

# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 9-SA-22-C **AGENDA ITEM #:** 32  
**9-A-22-DP** **AGENDA DATE:** 10/6/2022

POSTPONEMENT(S): 9/8/2022

► **SUBDIVISION:** PRICE-TOOLE SUBDIVISION  
 ► **APPLICANT/DEVELOPER:** HOMESTEAD LAND HOLDING, LLC  
 OWNER(S): Roger William Toole

TAX IDENTIFICATION: 111 058 & 036.05 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 E GOVERNOR JOHN SEVIER HWY

► **LOCATION:** West side of E. Governor John Sevier Hwy, west of Old French Road

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Holston and French Broad

► **APPROXIMATE ACREAGE:** 36.87 acres

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

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

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This property is located along the French Broad River in an area that is predominantly agricultural or forested with sparse single family detached dwelling units. There is one residential subdivision to the south and a veterans' memorial park to the north.

► **NUMBER OF LOTS:** 140

SURVEYOR/ENGINEER: Russell N. Rackley Rackley Engineering

ACCESSIBILITY: Access is via Governor John Sevier Highway, a major arterial with a 45-ft pavement width within a 120-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 140 lots on 36.24 acres (3.86 du/ac). The property consists of two separate parcels that were rezoned in successive months; 17.45 acres to PR (Planned Residential) up to 4.5 du/ac (4-E-22-RZ) and 18.79 acres to PR up to 3.9 du/ac (5-O-22-RZ). A common area with a 50-ft depth is provided along the Governor John Sevier Hwy frontage. This was as required as a condition of the rezoning and is proposed to remain largely undisturbed. The areas that are disturbed must be replanted with trees.

The density (number of lots/dwellings) in each PR zone district cannot exceed that of the approved density for each, respectively. The development has one access point to Governor John Sevier Hwy, located across from French Road. The FEMA 500-year floodplain extends into the middle of the site where the two manmade ponds are located. This proposal lightly modifies the ponds to accommodate the road network but they will largely be left as-is.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**ESTIMATED STUDENT YIELD:** 31 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle 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 Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.





# Request to Postpone • Table • Withdraw

Homestead Land Holdings, LLC

09/08/22

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

Date of Request

October 6, 2022

Scheduled Meeting Date

File Number(s)

9-SA-22-C\_9-A-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 

Michael Reynolds

Please Print

9/9/2022

Date Paid

☒ No Fee

Eligible for Fee Refund? ☐ Yes ☒ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

February 2022



# Request to Postpone • Table • Withdraw

Homestead Land Holdings, LLC

08/17/22

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

Date of Request

September 8, 2022

Scheduled Meeting Date

File Number(s)

9-SA-22-C\_9-A-22-DP

## POSTPONE

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

Postpone the above application(s) until the October 6, 2022 Planning Commission Meeting.

## WITHDRAW


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Applicant Signature

Russell N Rackley, PE

Please Print

865-850-1535

Phone Number

rnrackley@rackleyengineering.com

Email

## STAFF ONLY

  
Staff Signature

Michael Reynolds

Please Print

8/18/2022

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☒ No

Amount:

Approved by:

Date:

