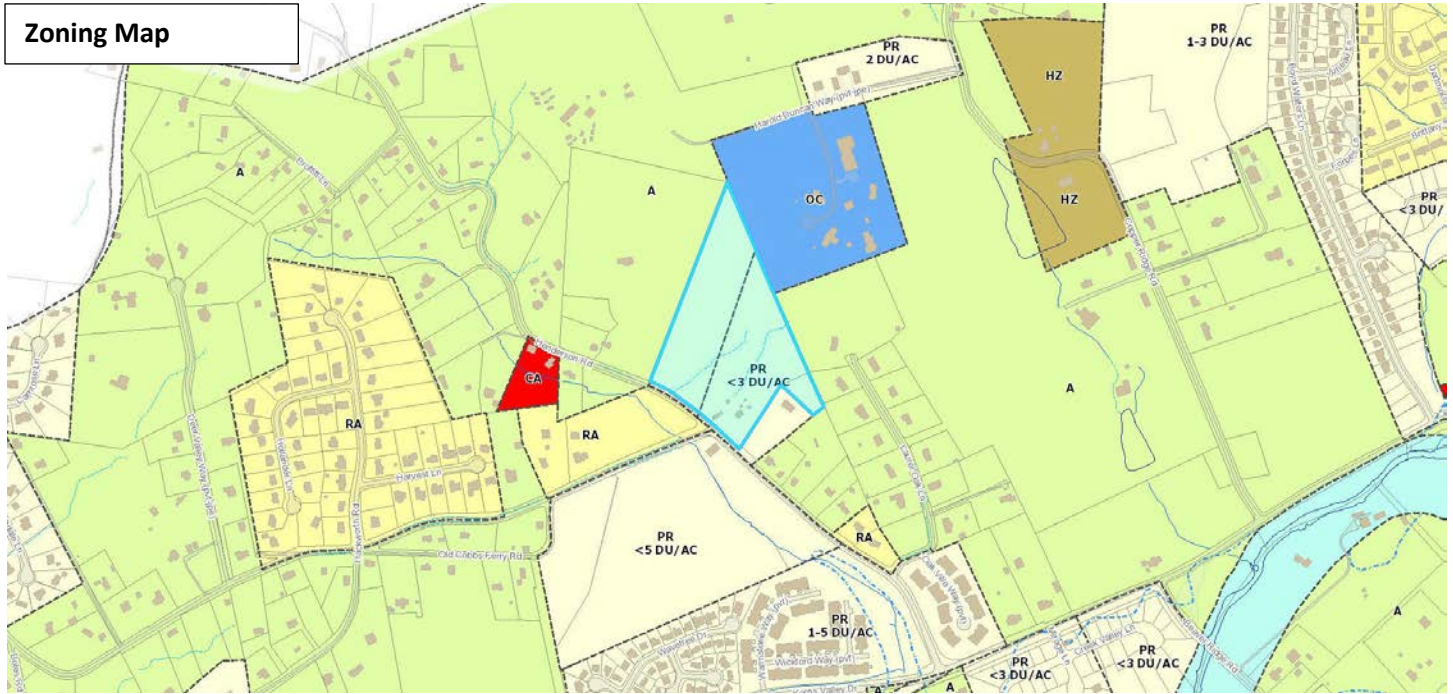
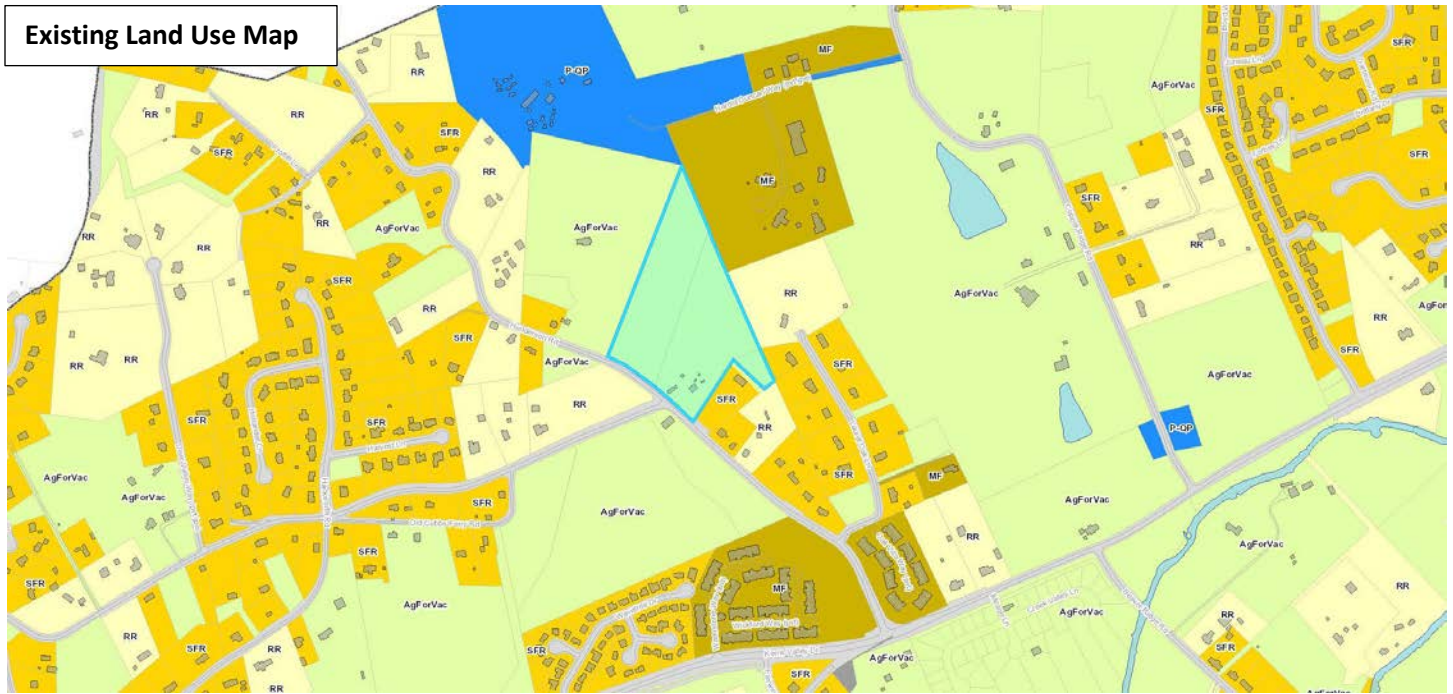


