



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 1-SB-22-C **AGENDA ITEM #:** 29
POSTPONEMENT(S): 1/13/2022 **AGENDA DATE:** 12/14/2023

▶ **SUBDIVISION:** MISSION HILLS

▶ **APPLICANT/DEVELOPER:** SMITH, S & E PROPERTIES, LLC
OWNER(S): Scott Smith S&E Properties, LLC

TAX IDENTIFICATION: 116 06704 [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: Aarron Gray, Ardurra

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 to 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:

▶ Withdraw the concept plan as requested by the applicant.

COMMENTS:

This concept plan was approved by the Planning Commission in February 2022 and was remanded back to the Planning Commission by Knox County Chancery Court in September 2023. The applicant is withdrawing this application and has submitted a new concept plan and development plan application for the same property (12-SF-23-C / 12-G-23-DP -- Lantern Park).

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.
- 5) The number of detention ponds has been reduced from 2 to 1.

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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



Request to Postpone • Table • Withdraw

Smith, S&E Properties, LLC (Agenda No. 29)

11-29-2023

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

Date of Request

12-14-2023

Scheduled Meeting Date

File Number(s)

1-SB-22-C

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 3:30pm 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 no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

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

Benjamin C. Mullins

Please Print

865-546-9321

Phone Number

bmullins@fmsllp.com

Email

STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

11/29/2023

Date Paid

No Fee

Eligible for Fee Refund? Yes No

Amount:

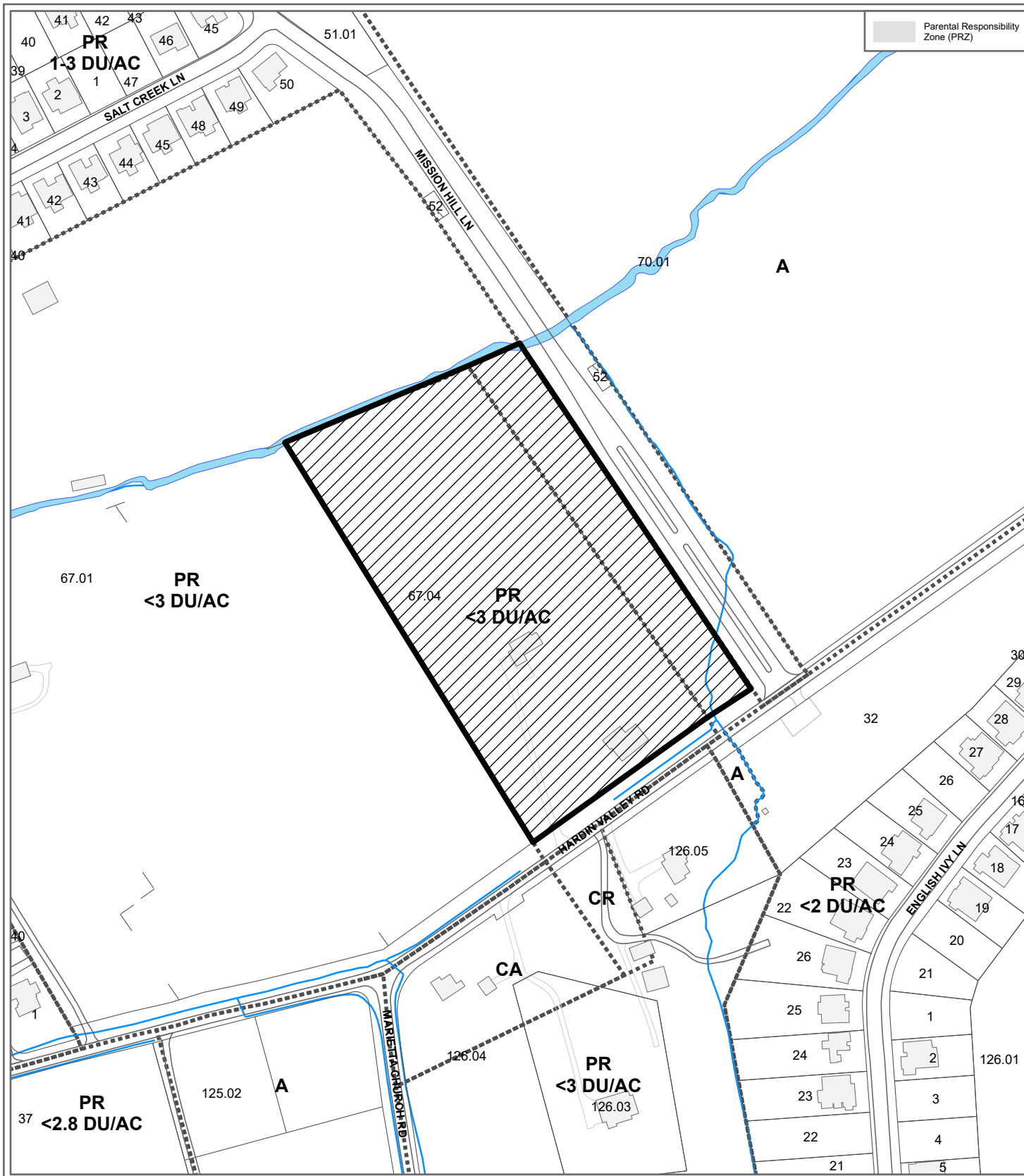
Approved by:

Date:

Payee Name

Payee Phone

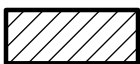
Payee Address



Parental Responsibility Zone (PRZ)

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

Petitioner: Smith, S & E Properties, LLC



Detached residential subdivision in PR (Planned Residential)

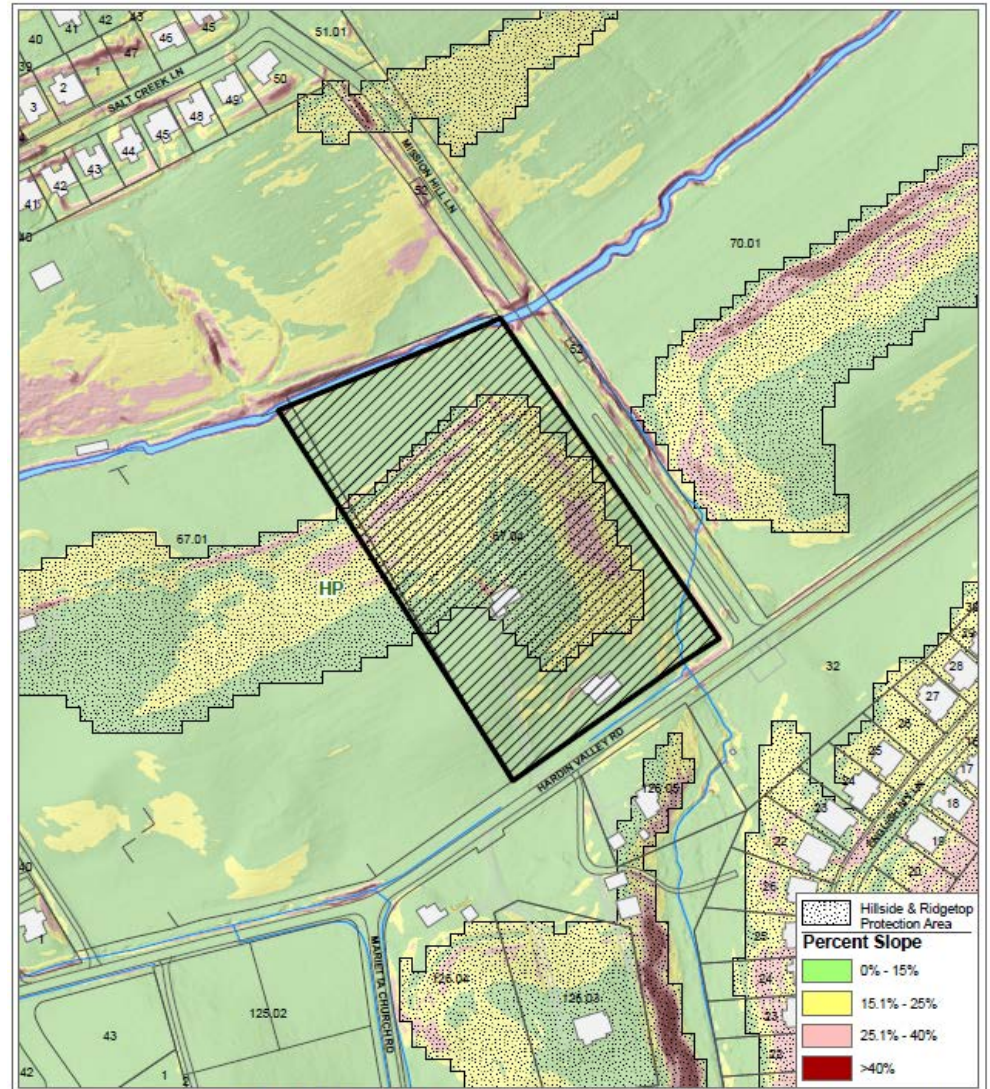
Original Print Date: 12/17/2021 Revised:
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 116
 Jurisdiction: County

