SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

Planning
KNOXVILLE | KNOX COUNTY

FILE #:	**9-SA-22-C**	**AGENDA ITEM #:**	**21**
	9-A-22-DP	**AGENDA DATE:**	**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:

- **Postpone the concept plan until the October 6, 2022 Planning Commission meeting as requested by the applicant.**

- **Postpone the development plan until the October 6, 2022 Planning Commission meeting 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.

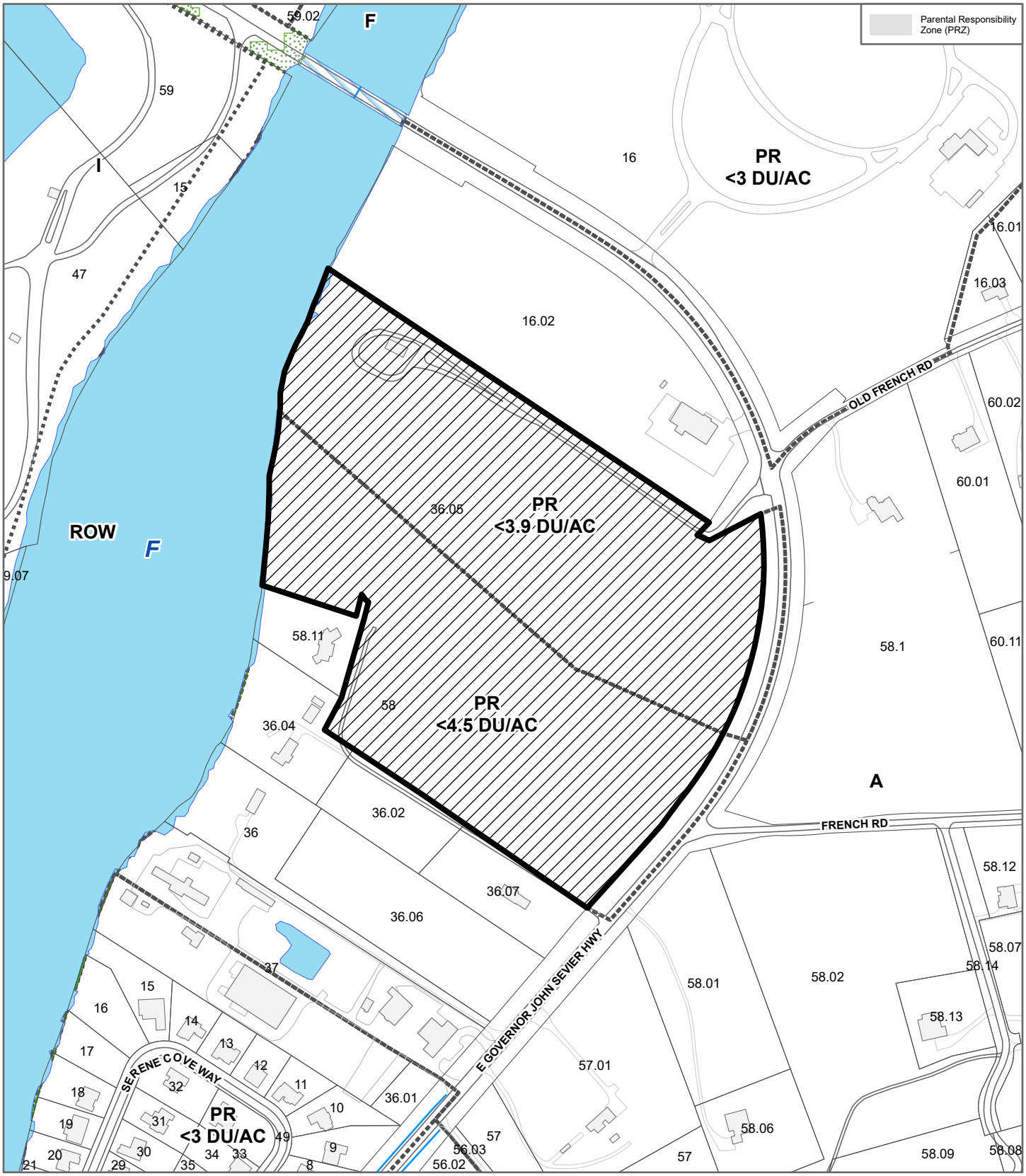
ESTIMATED STUDENT YIELD: 31 (public school children, grades K-12)

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.



9-SA-22-C / 9-A-22-DP
CONCEPT PLAN/DEVELOPMENT PLAN

Petitioner: Homestead Land Holding, LLC

Detached residential subdivision in PR (Planned Residential)

Map No: 111
Jurisdiction: County

0 400
Feet

N

Original Print Date: 8/15/2022 Revised:

*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

Request to
Postpone • Table • Withdraw

Planning
KNOXVILLE | KNOX COUNTY

Homestead Land Holdings, LLC — Applicant Name (as it appears on the current Planning Commission agenda)

08/17/22 — Date of Request

September 8, 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 October 6, 2022 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 — 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:

