

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 10-SB-22-C

AGENDA ITEM #: 35

10-B-22-DP

AGENDA DATE: 10/6/2022

► **SUBDIVISION:** DODSON PROPERTY

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

OWNER(S): Hardin Valley Investments, LP

TAX IDENTIFICATION: 117 033, 034.02, & PART OF 034

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 & 11316 HARDIN VALLEY RD

► **LOCATION:** Southeast side of Hardin Valley Rd, south of Brooke Willow Blvd

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek

► **APPROXIMATE ACREAGE:** 30.99 acres

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

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Single Family Residential

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single-family residential, Public schools, Rural residential, Daycare / A (Agricultural), PR (Planned Residential), & CA(k) (General Business)
South: Single-family residential, Rural residential / A (Agricultural)
East: Single-family residential, Rural residential, Vacant land / PR (Planned Residential) & A (Agricultural)
West: Single-family residential, Rural residential, Vacant land / A (Agricultural)

► **NUMBER OF LOTS:** 53

SURVEYOR/ENGINEER: Russell N. Rackley Rackley Engineering

ACCESSIBILITY: Access is via Hardin Valley Road, a minor arterial, two-lane with turning lane and sidewalks within a 88-ft right-of-way.

► **SUBDIVISION VARIANCES
REQUIRED:**

STAFF RECOMMENDATION:

► Withdraw the concept plan as requested by the applicant.

► Withdraw the development plan as requested by the applicant.

COMMENTS:

This proposal is a detached residential subdivision with 53 lots on 30.99 acres (1.71 du/ac). The property was rezoned to PR (Planned Residential) up to 2 du/ac (5-E-22-RZ) in June 2022. There are 28.04 acres remaining for future development.

ESTIMATED TRAFFIC IMPACT: 563 (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.

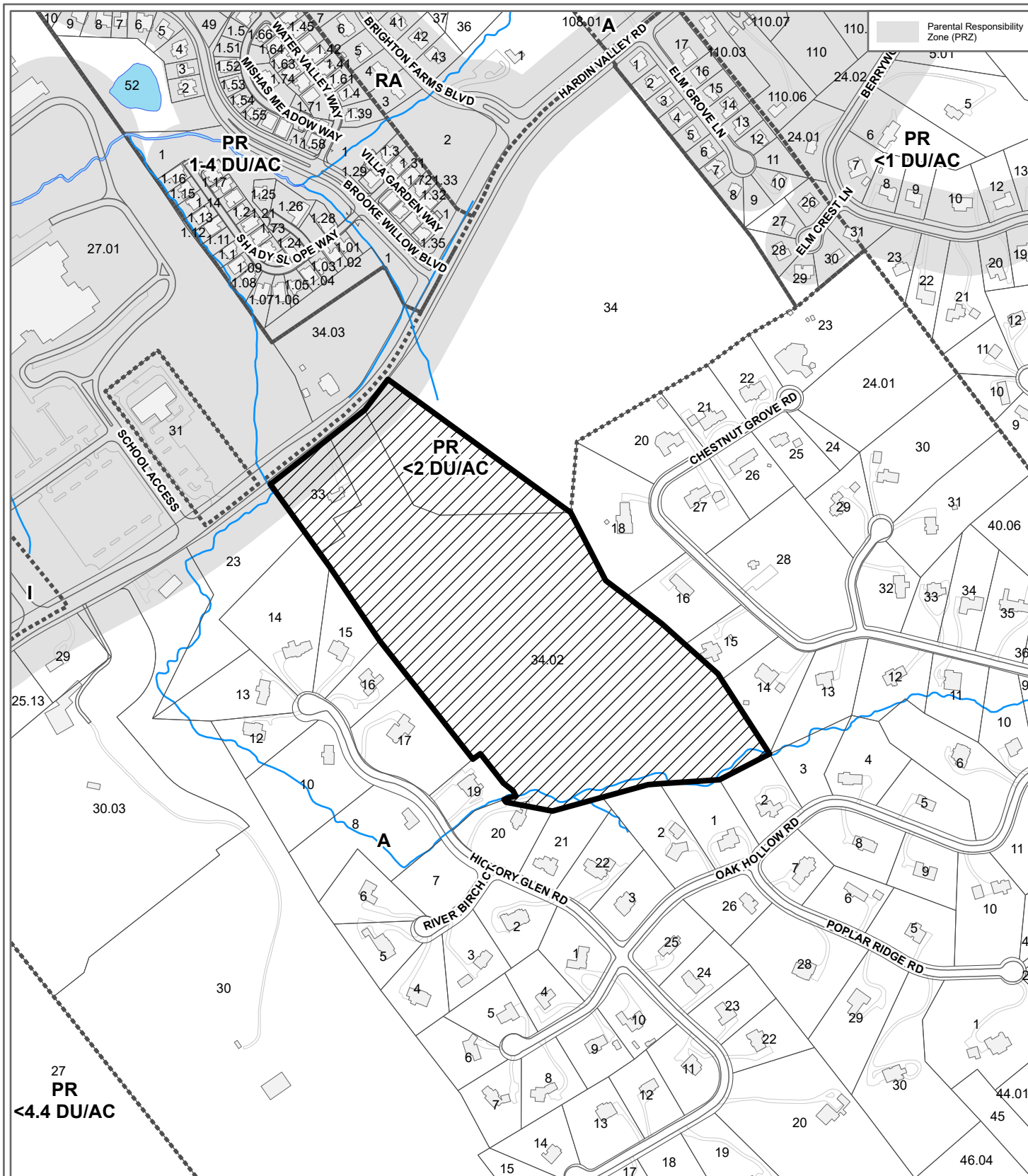
ESTIMATED STUDENT YIELD: 22 (public school children, grades K-12)

