

# 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:** Aaron 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

bmullins@fmsllp.com

Phone Number

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

October 2022





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

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***	***	***

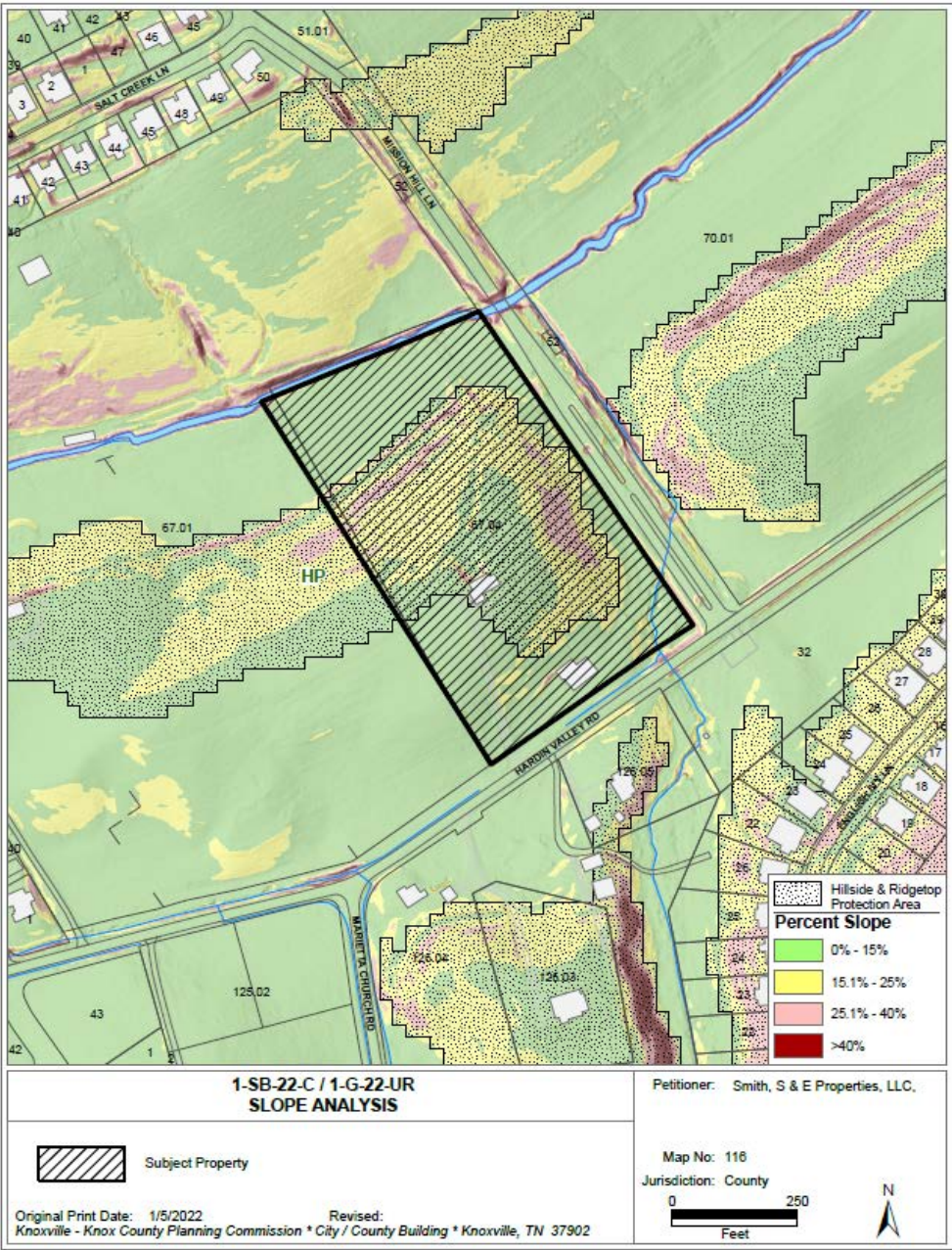
dua: dwelling units per acre

\* 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.