Exhibit A. 5-SB-22-C / 5-D-22-UR Contextual Images





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

Palmetto Homes, LLC

Developer

Applicant Name

Affiliation

3/25/2022

May 12, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

5-SB-22-C

5-D-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

Chris Gollither

Ardurra

Name

Company

10330 Hardin Valley Road

Knoxville

TN

37932

Address

City

State

ZIP

865.690.6419

cgollither@ardurra.com

Phone

Email

CURRENT PROPERTY INFO

Kevin Nelson

242 Tracy Allison Ln, Clinton, TN, 37716

865.389.9692

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

3604 Henderson Road, Knoxville
& 8935 W. Emory Rd. & 8925 W. Emory Rd

077082 & 08302 & 08301 (part of)

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

**Northeast side of Henderson Rd., Northwest of intersection of W. Emory Rd.
North of Karns Valley Rd.**

14.05 +/- acres

General Location

Tract Size

- City
- County

6th
District

PR < 3 du/ ac & PR < 2.5 du/ ac
Zoning District

AgForVac
Existing Land Use

Northwest County

LDR / HP

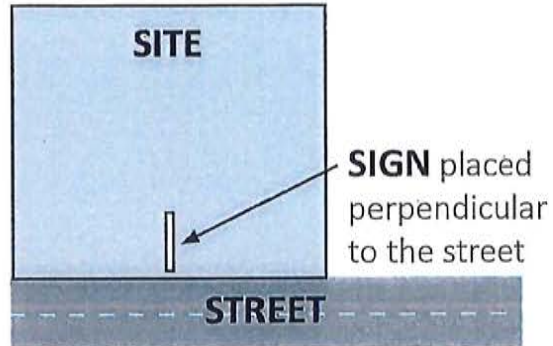
Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

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:

April 27, 2022 and May 13, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Palmetto Homes, LLC
 Date: 3/28/2022
 File Number: 5-D-22-UR
5-SB-22-UR

- Sign posted by Staff
 Sign posted by Applicant