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.

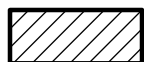
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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



**10-SB-22-C / 10-B-22-DP
CONCEPT PLAN/DEVELOPMENT PLAN**

Petitioner: Homestead Land Holdings, LLC



Detached residential subdivision in PR (Planned Residential)

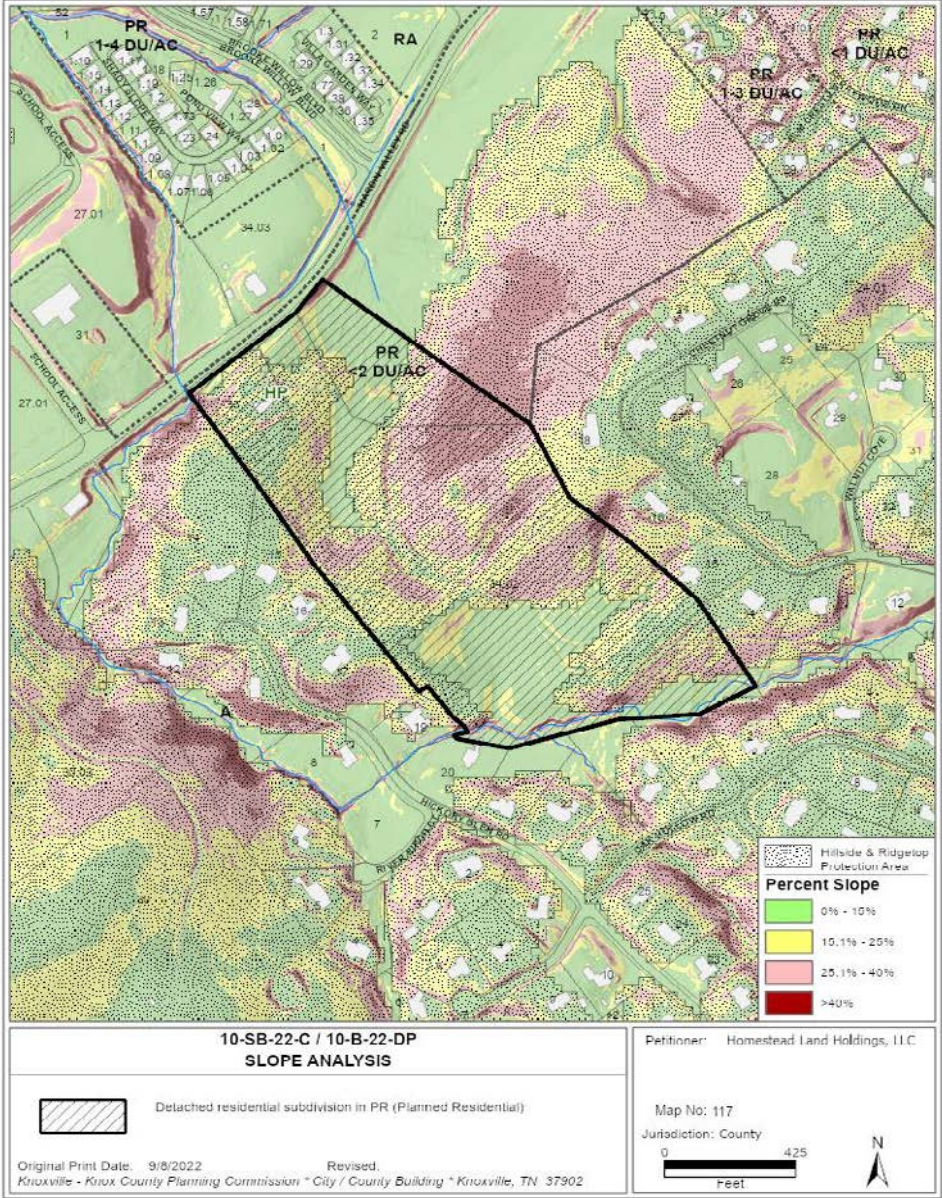
Original Print Date: 9/7/2022
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 117
Jurisdiction: County