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

Hillside & Ridgetop Protection Area

Percent Slope

- 0% - 15%
- 15.1% - 25%
- 25.1% - 40%
- >40%

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

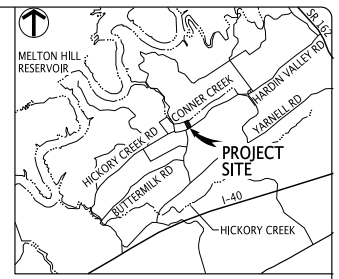
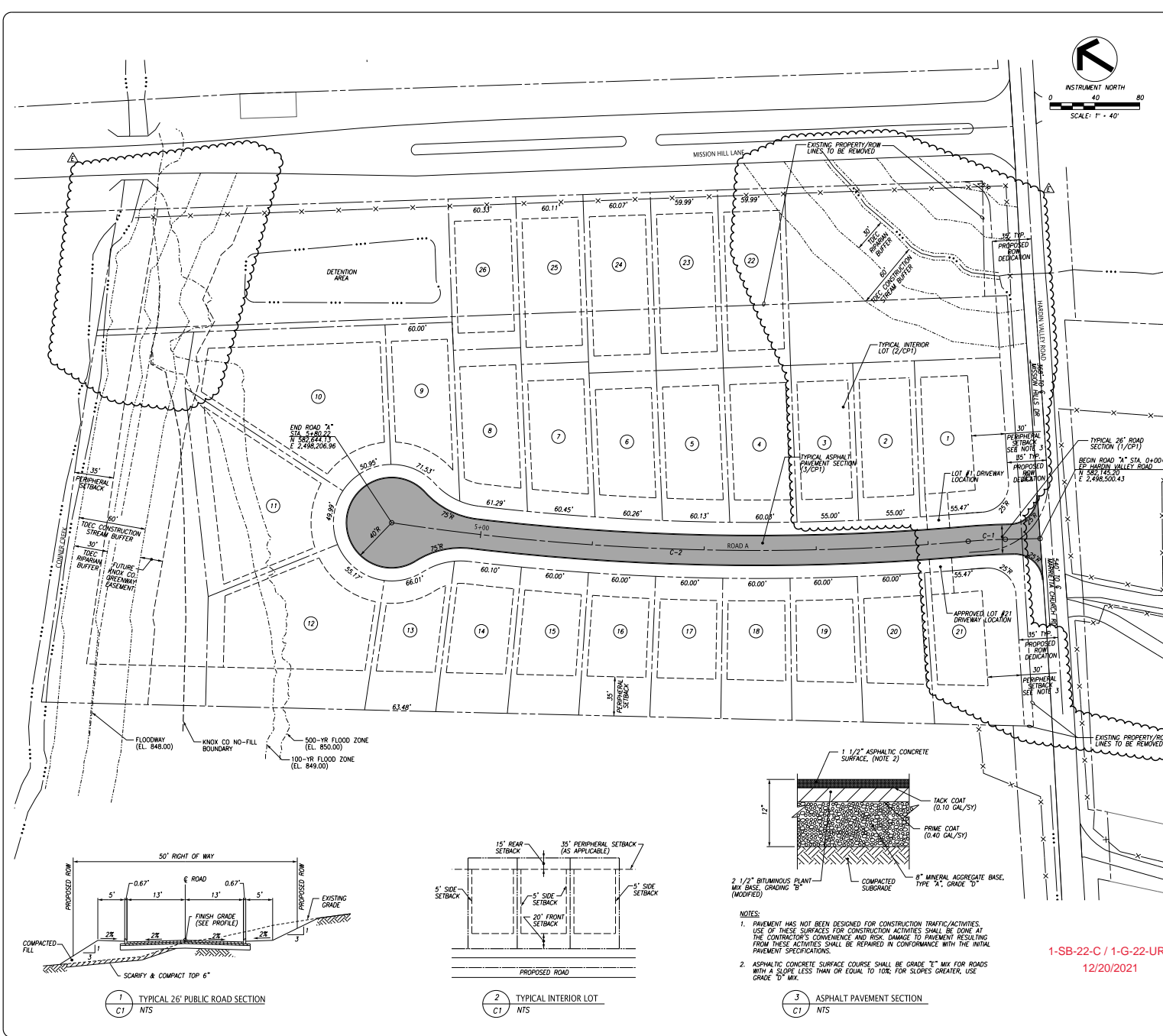
Percent of Slope	Recommended Maximum Density Factor*	Recommended Maximum Land Disturbance Factor**
0 - 15	Knox County: 5 dua City of Knoxville: 6 dua	100%
15 - 25	7 dua	50%
25 - 40	0.5 dua	20%
40 or more	0.2 dua	10%
Ridgetops***	***	***