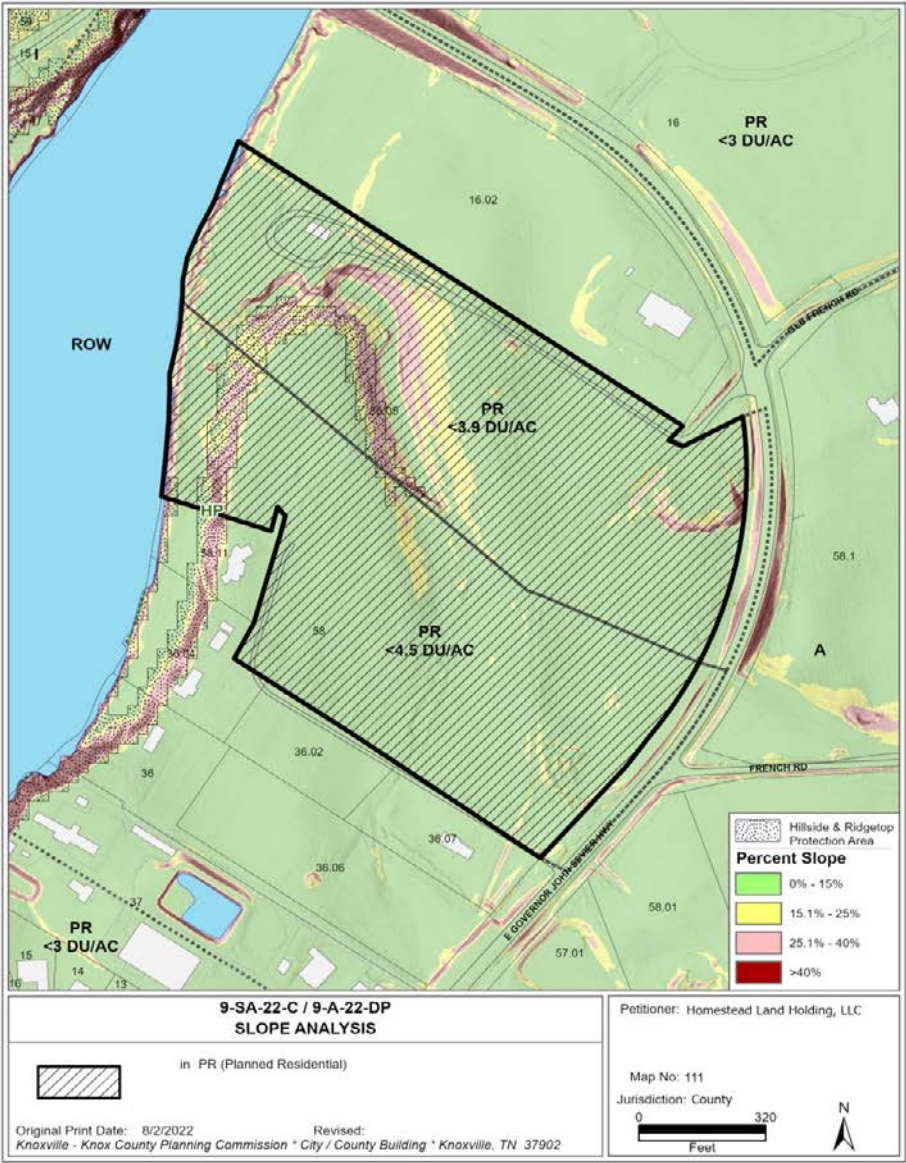
Payee Name

Payee Phone

Payee Address

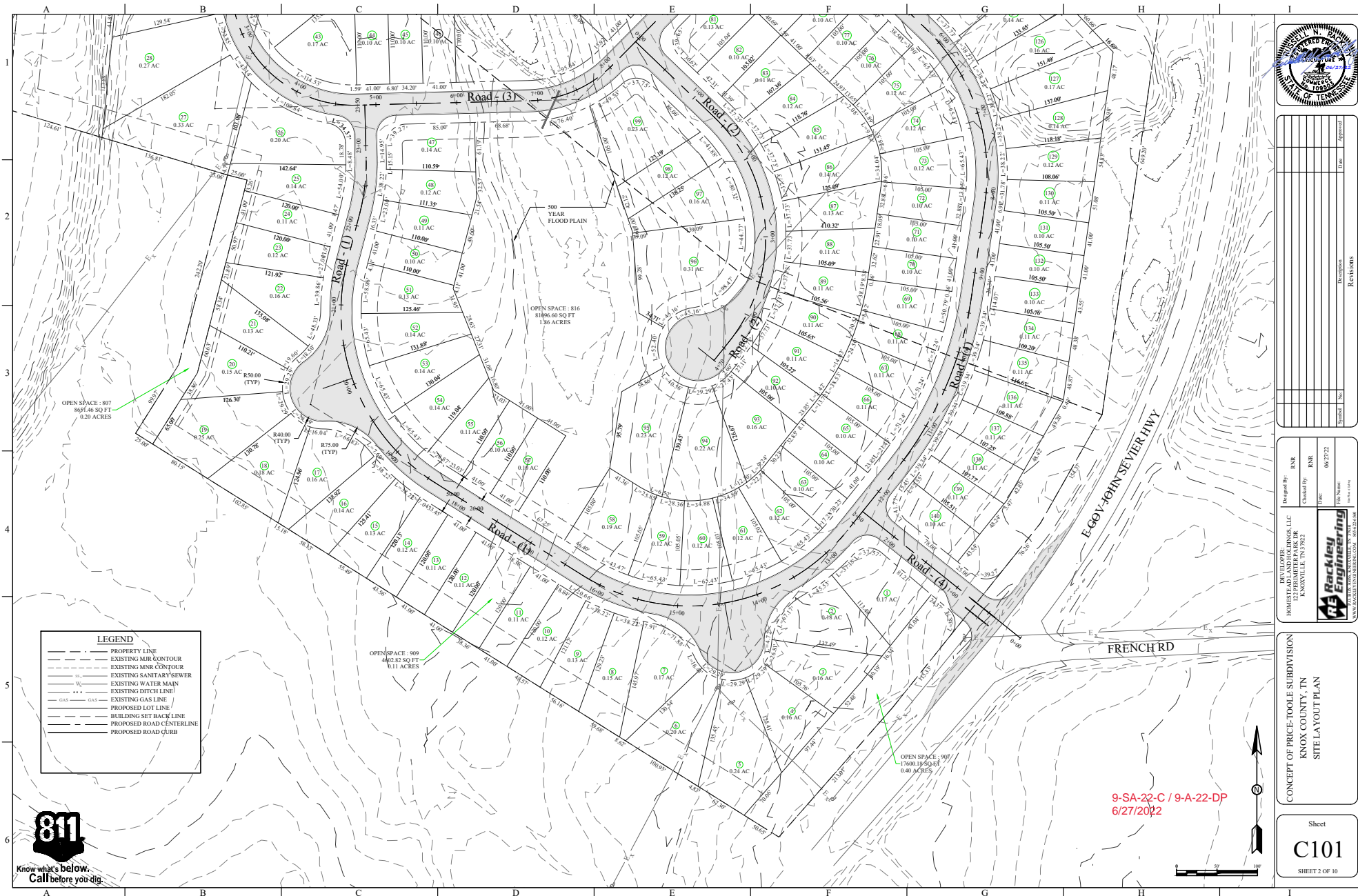
February 2022

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	36.85		
Non-Hillside	34.81	N/A	
0-15% Slope	0.33	100%	0.3
15-25% Slope	0.69	50%	0.3
25-40% Slope	0.88	20%	0.2
Greater than 40% Slope	0.14	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	2.04	Recommended disturbance budget within HP Area (acres)	0.9
		Percent of HP Area	0.4