0 500
Feet



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	58.7		
Non-Hillside	18.74	N/A	
0-15% Slope	5.25	100%	5.25
15-25% Slope	14.57	50%	7.29
25-40% Slope	15.31	20%	3.06
Greater than 40% Slope	4.83	10%	0.48
Ridgetops			
Hillside Protection (HP) Area	39.96	Recommended disturbance budget within HP Area (acres)	16.08
		Percent of HP Area	0.40





Request to Postpone • Table • Withdraw

Homestead Land Holdings, LLC

09/16/22

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

October 6, 2022

Scheduled Meeting Date

File Number(s)

10-SB-22-C / 10-B-22-DP

POSTPONE

- ☐ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: ☐ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the _____ Planning Commission Meeting.

WITHDRAW

- ☒ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. **The refund check will be mailed to the original payee.*

TABLE

- ☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION

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

Applicant Signature

Russell N Rackley, PE

Please Print

865-850-1535

rnrackley@rackleyengineering.com

Phone Number

Email

STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☒ No

Amount:

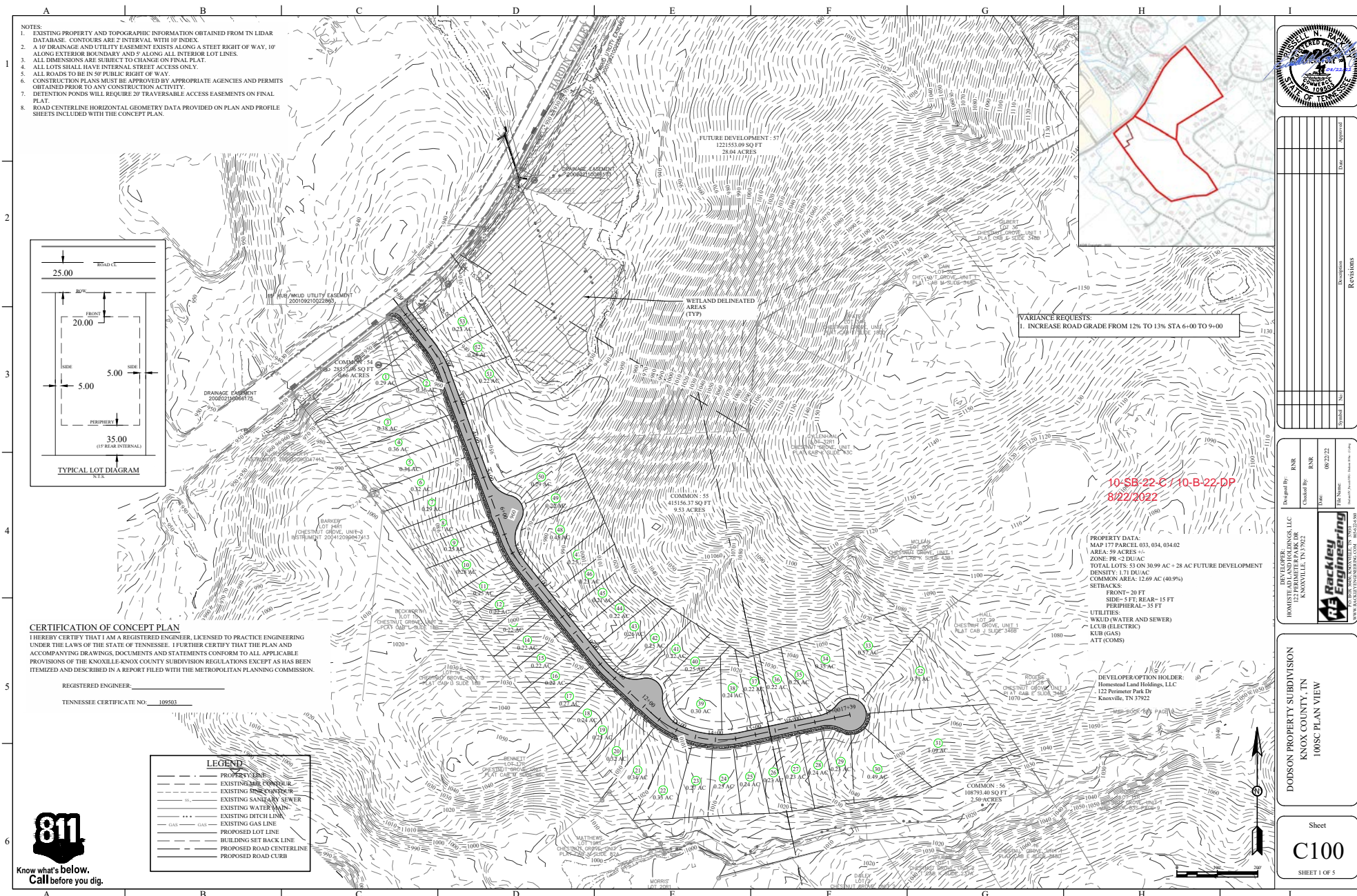
Approved by:

Date:

Payee Name

Payee Phone

Payee Address

[illegible]