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.



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 06704 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 HARBORCROCK 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 HARDIN VALLEY RD.

PROPOSED DENSITY

PROPERTY ZONED PR ALLOWED DENSITY	3 DU/AC
PROPERTY ZONED PR AREA	8.85 AC
SINGLE FAMILY DWELING UNITS	26 UNITS
PROPOSED DENSITY	2.94 DU/AC

APPROVED VARIANCES (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 HARDIN 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
LENDOR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENDOR CITY, TN 37771
CONTACT: MR. MITCH LEDBETTER
OFFICE PHONE: 865.988.0107

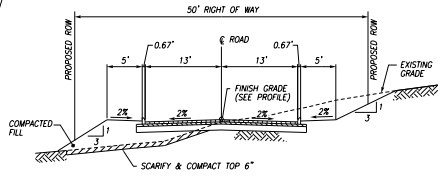
TELEPHONE
AT&T
9733 HARKNESS DRIVE
KNOXVILLE, TN 37922
CONTACT: MR. ROBERT KNOX
OFFICE PHONE: 865.539.5243

ENGINEERING CERTIFICATION:

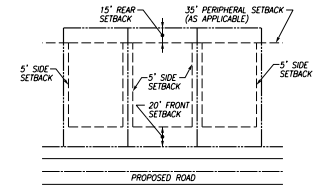
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT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

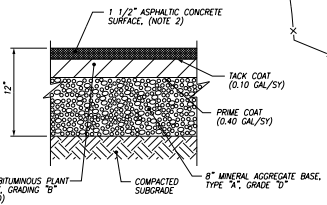
1-SB-22-C/1-G-22-UR
12/20/2021



1 TYPICAL 26' PUBLIC ROAD SECTION
C1 NTS



2 TYPICAL INTERIOR LOT
C1 NTS



3 ASPHALT PAVEMENT SECTION
C1 NTS

- 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 CONVIENCE 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 0.01 TO 10%; FOR SLOPES GREATER, USE GRADE "B" MIX.

File Number: 1-SB-22-C/1-G-22-UR
 Plot Number: 12/20/2021
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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
HARDIN VALLEY ROAD
KNOXVILLE, TENNESSEE 37932

S&E PROPERTIES, LLC
KNOXVILLE, TN
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

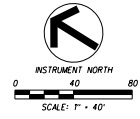
MISSION HILLS SUBDIVISION
HARDEN VALLEY ROAD
KNOXVILLE, TENNESSEE 37932

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)