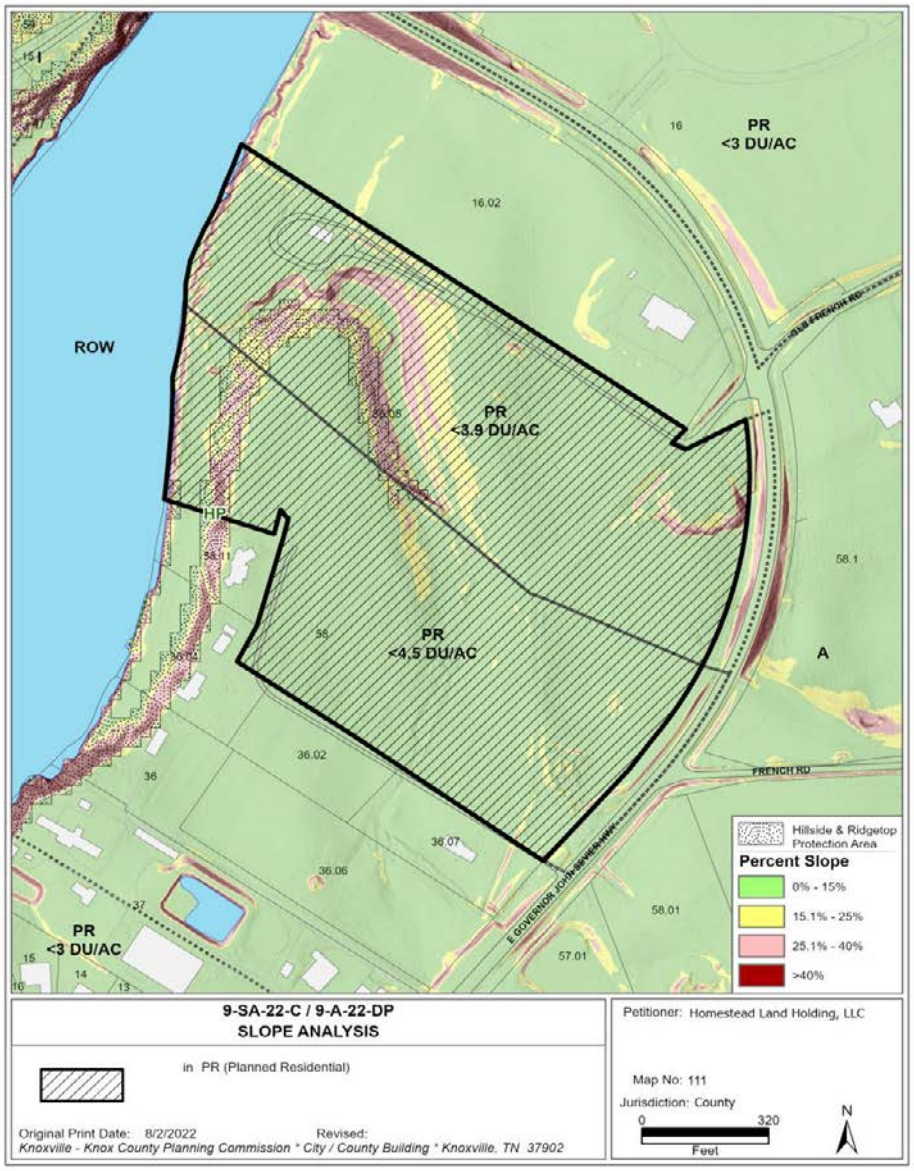
Payee Name

Payee Phone

Payee Address

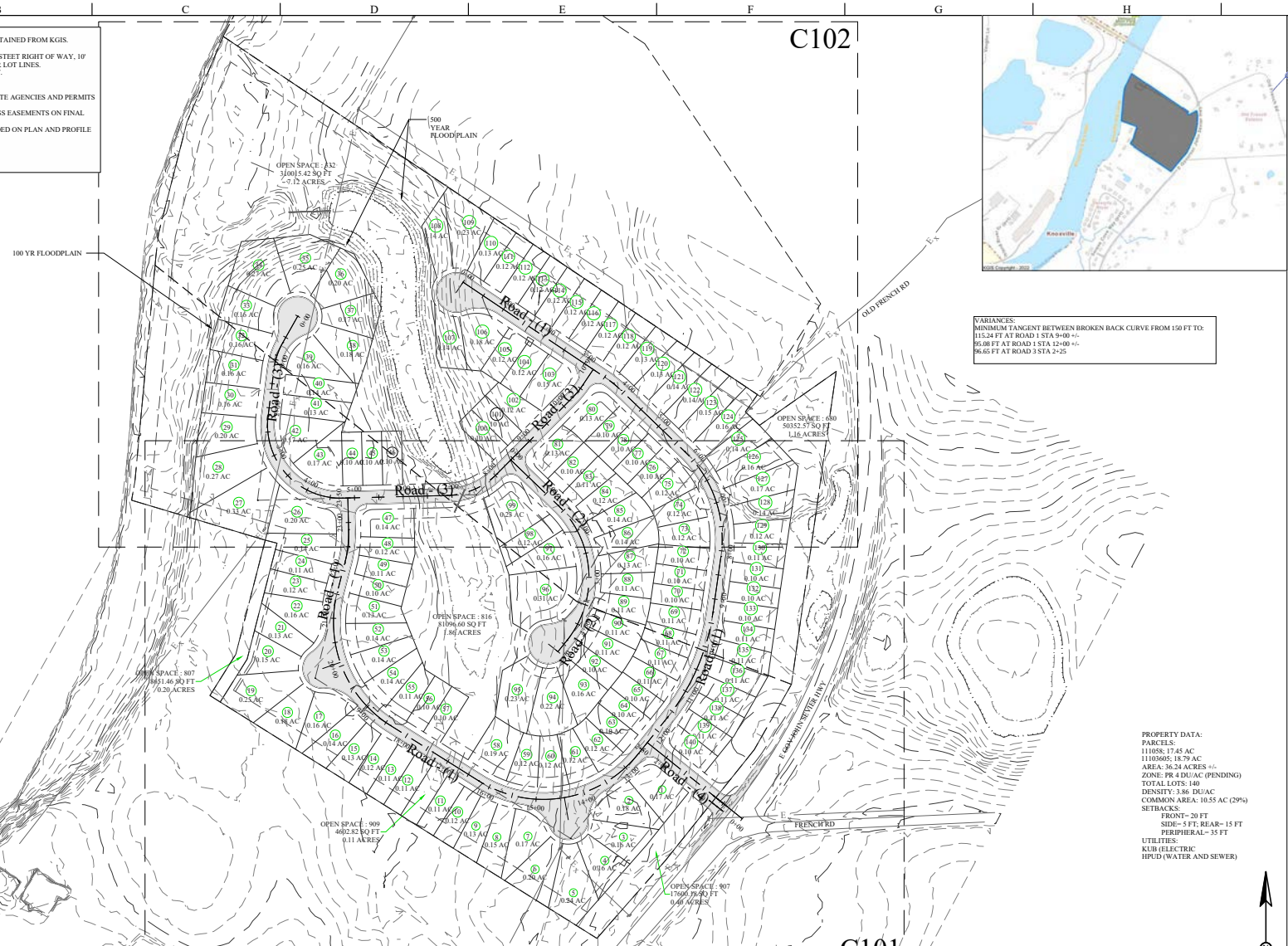
Staff - Slope Analysis
Case: 9-SA-22-C / 9-A-22-DP

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**



NOTES:
1. EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
2. A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STEET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES.
3. ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
4. ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
5. ALL ROADS TO BE IN 50' PUBLIC RIGHT OF WAY.
6. CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
7. DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAT.
8. ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS INCLUDED WITH THE CONCEPT PLAN.

LEGEND
- PROPERTY LINE
- EXISTING MJR CONTOUR
- EXISTING MNR CONTOUR
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING DITCH LINE
- EXISTING GAS LINE
- PROPOSED LOT LINE
- BUILDING SET BACK LINE
- PROPOSED ROAD CENTERLINE
- PROPOSED ROAD CURB



VARIANCES:
MINIMUM TANGENT BETWEEN BROKEN BACK CURVE FROM 150 FT TO:
115.24 FT AT ROAD 1 STA 9+00 +/-
95.08 FT AT ROAD 1 STA 12+00 +/-
96.65 FT AT ROAD 3 STA 2+25

PROPERTY DATA:
PARCELS:
111058; 17.45 AC
11103605; 18.79 AC
AREA: 36.24 ACRES +/-
ZONE: PR 4 DU/AC (PENDING)
TOTAL LOTS: 140
DENSITY: 3.86 DU/AC
COMMON AREA: 10.55 AC (29%)
SETBACKS:
FRONT= 20 FT
SIDE= 5 FT; REAR= 15 FT
PERIPHERAL= 35 FT
UTILITIES:
KUB (ELECTRIC
HPUD (WATER AND SEWER)

9-SA-22-C / 9-A-22-DP
6/27/2022

CERTIFICATION OF CONCEPT PLAN
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: _____