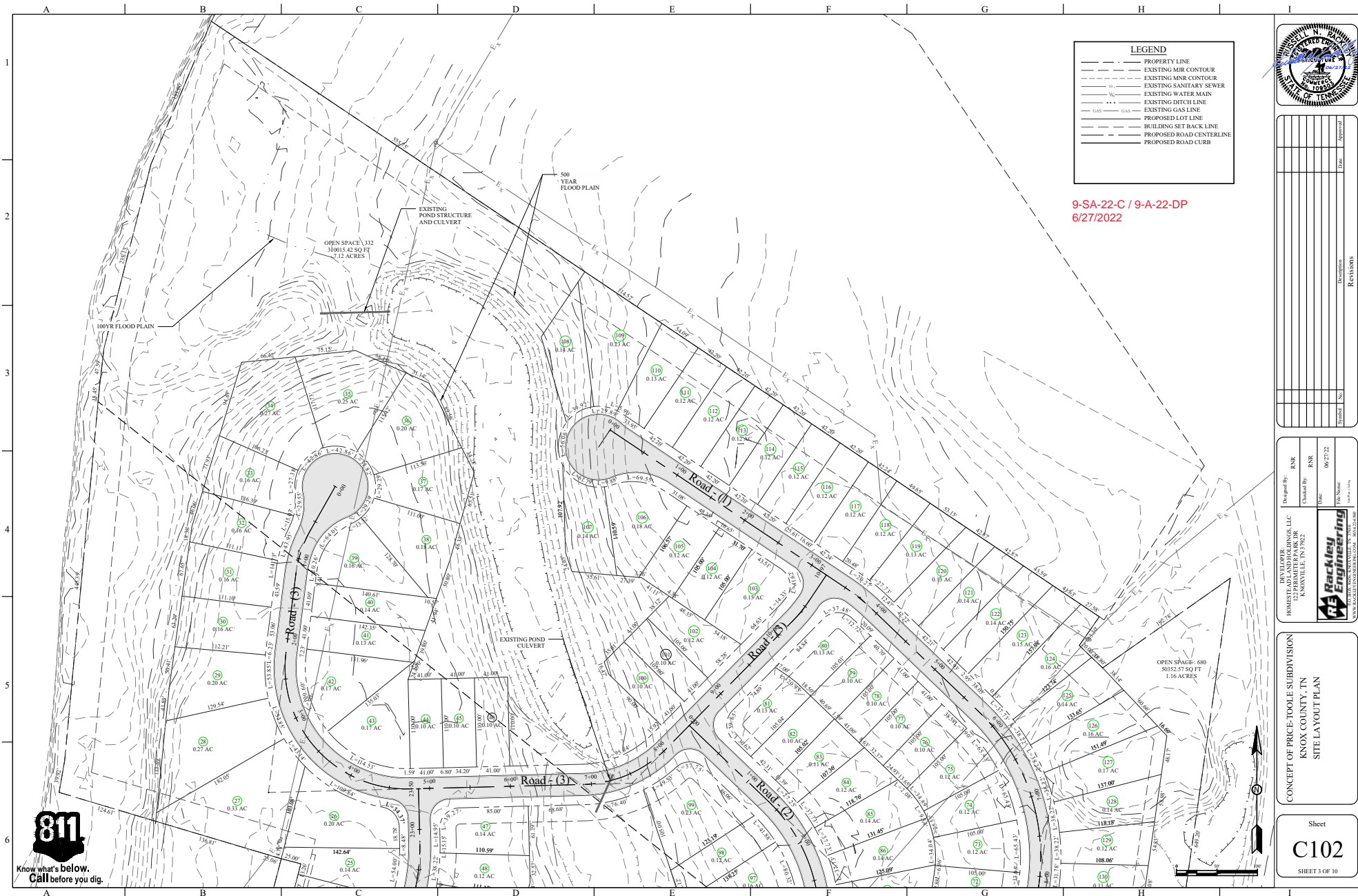
Revisions	
Revised	By

Designed By: RSR	Checked By: RSR	Date: 06/27/22
Drawn By: RSR		