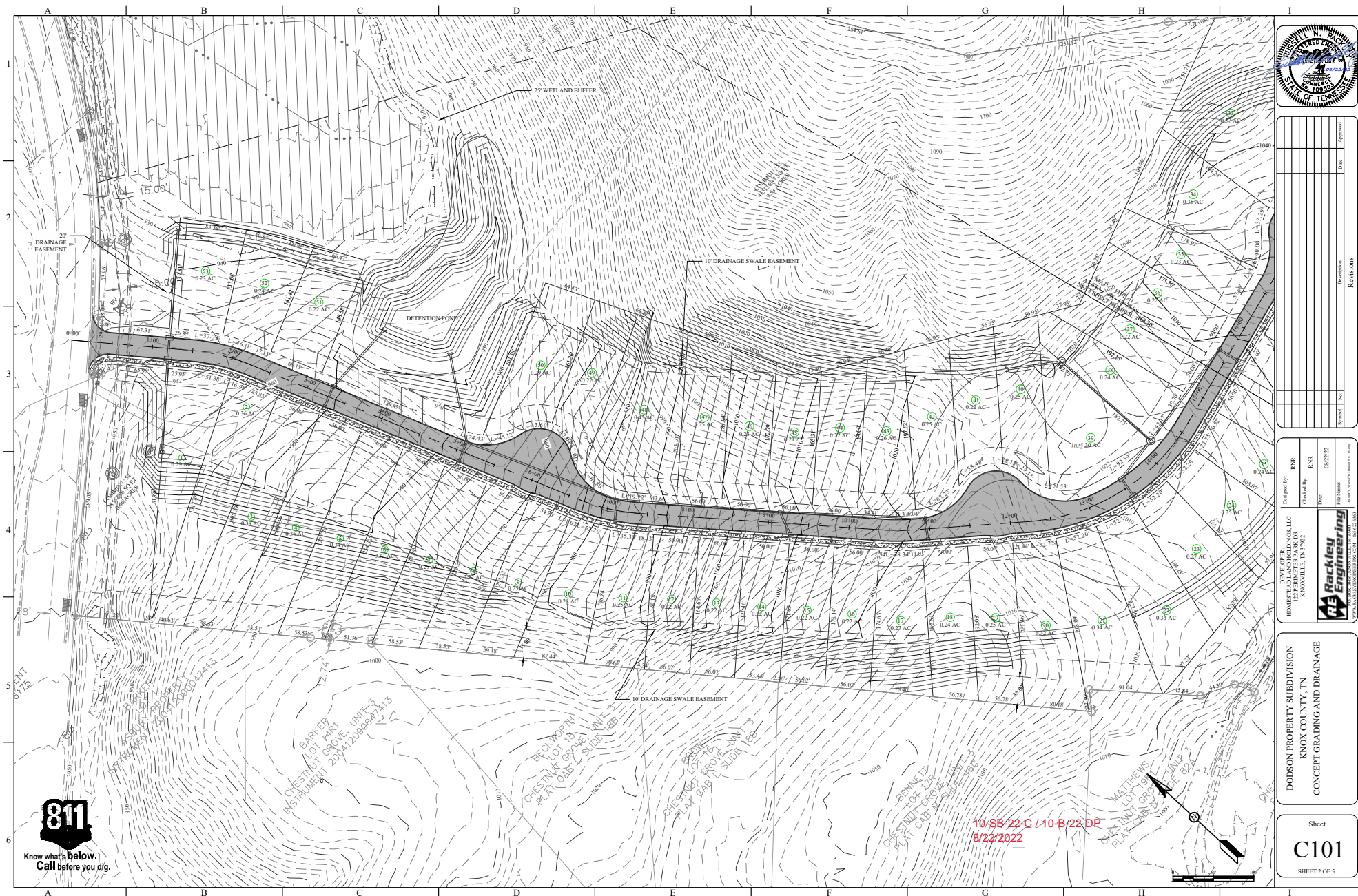
DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 1227 PERMITTER PARK, DR KNOXVILLE, TN 37922	Designed By:	RNR	08/22/2016	File Name: 08-105-2016-000000010.dwg (Sheet 1 of 4)
	Checked By:	RNR		
Date:				



RE Rackley Engineering
P.O. BOX 2036, KNOXVILLE, TN 37921

DODSON PROPERTY SUBDIVISION
KNOX COUNTY, TN
100SC PLAN VIEW

Sheet
C100
SHEET 1 OF 5

[illegible]

 RE Rackley Engineering 100 BOX 3186, KNOXVILLE, TN 37921	DEVELOPER: HOMESTEAD AND HOLDINGS, LLC 122 PERIMETER PARK DR. KNOXVILLE, TN 37922		Designed By: RNR
	Checked By: RNR		Date: 08/22/22
	Title: 08/22/22		File Name: 08/22/22
	Date: 08/22/22		File Name: 08/22/22

DODSON PROPERTY SUBDIVISION
KNOX COUNTY, TN
CONCEPT GRADING AND DRAINAGE

Sheet
C101
SHEET 2 OF 5



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

8/22/2022

Applicant Name

Date Filed

10/6/2022

()

10-SB-22-C / 10-B-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 N. Rackley Rackley Engineering

Name / Company

PO Box 30456 Knoxville TN 37930

Address

865-850-1535 / rnrackley@rackleyengineering.com

Phone / Email

CURRENT PROPERTY INFO

Hardin Valley Investments, LP

PO Box 325 Athens TN 37371

Owner Name (if different)