TENNESSEE CERTIFICATE NO: 109503

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

Revisions

Symbol	No.	Description	Date	Approval

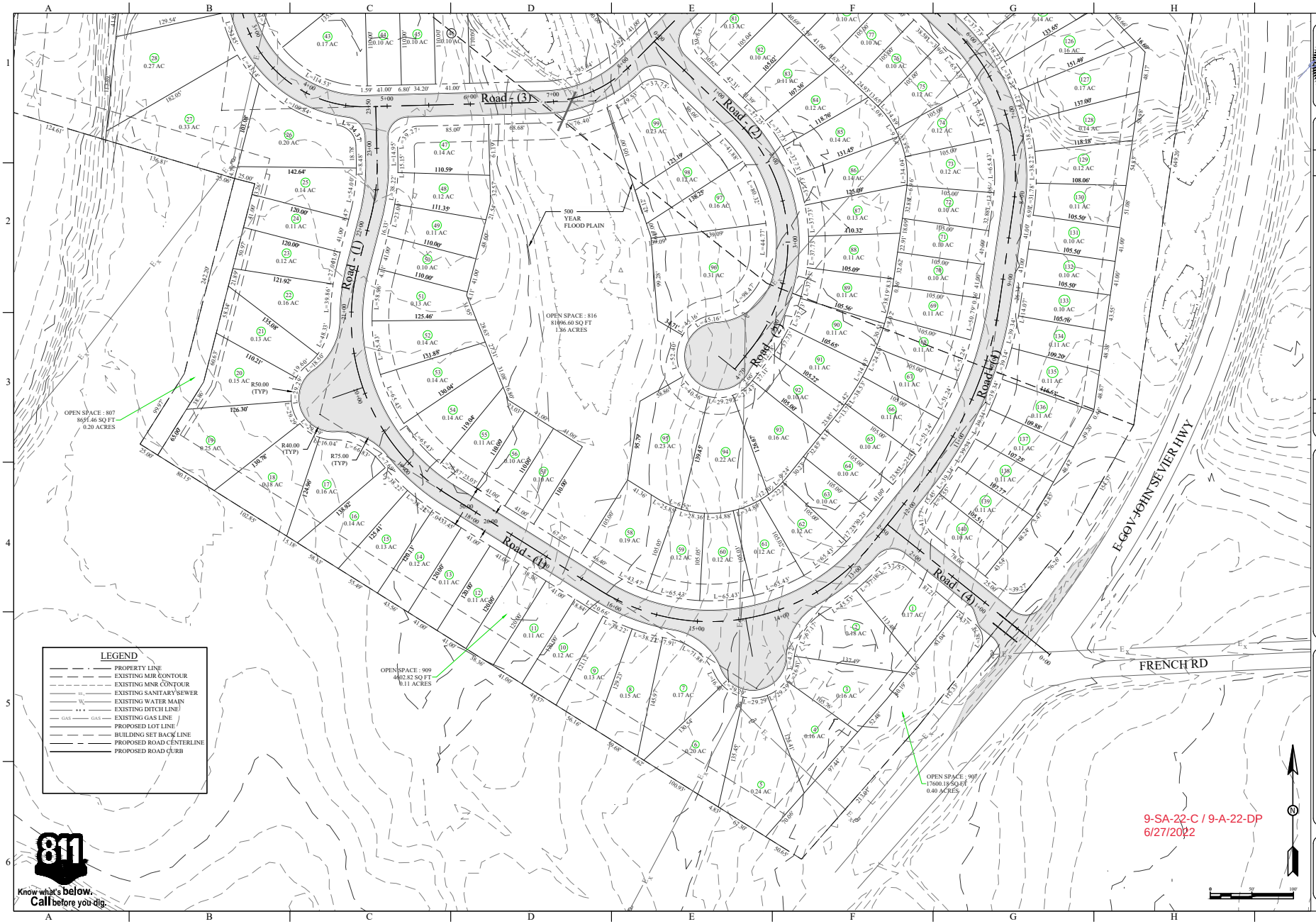
Designed By: RNR
Checked By: RNR
Date: 06/27/22
File Name:

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
11121 KINGSTON PIKE, STE 200
KNOXVILLE, TN 37922

Rackley Engineering
P.O. BOX 3000, KNOXVILLE, TN 37901
WWW.RACKLEYENGINEERING.COM 865-525-0200

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

Sheet
C100
SHEET 1 OF 10



RUSSELL N. RACKLEY
REGISTERED ENGINEER
No. 109863
STATE OF TENNESSEE

Symbol	No.	Description	Date	Approved

Revisions

Designed By: RNR
Checked By: RNR
Date: 06/27/22
File Name:

DEVELOPER:
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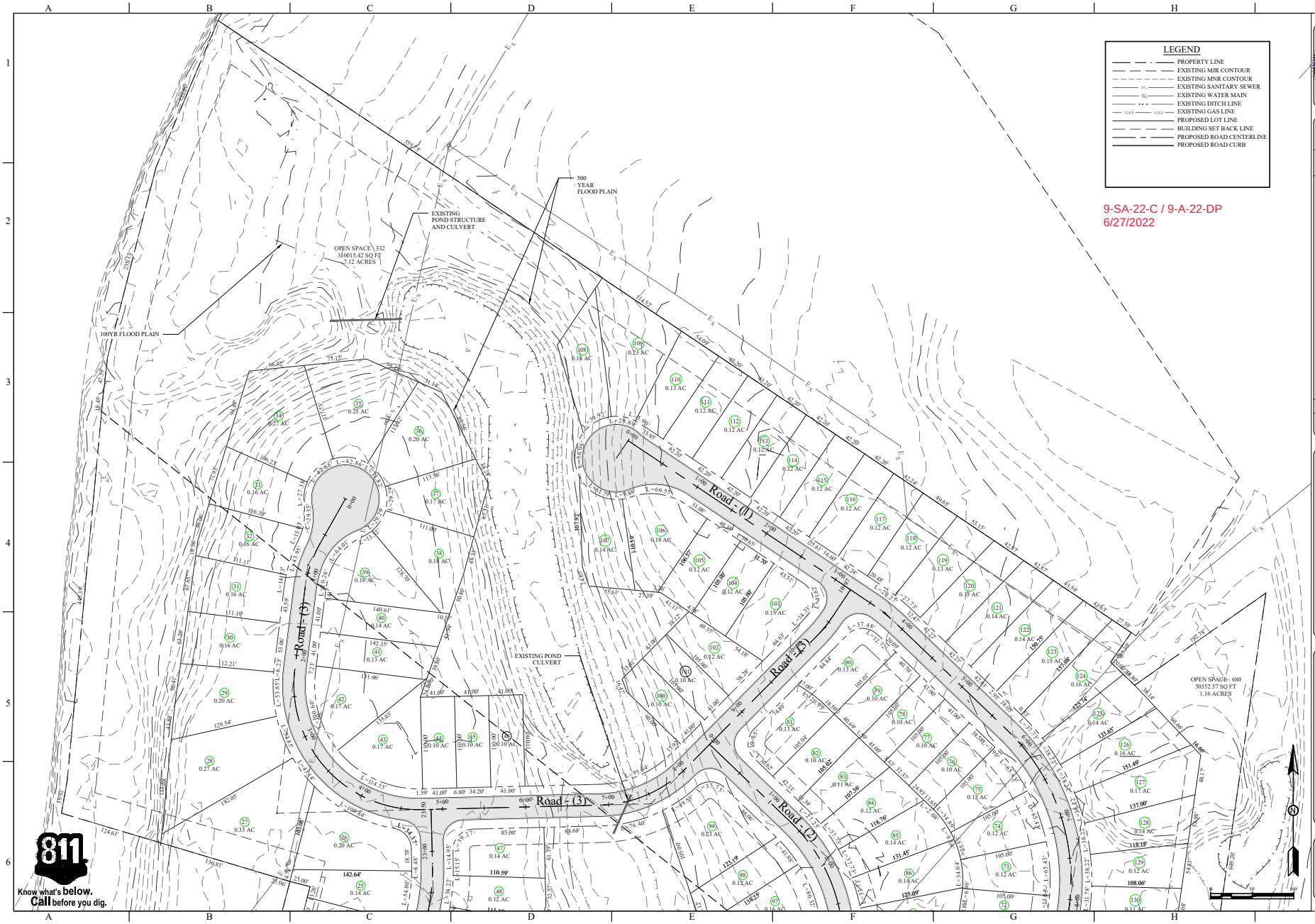
CONCEPT OF PRICE-TOOLE SUBDIVISION
TIPTON STATION ROAD
KNOX COUNTY, TN
SITE LAYOUT PLAN

Sheet
C101
SHEET 2 OF 10



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Revisions

Designed By: RNR
Checked By: RNR
Date: 06/27/22
File Name:

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
TIM BOWERS, MANAGER
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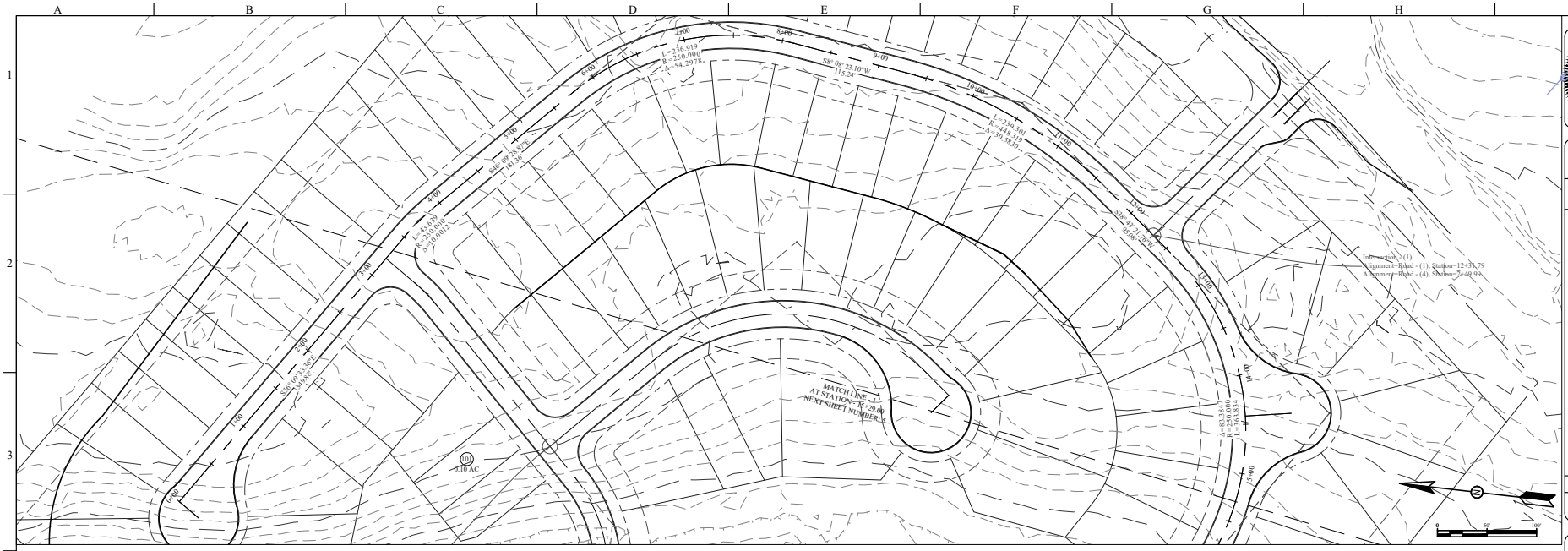
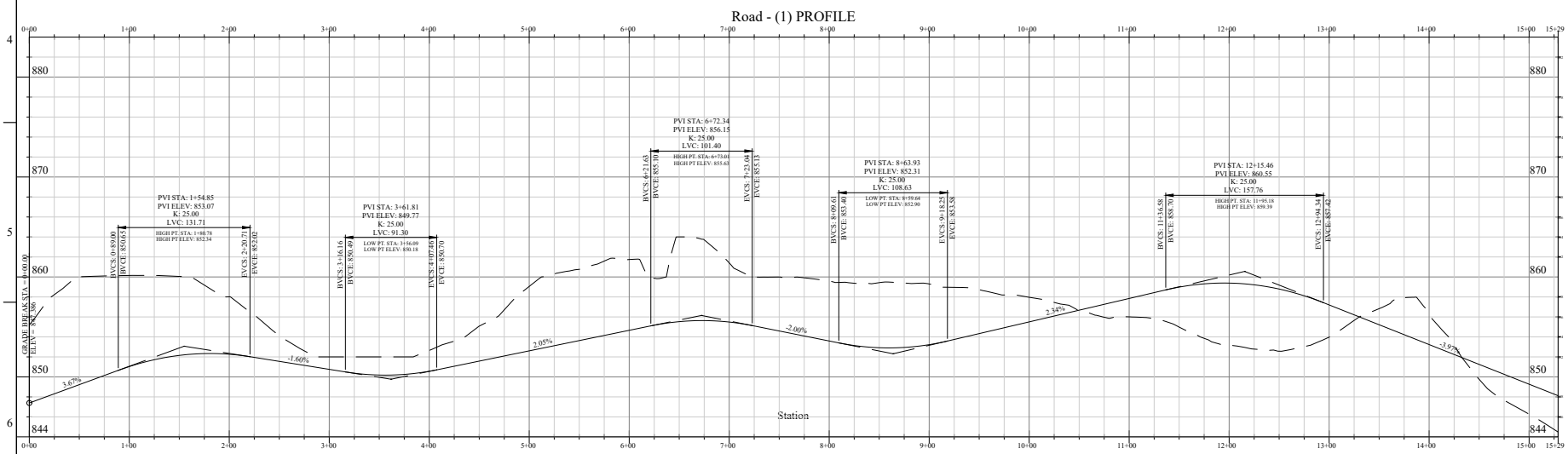
CONCEPT OF PRICE-TOOLE SUBDIVISION
KNOX COUNTY, TN
SITE LAYOUT PLAN

Sheet
C102
SHEET 3 OF 10



9-SA-22-C / 9-A-22-DP
6/27/2022



Symbol	No.	Description	Date	Approval

Revisions

Designed By: RNR
Checked By: RNR
Date: 06/27/22
File Name: Road Plan and Profiles (1).dwg

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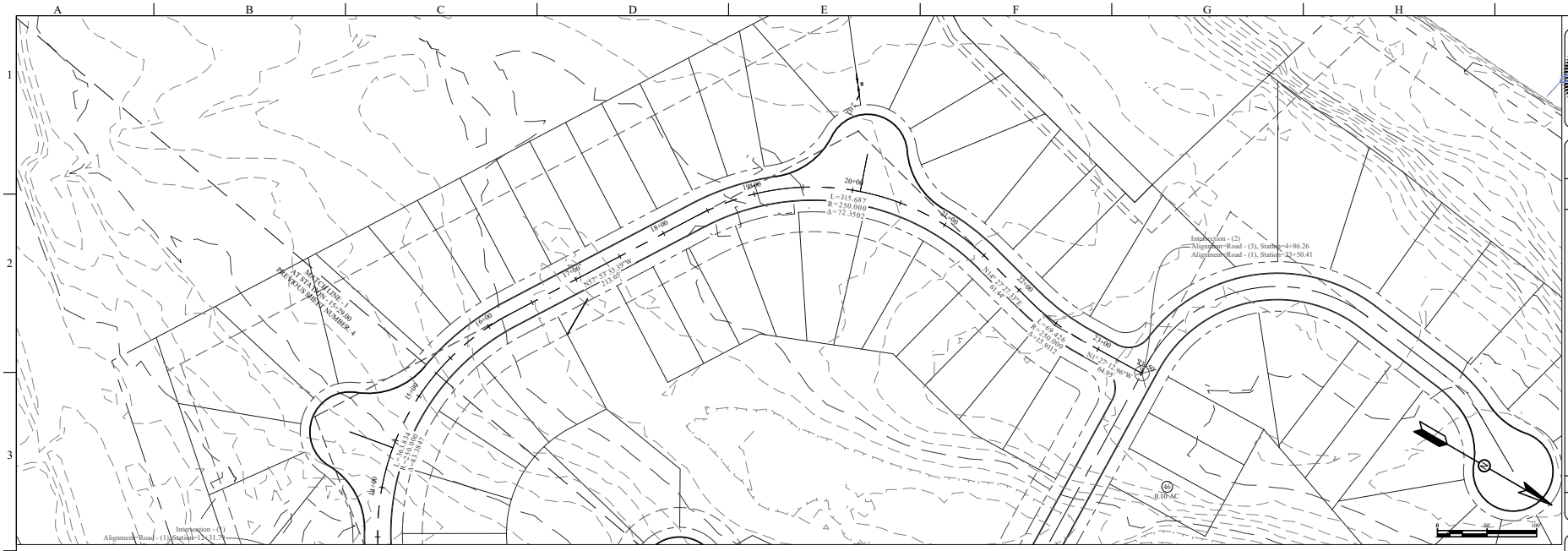
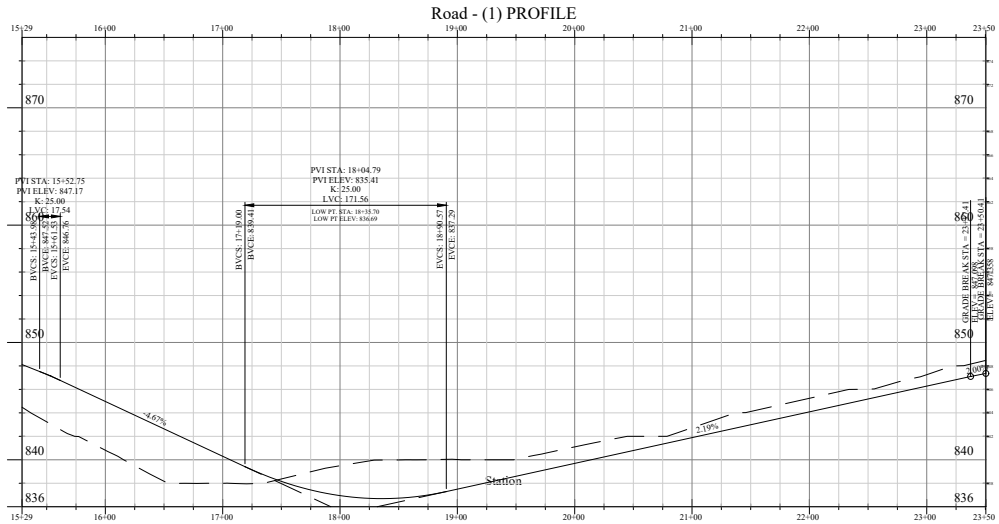
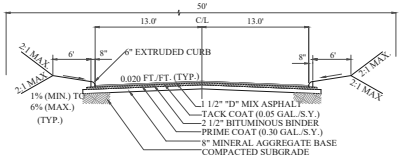
CONCEPT OF PRICE-TOOLE SUBDIVISION
KNOX COUNTY, TN
ROAD 1 PLAN AND PROFILE