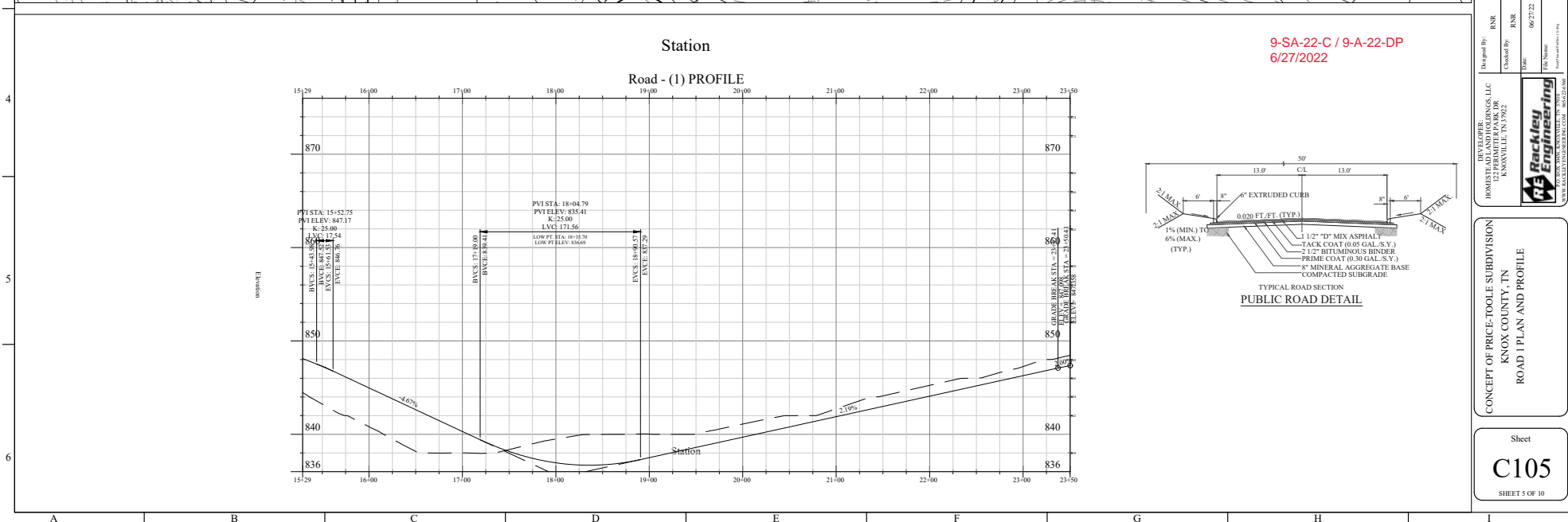
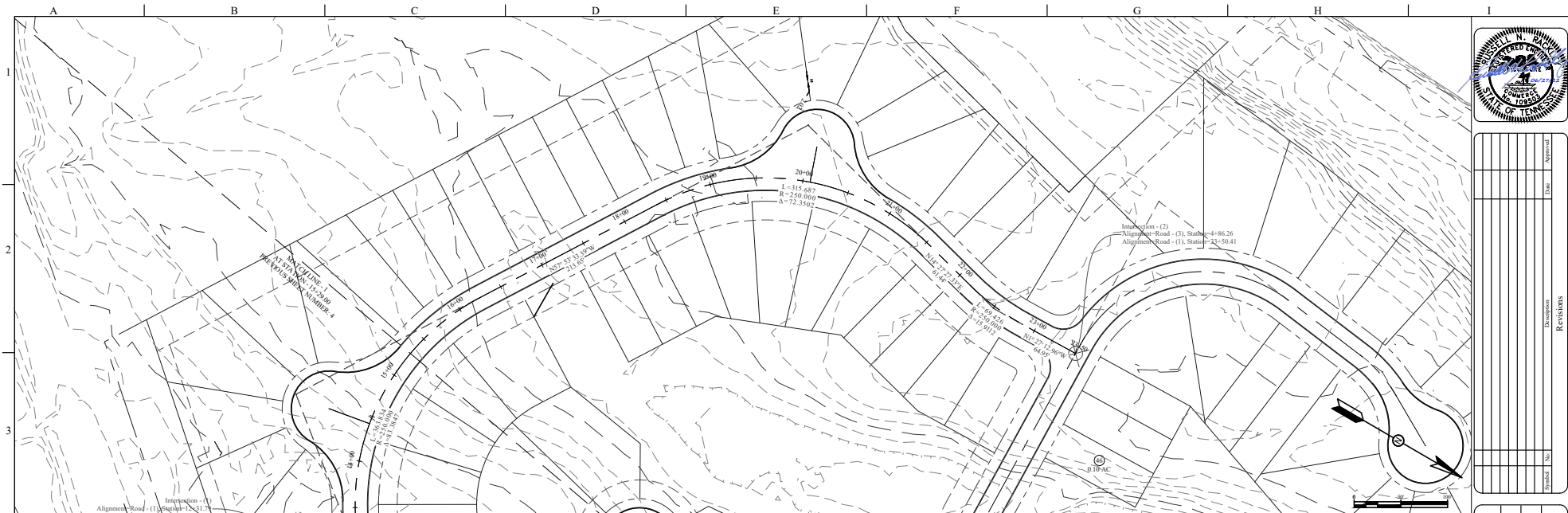
CONCEPT OF PRICE-TOOLE SUBDIVISION  
KNOX COUNTY, TN  
SITE LAYOUT PLAN