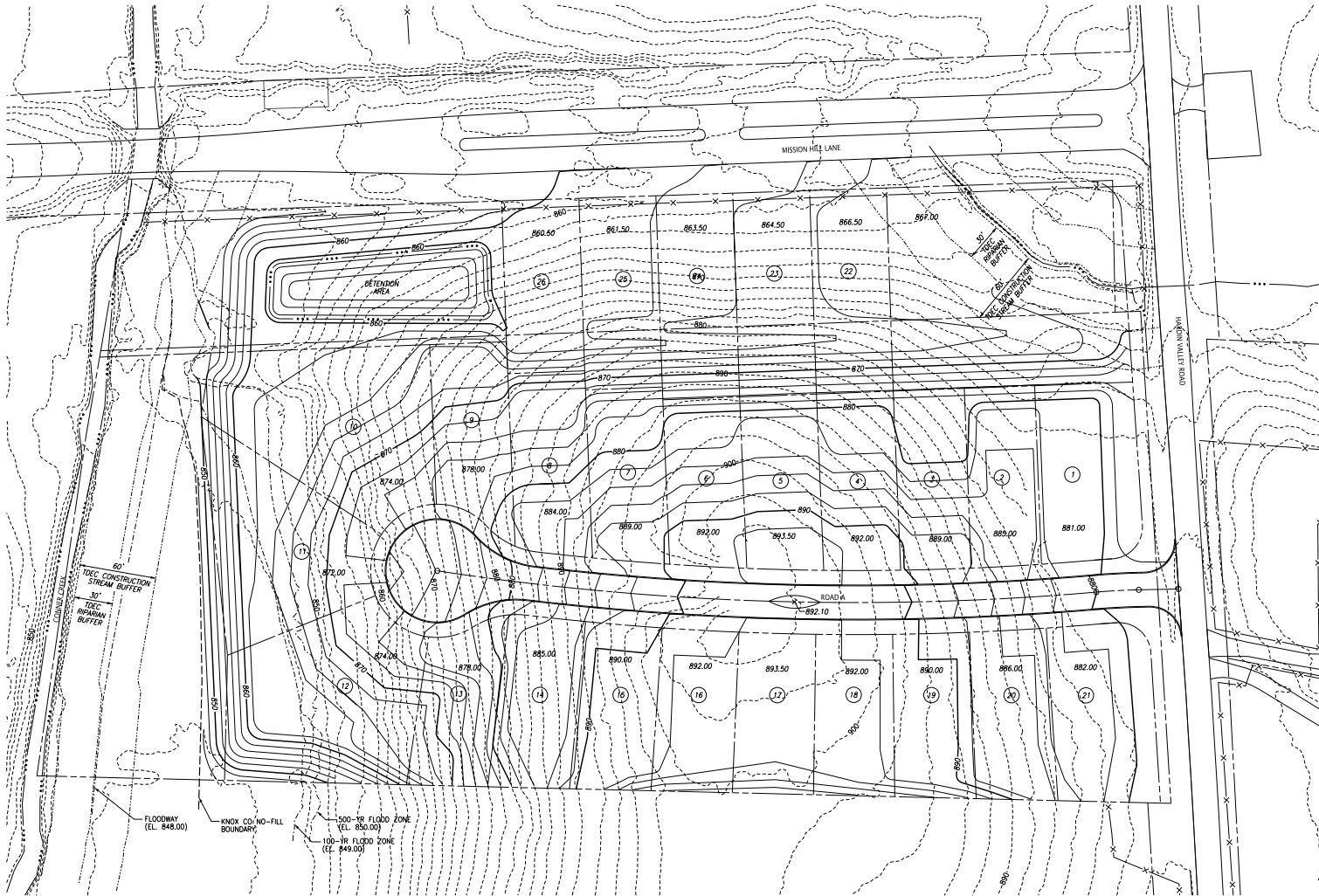
GRADING NOTES:

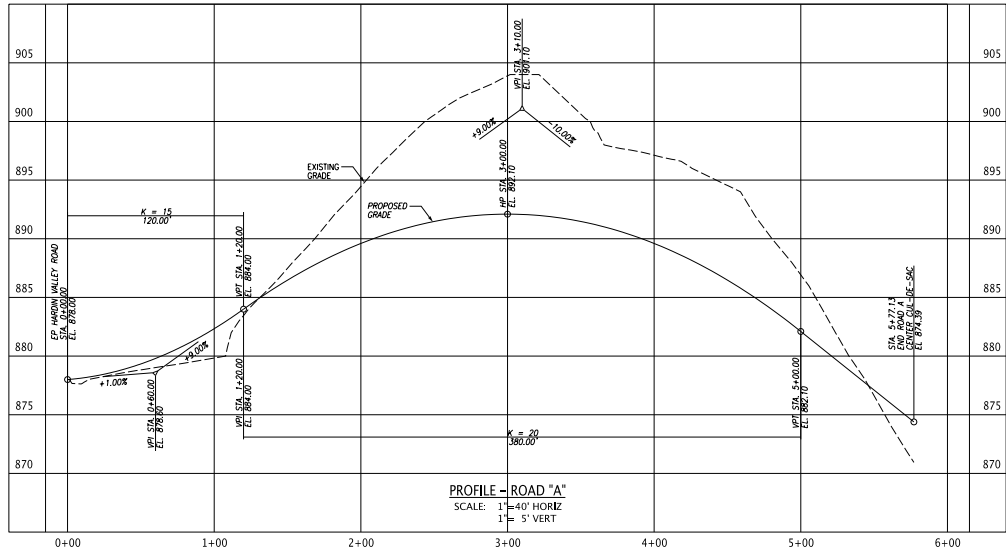
1. THE TOPOGRAPHIC DATA WAS TAKEN FROM AVAILABLE MGS DATA PROVIDED ON APRIL 27, 2021.