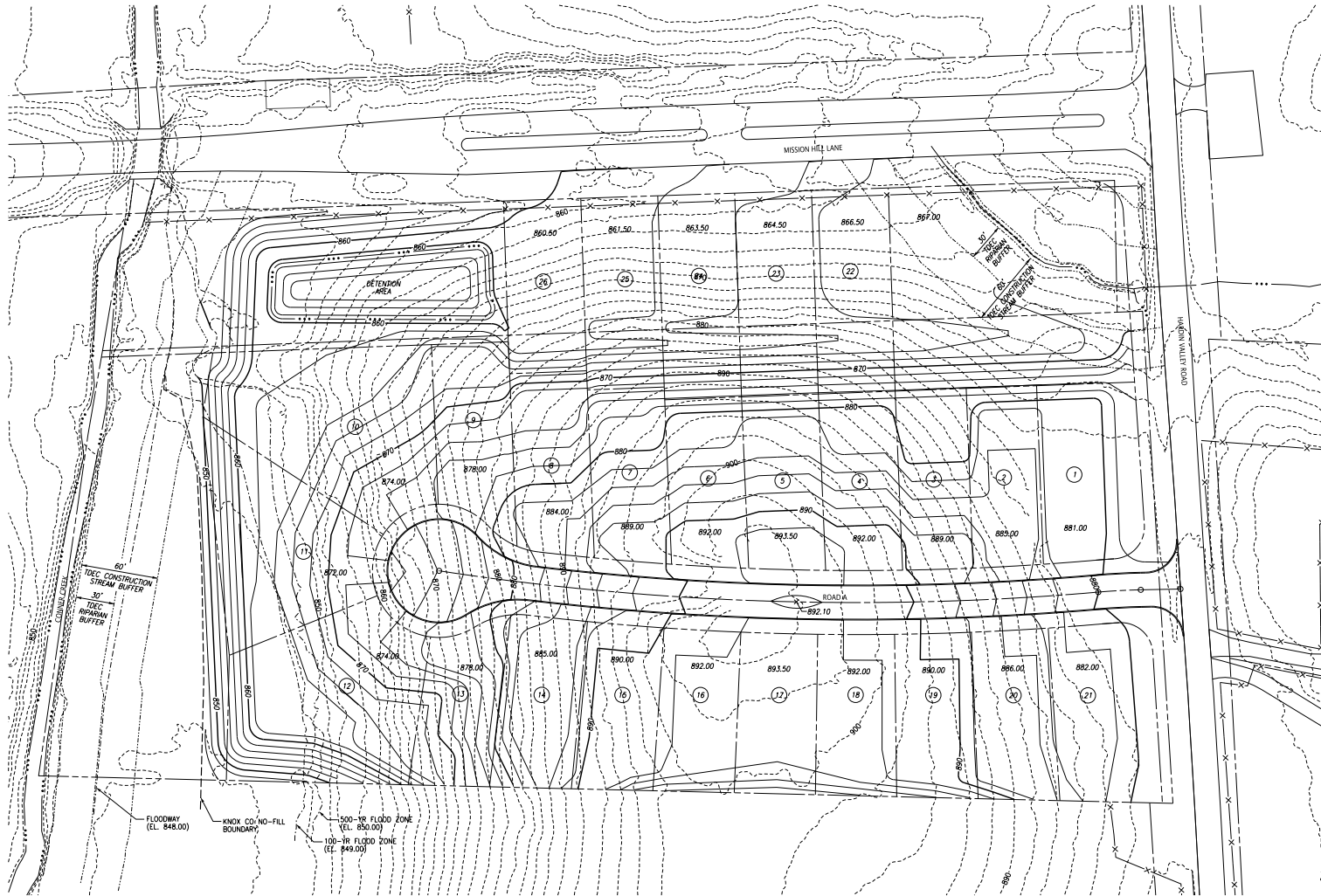
The Knoxville Knox County Hillside and Ridgetop Protection Plan — 33







File Name: 1-SB-22-C / 1-G-22-UR.dgn  
Plot Name: 12/20/2021



INSTRUMENT NORTH  
0 40 80  
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



10330 HARDEN VALLEY ROAD  
SUITE 201  
KNOXVILLE, TN 37932  
OFFICE: 865.690.6419  
FAX: 865.690.6448  
www.fulghummacindoe.com