Sheet  
**C101**  
SHEET 2 OF 10







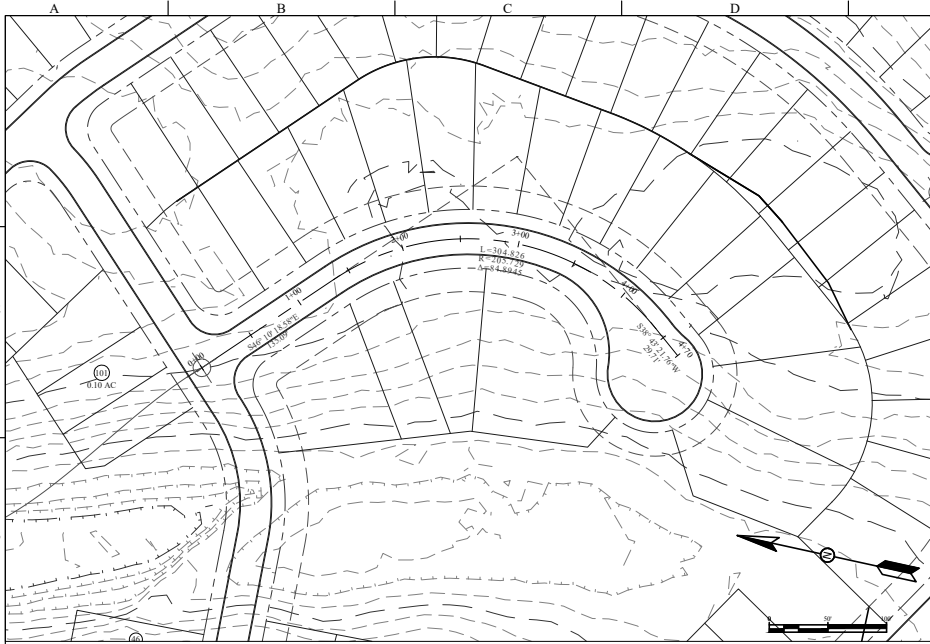


Revisions	By	Date

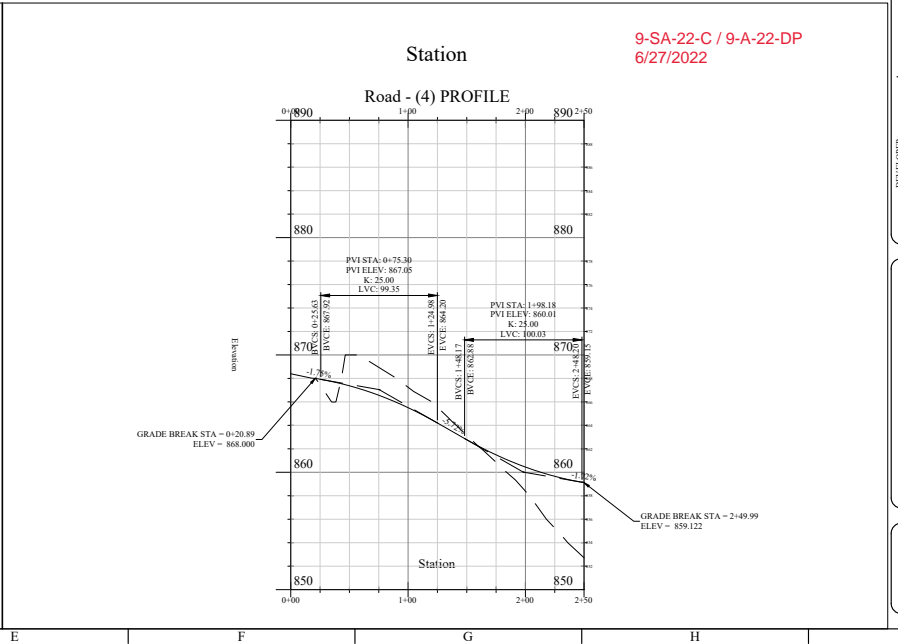
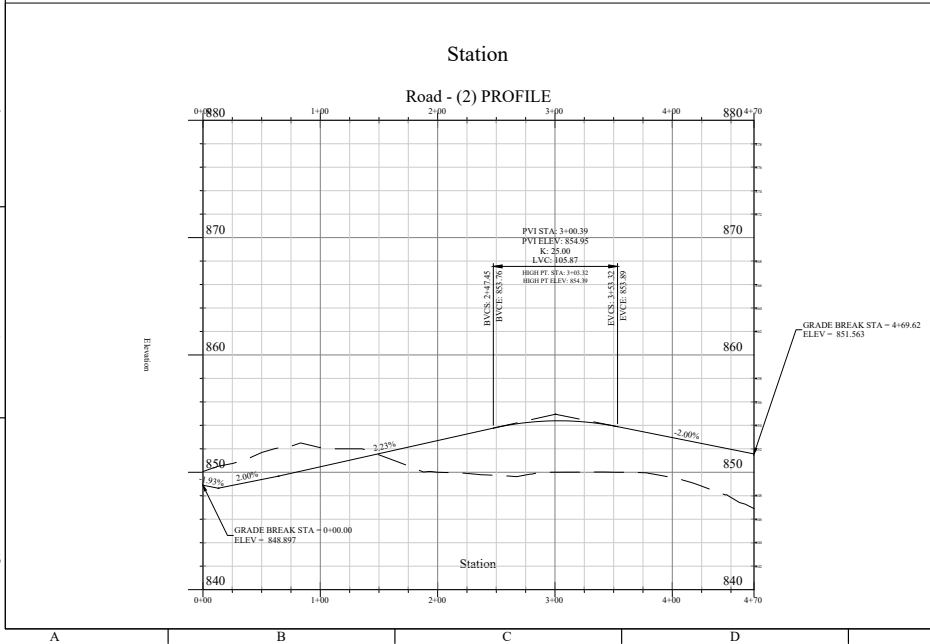
Designed By:	RSR
Checked By:	RSR
Date:	06/27/22
File Name:	9-SA-22-C / 9-A-22-DP.dwg
Project Name:	CONCEPT OF PRICE-TOOLE SUBDIVISION
Project Location:	KNOX COUNTY, TN
Project Description:	ROAD 1 PLAN AND PROFILE
Project Number:	9-SA-22-C / 9-A-22-DP
Project Date:	6/27/2022