Sheet
C104
SHEET 4 OF 10



9-SA-22-C / 9-A-22-DP
6/27/2022





TYPICAL ROAD SECTION

PUBLIC ROAD DETAIL

Symbol	No.	Description	Date	Approval

Revisions

Designed By: RNR
Checked By: RNR
Date: 06/27/22
File Name: Road Plan and Profiles (1).dwg

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
TIM DONAHUE, PROJECT MGR
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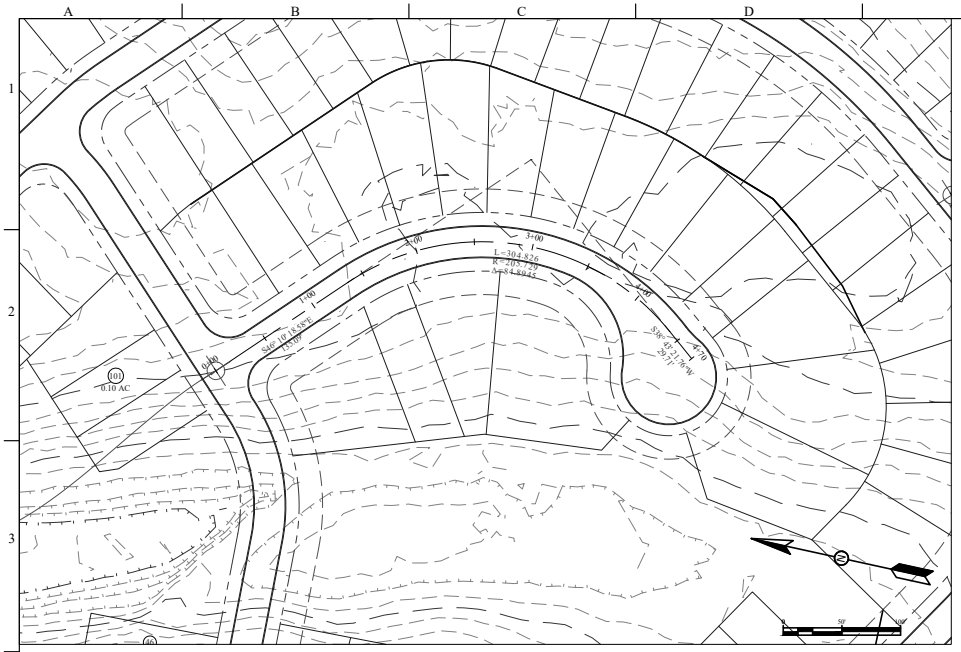
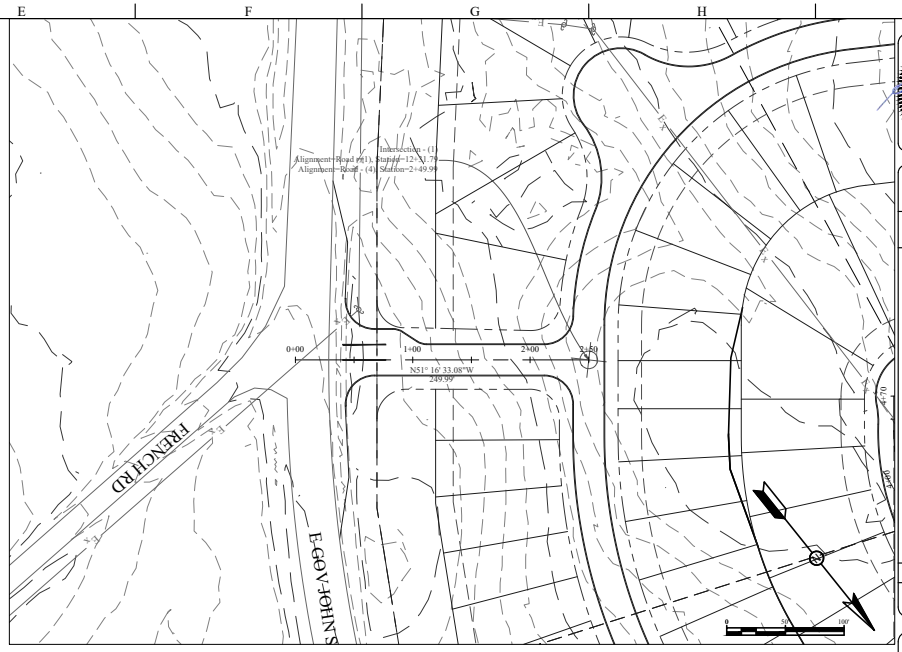
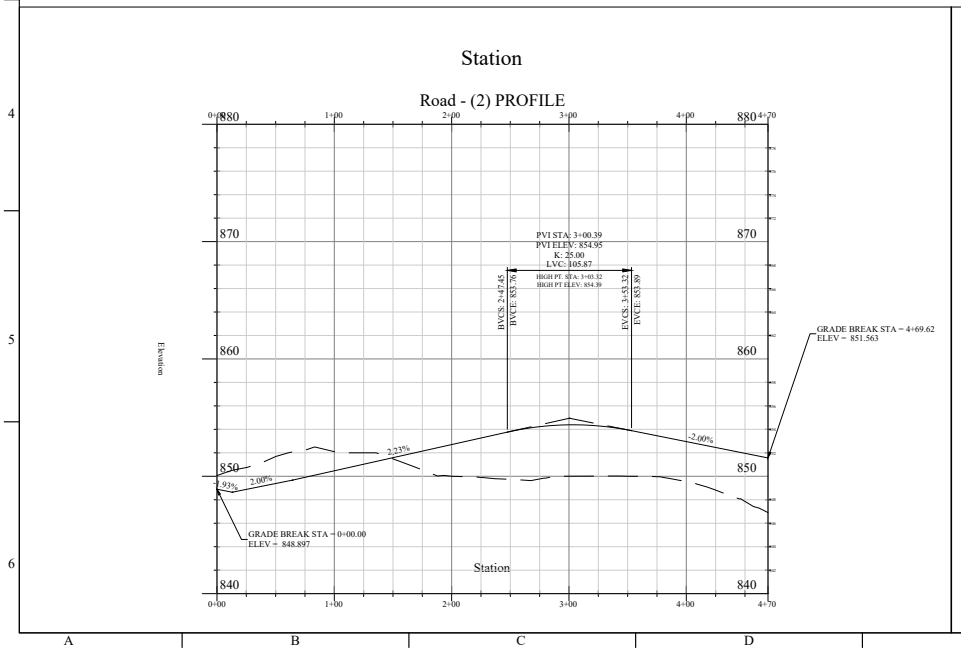
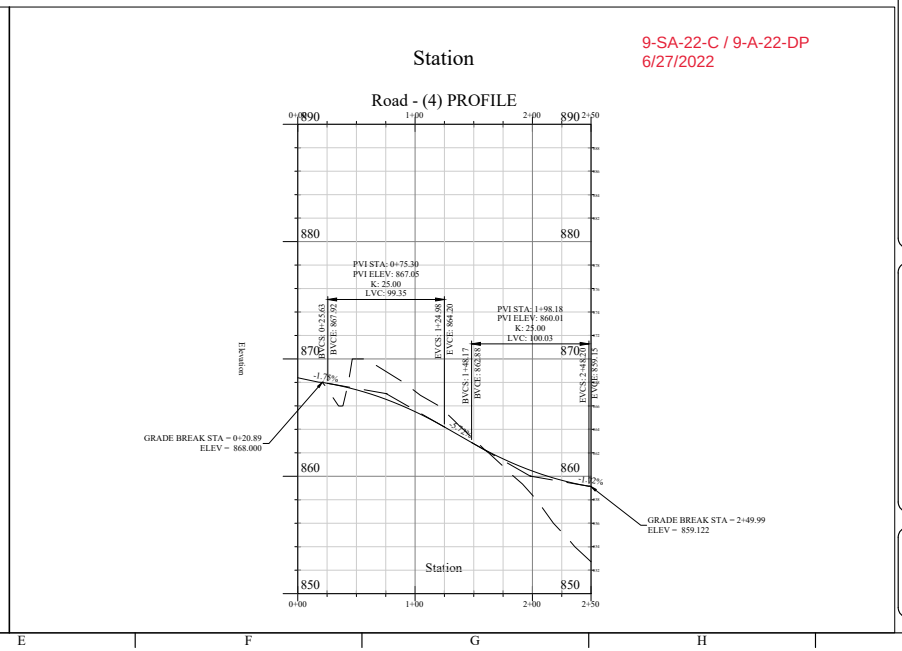
CONCEPT OF PRICE-TOOLE SUBDIVISION
KNOX COUNTY, TN
ROAD 1 PLAN AND PROFILE