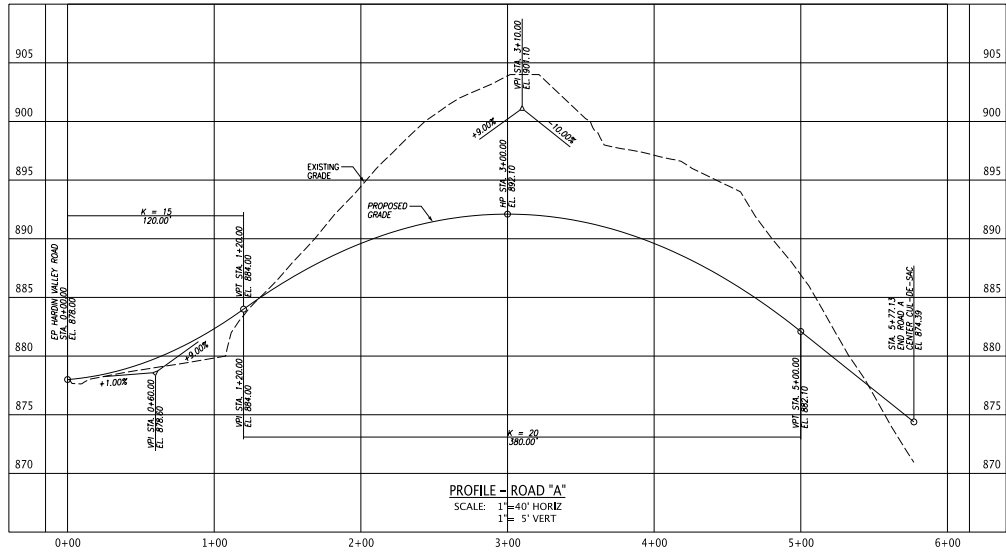
PRELIMINARY  
NOT FOR  
CONSTRUCTION

MISSION HILLS SUBDIVISION  
HARDEN VALLEY ROAD  
KNOXVILLE, TENNESSEE 37932

S&E PROPERTIES, LLC  
10330 HARDEN VALLEY  
KNOXVILLE, TN 37932  
CONTACT: MR. ERIC MOSELEY  
TELEPHONE NO. 865.539.1112  
EMAIL: ERICMOSELEY@BELLSOUTH.NET