CONCEPT OF PRICE-TOOLE SUBDIVISION  
KNOX COUNTY, TN  
ROAD 1 PLAN AND PROFILE

Sheet  
**C105**  
SHEET 5 OF 10



Revisions	Drawn



DESIGNED BY: RSR  
 CHECKED BY: RSR  
 DATE: 06/24/22

FILE NAME: 9-SA-22-C / 9-A-22-DP  
 6/27/2022

CONCEPT OF PRICE-TOOLE SUBDIVISION  
 KNOX COUNTY, TN  
 ROAD 2 & 4 PLAN AND PROFILE


Sheet  
**C106**  
 SHEET 6 OF 10







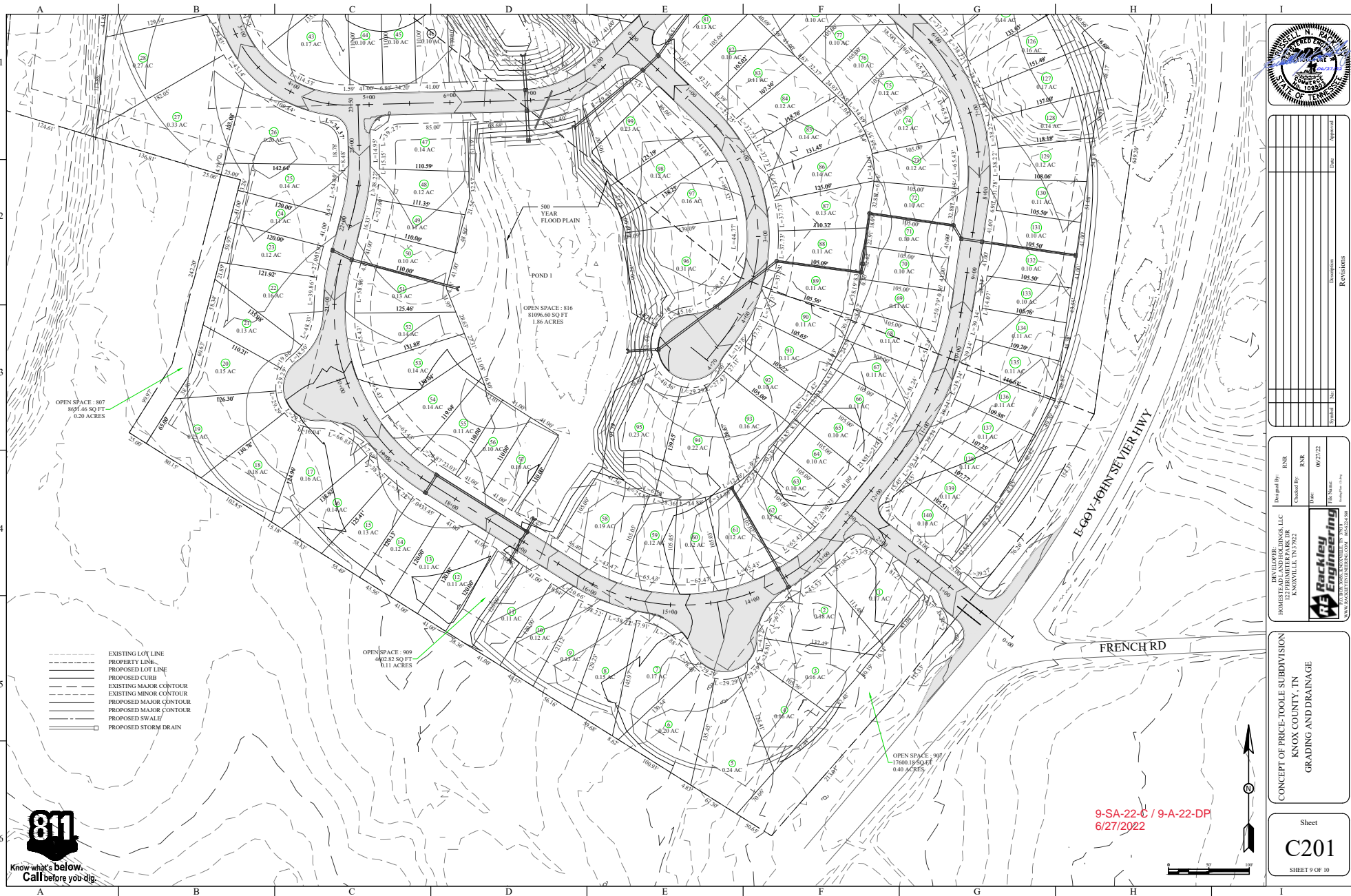
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DEVELOPER: HOMESTEAD AND HOLDINGS, LLC 122 PERIMETER PARK, DR. KNOXVILLE, TN 37922	Designed By:	RNR	06/27/22  File Name: 11-06-2022-11-06
	Checked By:	RNR	
	Date:		
 RE Rackley Engineering 201 ROCK HAVEN, KNOXVILLE, TN 37921 WWW.RACKLEYENGINEERING.COM 865-624-5901			