Owner Address

Owner Phone / Email

0 HARDIN VALLEY RD / 0, 11316 HARDIN VALLEY RD

Property Address

117 033,034.02,part of 034. (

30.99 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

West Knox Utility District

West Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Hardin Valley Rd, south of Brooke Willow Blvd

General Location

☐ City Commission District 6 PR (Planned Residential)

Agriculture/Forestry/Vacant Land, Single
Family Residential

☒ Count District Zoning District

Existing Land Use

Northwest County RR (Rural Residential), HP (Hillside Protection)

Rural 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

Dodson Property

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

☒ Split Parcels

53

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

\$4,599.00

Total

Fee 2

Fee 3

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Russell N. Rackley Rackley Engineering, PO Box 30456 Knoxville TN 3793

8/22/2022

Application Authorized By

Affiliation

Date

865-850-1535 / rnrackley@rackleyengineering.com

Phone / Email

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 Holdings, LLC

Option holder/Developer

Applicant Name

Affiliation

August 23, 2022

October 6, 2022

Date Filed

Meeting Date (if applicable)

File Number(s)

10-SB-22-C
10-B-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

37930

Address

City

State

ZIP

8658501535

Rnrackley@rackleyengineering.com

Phone

Email

CURRENT PROPERTY INFO

Hardin Valley Investments, LP

PO Box 325, Athens, TN 37371

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

11316 Hardin Valley Rd; 0 Hardin Valley Rd

11703300; 11703402; 11703400 (part of)

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Hardin Valley Rd, south of Brooke Willow Blvd

30.99 acres

General Location

Tract Size

☐ City ☒ County

6th
District

PR (Planned Residential)

Zoning District

Agriculture/forestry/vacant & SFR

Existing Land Use

Northwest County

Planning Sector

RR & HP

Sector Plan Land Use Classification

Rural Area

Growth Policy Plan Designation

November 22, 2021

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

Dodson Subdivision

Proposed Subdivision Name

1

☐ Combine Parcels

☒ Divide Parcel

Unit / Phase Number

53

54

Total Number of Lots Created

Related Rezoning File Number

5-E-22-RZ

☐ Other (specify) Detached residential subdivision

☒ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

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	\$4,599	MR
404	Dev Plan Res > 10 acres			
Fee 2				
Fee 3				

AUTHORIZATION



Applicant Signature

Russell N. Rackley, PE

Please Print

08/22/22

Date

865-622-6560

Phone Number

Rnrackley@rackleyengineering.com

Email

See attached

Property Owner Signature

Please Print

Date

DEVELOPMENT REQUEST
☒ Development Plan ☐ Use on Review / Special Use ☐ Hillside Protection COA

☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST**Dodson Subdivision**

Related Rezoning File Number

Proposed Subdivision Name

1☐ Combine Parcels☒ Divide Parcel**54**

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

Fee 2

Fee 3

Homestead Land Holdings, LLC**08/22/22**


Applicant Signature

Please Print

Date

Phone Number

Email

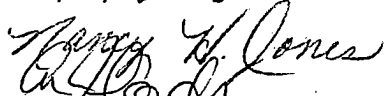

 Property Owner Signature

Mark Jones

8-23-22

Please Print

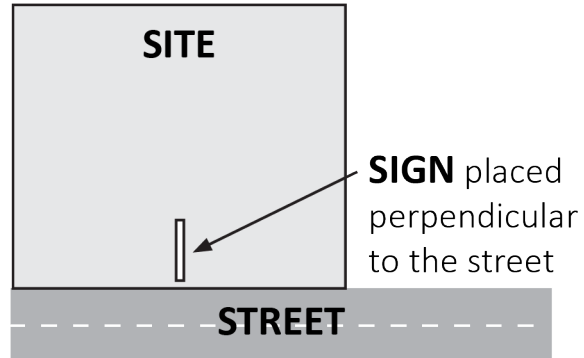
Date



Nancy H. Jones

8/23/22

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