Sheet
C105
SHEET 5 OF 10









9-SA-22-C / 9-A-22-DP
6/27/2022

Symbol	No.	Description	Date	Approval
		Revisions		

Designed By: RNR
Checked By: RNR
Date: 06/24/22
File Name:

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
11 TRIDENT PARK DRIVE
KNOXVILLE, TN 37922

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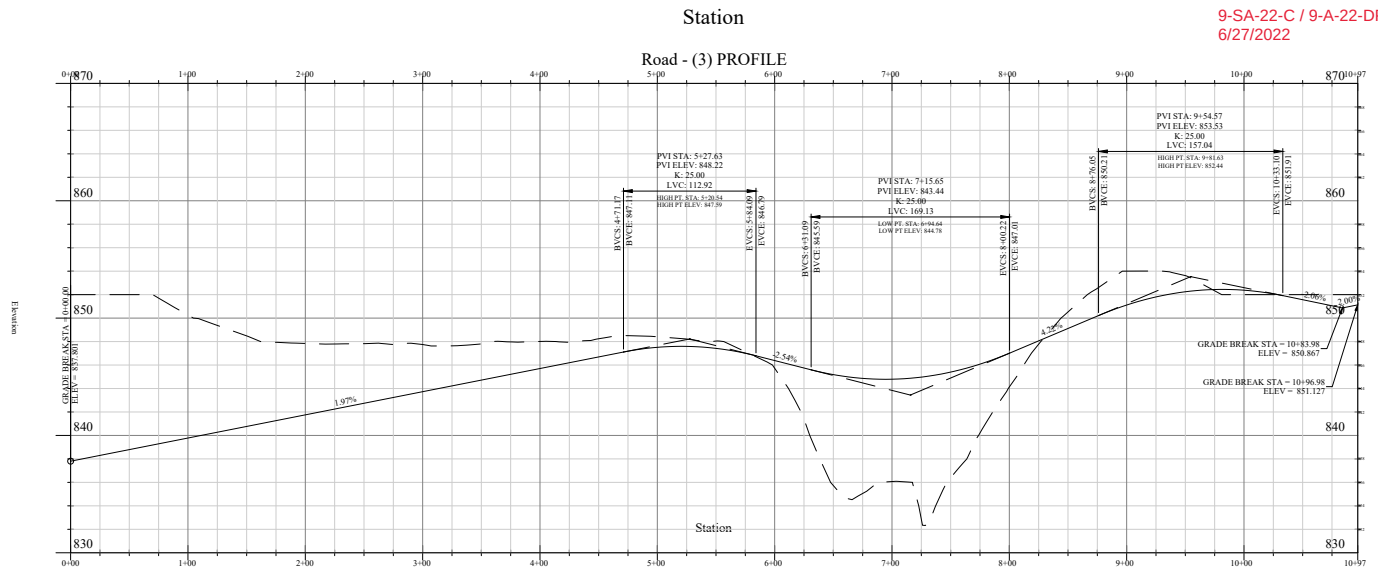
CONCEPT OF PRICE-TOOLE SUBDIVISION
KNOX COUNTY, TN
ROAD 2 & 4 PLAN AND PROFILE

Sheet
C106
SHEET 6 OF 10



Revisions

Symbol	No.	Description	Date	Approval

Designed By: RNR
Checked By: RNR
Date: 06/27/22
File Name: Road Plan and Profiles (3).dwg

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
TED MOSELEY, PROPERTY OWNER
KNOXVILLE, TN 37922