CONCEPT OF PRICE-TOOLE SUBDIVISION  
KNOX COUNTY, TN  
GRADING AND DRAINAGE

Sheet  
**C200**  
SHEET 8 OF 10

**811**  
Know what's below.  
**Call** before you dig.



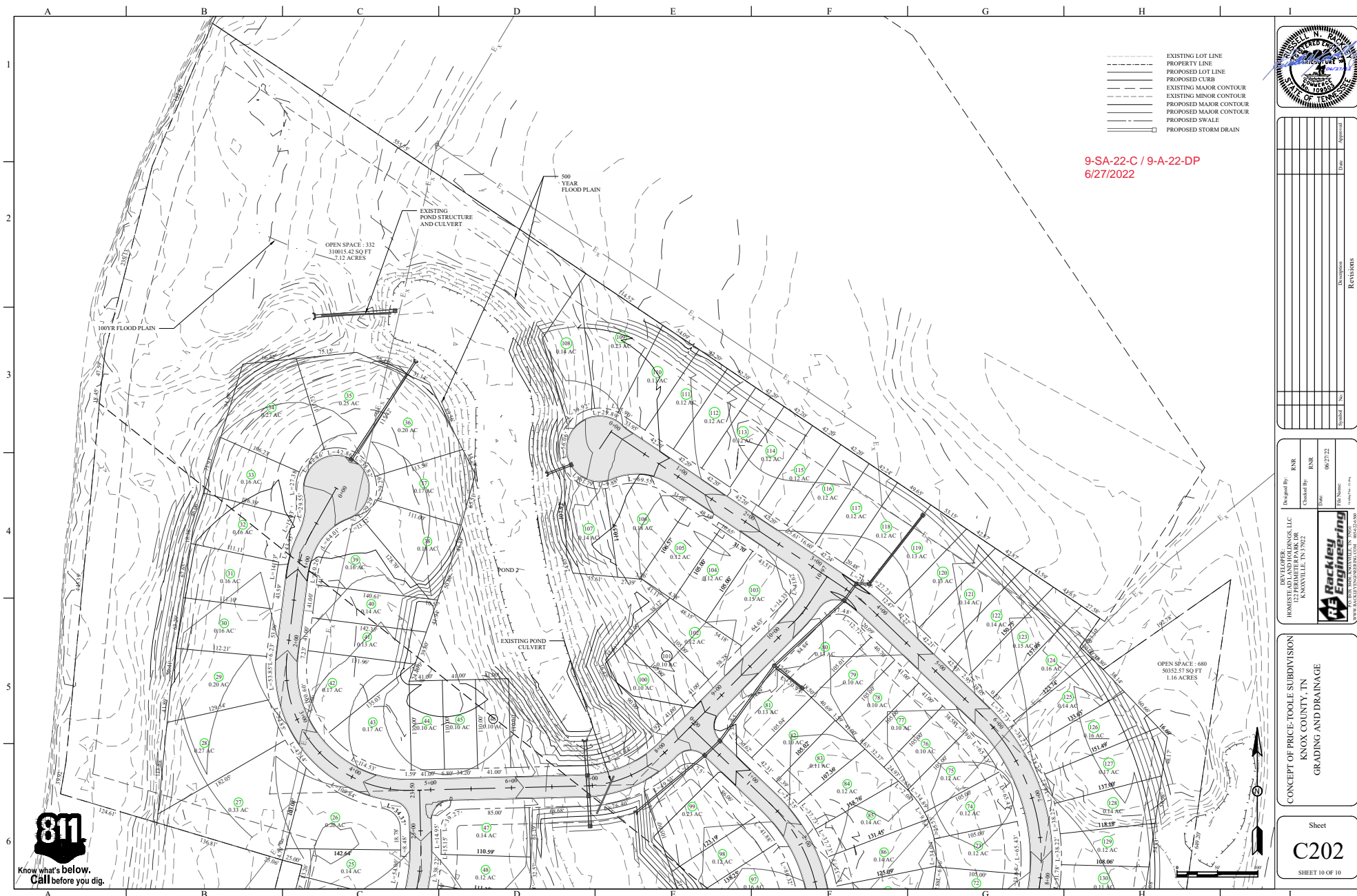
Revisions	
Revised	By

Designed By:	RMK
Checked By:	RMK
Date:	06/27/22
File Name:	9-SA-22-C / 9-A-22-DP
Project Name:	CONCEPT OF PRICE-TOO-E SUBDIVISION
Location:	KNOX COUNTY, TN
Project:	GRADING AND DRAINAGE


CONCEPT OF PRICE-TOO-E SUBDIVISION  
KNOX COUNTY, TN  
GRADING AND DRAINAGE

Sheet  
**C201**  
SHEET 9 OF 10



[illegible]

<b>DEVELOPER:</b>  HOMESTEAD LAND HOLDINGS, LLC 122 PERIMETER PARK DR. KNOXVILLE, TN 37922	<b>Designed By:</b>	RNR
	<b>Checked By:</b>	RNR
	<b>Date:</b>	06/27/22
	<b>File Name:</b>	
	<b>Closing Date (if any)</b>	



**RE Rackley Engineering**  
205 ROSWELL KNOXVILLE, TN 37920

CONCEPT OF PRICE-TOOLE SUBDIVISION  
KNOX COUNTY, TN  
GRADING AND DRAINAGE

Sheet  
C202

SHEET 10 OF 10



# 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 Holding, LLC

7/1/2022

Applicant Name

Date Filed

9/8/2022

()

9-A-22-DP / 9-SA-22-C

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

Roger William Toole

9419 Jim Loy Dr. Dr. Strawberry Plains TN 37871

Owner Name (if different)

Owner Address

Owner Phone / Email

0 E GOVERNOR JOHN SEVIER HWY

Property Address

111 058, 036.05

36.87 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

KNOX CHAPMAN

Knox-Chapman Utility District

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

West side of E. Governor John Sevier Hwy

General Location

☐ City

Commission District 9

PR (Planned Residential)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

South County

LDR (Low Density Residential), HP (Hillside and Ridgetop)

Planned 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**

Proposed Subdivision Name

**140**

Unit / Phase Number

Total Number of Lots Created

Additional Information \_\_\_\_\_

- ☐
- Attachments / Additional Requirements

Related Rezoning File Number

**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

**\$4,924.00**

Fee 2

Fee 3

Total