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





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

File Name: I:\1515_1521\1515\1521\1521\1521\1521\1521.dwg
 Plot Date: 05/21/21

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PRELIMINARY
 NOT FOR
 CONSTRUCTION

MISSION HILLS SUBDIVISION
 HARDEN VALLEY ROAD
 KNOXVILLE, TENNESSEE 37932

S&E PROPERTIES, LLC
 1015 BROADWAY
 KNOXVILLE, TN 37919
 CONTACT: MR. ERIC MOSELEY
 TELEPHONE NO.: 865.539.1112
 EMAIL: ERICMOSELEY@BELLSOUTH.NET

ROAD PROFILE

PROJ. NO.	DESIGNED BY	CHKD BY	DATE
330.018	AMC	AMC	10/22/21
			05/21/21

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
 Date: 05/21/21
 Scale: AS NOTED

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



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

Smith, S & E Properties, LLC

Applicant Name

Affiliation

12/9/2021

Date Filed

12/14/2023

Meeting Date (if applicable)

1-SB-22-C

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

Scott Smith S&E Properties, LLC

Name / Company

405 Montbrook Lane Knoxville TN 37919

Address

865-567-5111 / ssmith@volrealty.com

Phone / Email

CURRENT PROPERTY INFO

Scott Smith S&E Properties, LLC

Owner Name (if different)

405 Montbrook Lane Knoxville TN 37919

Owner Address

865-567-5111 / ssmith@volreal

Owner Phone / Email

12041 & 12119 Hardin Valley Rd.

Property Address

116 06704

Parcel ID

8.85 acres

Tract Size

Part of Parcel (Y/N)?

West Knox Utility District

Sewer Provider

West Knox Utility District

Water Provider

No

Septic (Y/N)

STAFF USE ONLY

North side of Hardin Valley Drive, west side of Mission Hills Lane

General Location

City

Commission District 6

PR (Planned Residential)

Vacant land

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

Sector Plan Land Use Classification

Rural Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Detached residential subdivision	

SUBDIVISION REQUEST

Mission Hills	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	26
<input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information Previous Concept Plan and Use on Review File #7-SA-21-C_7-C-21-UR	
<input checked="" type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
2.94 du/ac		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$900.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input checked="" type="checkbox"/> Variance Request	Fee 3	
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Smith, S & E Properties, LLC	12/9/2021
	Please Print	Date

Phone / Email		
Property Owner Signature	Scott Smith S&E Properties, LLC	12/9/2021
	Please Print	Date



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

10/30/2023

12/14/2023

1-SB-22-C

File Number(s)

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

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

Same as above

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

12041 and 12119 Hardin Valley Road

116 06704; 116 06701

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

N of Hardin Valley Dr., W of Mission Hill Ln.

~8.85 acres

General Location

Tract Size

City County

6th

PR

Vacant Land (as of original application)

District

Zoning District

Existing Land Use

NW County

Rural Residential and Hillside Protection

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

May 1, 2023

DEVELOPMENT REQUEST

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Mission Hills (at time of original application. Now know as Lantern Park).

Related Rezoning File Number

Proposed Subdivision Name

NA

26 (8 new lots)

Unit / Phase Number

- Combine Parcels
 Divide Parcel

Total Number of Lots Created

- Other (specify) This Concept remanded to PC per court order.

- 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		N/A
Fee 3		MR 10/30/2023

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Applicant Signature



Scott Smith, S&E Properties, LLC

Please Print

10/30/23

Date

(865) 567-5111

ssmith@volrealty.com

Phone Number

Email

Property Owner Signature



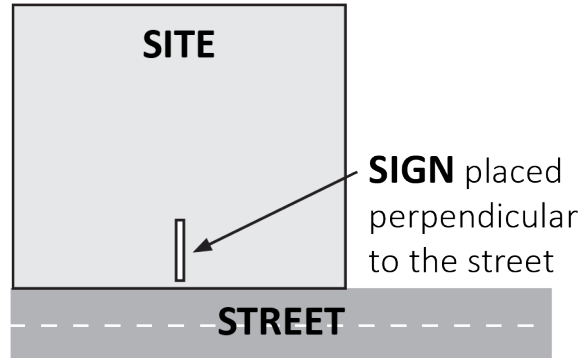
Scott Smith

Please Print

N/A

Date Paid

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