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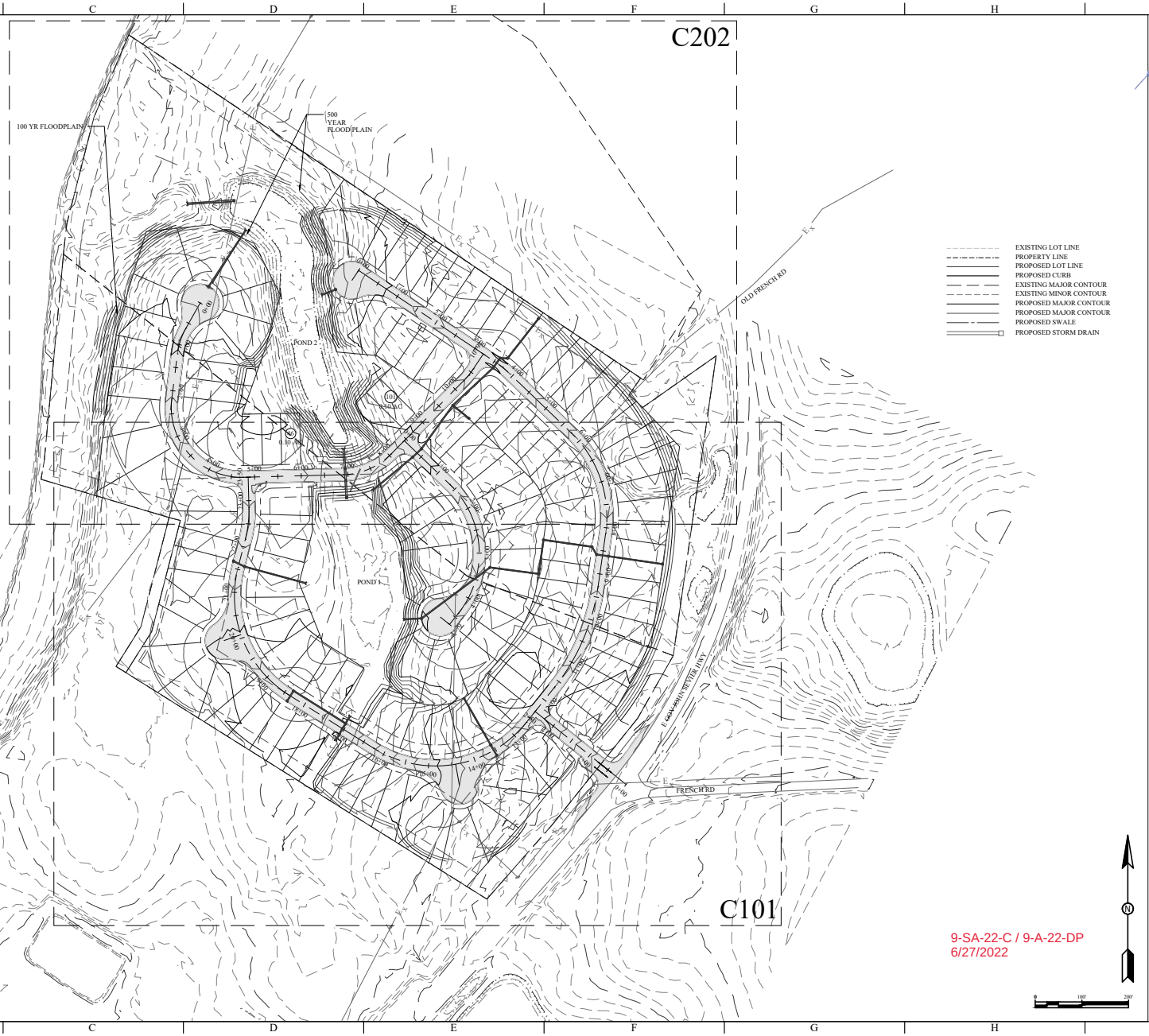
CONCEPT OF PRICE-TOOLE SUBDIVISION
KNOX COUNTY, TN
ROAD 3 PLAN AND PROFILE

Sheet
C107
SHEET 7 OF 10

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
2. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIE AND DETENTION FACILITIES ARE CONSTRUCTED.
3. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING. ALL SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
4. ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.
5. LENGTH OF RIP RAP AREA SHALL BE SIX TIMES THE DIAMETER OF THE STORM DRAIN PIPE. WIDTH OF RIP RAP AREA SHALL BE 3 TIMES THE DIAMETER AT THE MOUTH OF THE PIPE AND TWO TIMES THE DIAMETER AT DOWNSTREAM END.
6. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACK FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, ASTM D698 AND AT LEAST 98% OF STANDARD PROCTOR WITHIN 1 FOOT BELOW PAVEMENT SUBGRADE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.
8. MAXIMUM SLOPE OF EMBANKMENT SHALL BE 2.0 FEET HORIZONTAL TO 1.0 FOOT VERTICAL.
9. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE. BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
10. ALL TREE STUMPS, BOULDERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE.
11. STRIP TOPSOIL TO A MINIMUM DEPTH OF 18-INCHES AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
12. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULL LOADED TANDEM AXLE DUMP TRUCK USING A CRESS-CROSS PATTERN (4 PASSES MIN.). AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT ENGINEER.
13. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL OR APPROVED STONE.
14. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL, FROZEN MATERIAL, AND TRASH. FILL MATERIAL SHALL ALSO BE FREE OF STONES OR OTHER MATERIAL LARGER THAN 6 INCHES AND LARGER THAN 4 INCHES IN THE TOP 6 INCHES OF EMBANKMENT.
15. FILL MATERAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS. COMPACT EACH LAYER TO AT LEAST 96% MAXIMUM DRY DENSITY. COMPACT THE UPPER 6 INCHES OF FILL BENEATH PAVEMENTS AND THE UPPER 12 INCHES BENEATH BUILDING SLABS TO 100% MAXIMUN DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
16. A MINIMUM 6 INCH LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
17. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE DRAINING DURING THE CONSTRUCTION OF ROADWAY AND BUILDING AREAS. WATER SHALL NOT BE ALLOWED TO POND ON SUBGRADE AREAS.
18. DISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
19. PROPOSED GRADES SHOWN ON THESE PLANS ARE FINISHED GRADES, UNLESS NOTED OTHERWISE.EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT INTERVALS AND ARE ON NAVD88.
20. PROPERTY AND TOPOGRAPHIC SURVEY OBTAINED FROM KGIS AND IS ON TND83/ COORDINATES. FIELD SURVEY VERIFICATION OF GRADES AND LINES FOR CONNECTIONS SHALL BE REQUIRED. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
21. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FORM HIS RESPONSIBILITIES TOWARD SAFETY OF THE GENERAL PUBLIC.
22. NOTE REQUIRED BY KNOX COUNTY:
"ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR."



9-SA-22-C / 9-A-22-DP
6/27/2022

Know what's below. Call before you dig.

Symbol	No.	Description	Date	Approval
		Revisions		

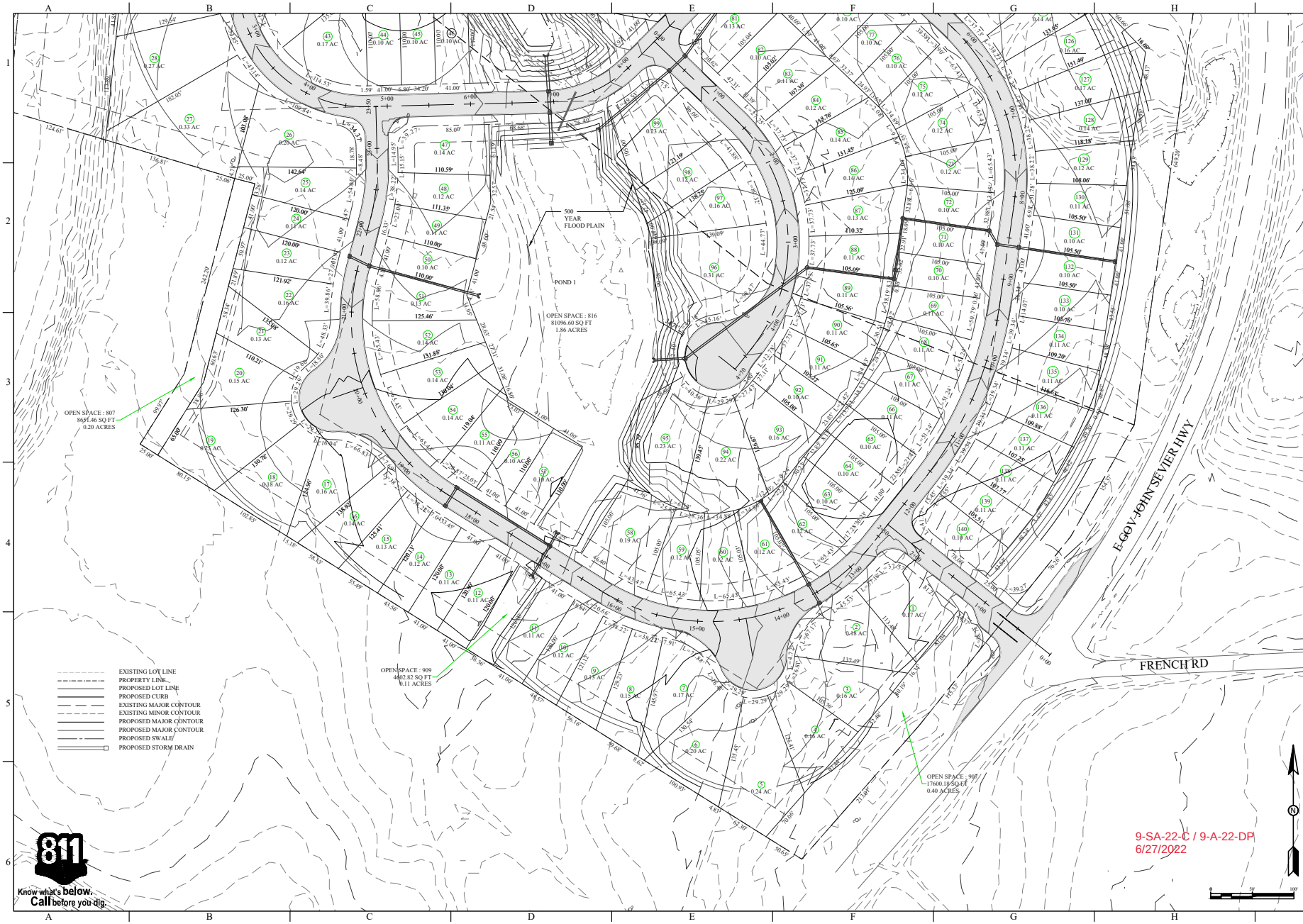
Designed By: RNR
Checked By: RNR
Date: 06/27/22
File Name:

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
TERRY PRICE, MANAGER
KNOXVILLE, TN 37922

Rackley Engineering
P.O. BOX 3050, KNOXVILLE, TN 37901
WWW.RACKLEYENGINEERING.COM 865-216-0080

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

Sheet
C200
SHEET 8 OF 10



RUSSELL N. RACKLEY
REGISTERED ENGINEER
NO. 109863
STATE OF TENNESSEE
06/27/22

Symbol	No.	Description	Date	Approval

Revisions

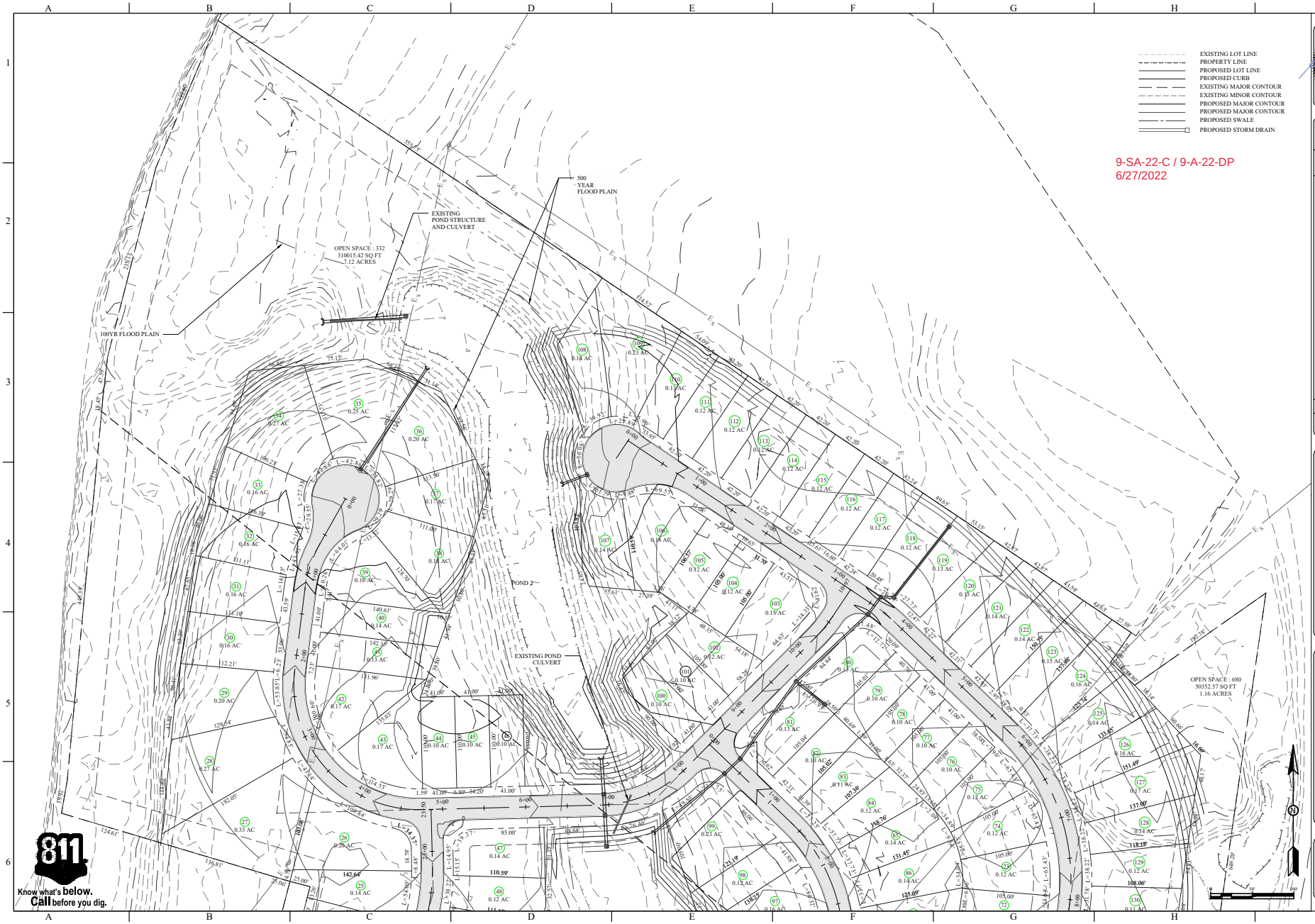
Designed By: RNR
Checked By: RNR
Date: 06/27/22
File Name: 1-Grading Plan - 01.dwg

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
TERRY WHITE, MANAGER
KNOXVILLE, TN 37922

Rackley Engineering
P.O. BOX 3000, KNOXVILLE, TN 37901
WWW.RACKLEYENGINEERING.COM 865-525-5200

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

Sheet
C201
SHEET 9 OF 10



Revisions

Symbol	No.	Description	Date	Approval

Designed By: RNR
Checked By: RNR
Date: 06/27/22
File Name:

Rackley Engineering
P.O. BOX 3000, KNOXVILLE, TN 37901
WWW.RACKLEYENGINEERING.COM 865-525-9100

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
TIM BOWERS, PROJECT MANAGER
KNOXVILLE, TN 37922

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

- [x] Development Plan
- [ ] Planned Development
- [ ] Use on Review / Special Use
- [ ] Hillside Protection COA
- [ ] Residential
- [ ] Non-residential

Home Occupation (specify)

Related City Permit Number(s)

Other (specify) **Detached residential subdivision**

SUBDIVSION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

140

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)
- [x] Site Plan (Development Request)
- [ ] Traffic Impact Study
- [ ] Use on Review / Special Use (Concept Plan)

Fee 1	Total
$4,924.00	
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 **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

Planning
KNOXVILLE | KNOX COUNTY

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): 9-A-22-DP / 9-SA-22-C
Date Filed	Meeting Date (if applicable)	

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 37	
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	PR	AgForVac
District	Zoning District	Existing Land Use

South County	LDR, HP & SP	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 (Price-Toole Subdivision for reference)

Proposed Subdivision Name

0

Unit / Phase Number

☐ Combine Parcels ■ Divide Parcel

140

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

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Pending Plat File Number

☐ 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
406	Development Plan	$4,924
Fee 2		
Fee 3		

MR

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	Roger Toole Please Print	6/27/22 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)

Proposed Subdivision Name

0

Unit / Phase Number

☐ Combine Parcels ■ Divide Parcel

140

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify)

☐ 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
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

Meredith P. Beeler

Property Owner Signature

Meredith P. Beeler

Please Print

6-27-2022

Date