**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****7/1/2022**

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

September 8, 2022

~~August 11, 2022~~

File Number(s)

Date Filed

Meeting Date (if applicable)

9-A-22-DP / 9-SA-22-C

## 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

Jerry Price (111058); Roger Toole (1110360) 1322 Kimberin Heights Rd, Knoxville, Tn 37911

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

O E Gov John Sevier Hwy

111058; 11103605

Property Address

Parcel ID

~~HPUD~~

Knox Chapman

~~HPUD~~

Knox Chapman

n

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

West side of E Governor John Sevier Hwy, west of Old French Road

36.24 acres

General Location

Tract Size

☐ City ☒ County

9th

District

PR

Zoning District

AgForVac

Existing Land Use

South County

Planning Sector

LDR, HP & SP

Sector Plan Land Use Classification

Planned Growth

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**

to be determined (Price-Toole Subdivision for reference)

Proposed Subdivision Name

0☐ Combine Parcels☒ Divide Parcel140

Unit / Phase Number

Total Number of Lots Created

Related Rezoning File Number

4-E-22-RZ

5-O-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

406

Development  
Plan

Total

Fee 2

Fee 3

**\$4,924**

MR

**AUTHORIZATION**

Homestead Land Holding, LLC

06.27.22

Applicant Signature

Please Print

Date

865.221.2067

thomask@saddlebrookproperties.com

Phone Number

Email



Roger Toole

6/27/22

Property Owner Signature

Please Print

Date 7/1/2022 MR

SEE ATTACHED FOR SECOND OWNER SIGNATURE

**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**

to be determined (Price-Toole Subdivision for reference)

Related Rezoning File Number \_\_\_\_\_

Proposed Subdivision Name

0

- ☐ Combine Parcels   ☒ Divide Parcel

Unit / Phase Number

140

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

**AUTHORIZATION**

Applicant Signature

Homestead Land Holding, LLC

Please Print

06.27.22

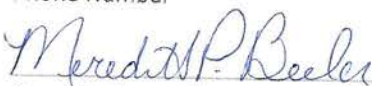
Date

865.221.2067

Phone Number

thomask@saddlebrookproperties.com

Email



Property Owner Signature

Meredith P. Beeler

Please Print

6-27-2022

Date