CONCEPT  
GRADING PLAN

PROJ. NO.	DATE	DESIGNED BY	DATE	NO.	REVISION/ISSUE
330.018	12/20/21	AMC	12/20/21	1	ISSUED CONCEPT PLAN
				2	REVISED PER PLANNING COMMENTS
				3	REVISED PER PLANNING COMMENTS
				4	REVISED PER PLANNING COMMENTS
				5	REVISED PER PLANNING COMMENTS
				6	REVISED PER PLANNING COMMENTS
				7	REVISED PER PLANNING COMMENTS
				8	REVISED PER PLANNING COMMENTS
				9	REVISED PER PLANNING COMMENTS
				10	REVISED PER PLANNING COMMENTS
				11	REVISED PER PLANNING COMMENTS
				12	REVISED PER PLANNING COMMENTS
				13	REVISED PER PLANNING COMMENTS
				14	REVISED PER PLANNING COMMENTS
				15	REVISED PER PLANNING COMMENTS
				16	REVISED PER PLANNING COMMENTS
				17	REVISED PER PLANNING COMMENTS
				18	REVISED PER PLANNING COMMENTS
				19	REVISED PER PLANNING COMMENTS
				20	REVISED PER PLANNING COMMENTS
				21	REVISED PER PLANNING COMMENTS
				22	REVISED PER PLANNING COMMENTS
				23	REVISED PER PLANNING COMMENTS
				24	REVISED PER PLANNING COMMENTS
				25	REVISED PER PLANNING COMMENTS
				26	REVISED PER PLANNING COMMENTS
				27	REVISED PER PLANNING COMMENTS
				28	REVISED PER PLANNING COMMENTS
				29	REVISED PER PLANNING COMMENTS
				30	REVISED PER PLANNING COMMENTS
				31	REVISED PER PLANNING COMMENTS
				32	REVISED PER PLANNING COMMENTS
				33	REVISED PER PLANNING COMMENTS
				34	REVISED PER PLANNING COMMENTS
				35	REVISED PER PLANNING COMMENTS
				36	REVISED PER PLANNING COMMENTS
				37	REVISED PER PLANNING COMMENTS
				38	REVISED PER PLANNING COMMENTS
				39	REVISED PER PLANNING COMMENTS
				40	REVISED PER PLANNING COMMENTS
				41	REVISED PER PLANNING COMMENTS
				42	REVISED PER PLANNING COMMENTS
				43	REVISED PER PLANNING COMMENTS
				44	REVISED PER PLANNING COMMENTS
				45	REVISED PER PLANNING COMMENTS
				46	REVISED PER PLANNING COMMENTS
				47	REVISED PER PLANNING COMMENTS
				48	REVISED PER PLANNING COMMENTS
				49	REVISED PER PLANNING COMMENTS
				50	REVISED PER PLANNING COMMENTS
				51	REVISED PER PLANNING COMMENTS
				52	REVISED PER PLANNING COMMENTS
				53	REVISED PER PLANNING COMMENTS
				54	REVISED PER PLANNING COMMENTS
				55	REVISED PER PLANNING COMMENTS
				56	REVISED PER PLANNING COMMENTS
				57	REVISED PER PLANNING COMMENTS
				58	REVISED PER PLANNING COMMENTS
				59	REVISED PER PLANNING COMMENTS
				60	REVISED PER PLANNING COMMENTS
				61	REVISED PER PLANNING COMMENTS
				62	REVISED PER PLANNING COMMENTS
				63	REVISED PER PLANNING COMMENTS
				64	REVISED PER PLANNING COMMENTS
				65	REVISED PER PLANNING COMMENTS
				66	REVISED PER PLANNING COMMENTS
				67	REVISED PER PLANNING COMMENTS
				68	REVISED PER PLANNING COMMENTS
				69	REVISED PER PLANNING COMMENTS
				70	REVISED PER PLANNING COMMENTS
				71	REVISED PER PLANNING COMMENTS
				72	REVISED PER PLANNING COMMENTS
				73	REVISED PER PLANNING COMMENTS
				74	REVISED PER PLANNING COMMENTS
				75	REVISED PER PLANNING COMMENTS
				76	REVISED PER PLANNING COMMENTS
				77	REVISED PER PLANNING COMMENTS
				78	REVISED PER PLANNING COMMENTS
				79	REVISED PER PLANNING COMMENTS
				80	REVISED PER PLANNING COMMENTS
				81	REVISED PER PLANNING COMMENTS
				82	REVISED PER PLANNING COMMENTS
				83	REVISED PER PLANNING COMMENTS
				84	REVISED PER PLANNING COMMENTS
				85	REVISED PER PLANNING COMMENTS
				86	REVISED PER PLANNING COMMENTS
				87	REVISED PER PLANNING COMMENTS
				88	REVISED PER PLANNING COMMENTS
				89	REVISED PER PLANNING COMMENTS
				90	REVISED PER PLANNING COMMENTS
				91	REVISED PER PLANNING COMMENTS
				92	REVISED PER PLANNING COMMENTS
				93	REVISED PER PLANNING COMMENTS
				94	REVISED PER PLANNING COMMENTS
				95	REVISED PER PLANNING COMMENTS
				96	REVISED PER PLANNING COMMENTS
				97	REVISED PER PLANNING COMMENTS
				98	REVISED PER PLANNING COMMENTS
				99	REVISED PER PLANNING COMMENTS
				100	REVISED PER PLANNING COMMENTS



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

 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 1155 KNOXBORO BLVD KNOXVILLE, TN 37931 CONTACT: MR. ERIC MOSELEY TELEPHONE NO.: 865.539.1112 EMAIL: ERICMOSELEY@BELLSOUTH.NET	
ROAD PROFILE	
DESIGNED BY AMG	DRAWN BY ADC
PROJECT NO. 330,018	SHEET NO. C3
DATE 05/21/21	DATE 10/22/21
SCALE AS NOTED	REVISION/ISSUE 1. REVISED PROFILE FOR ROAD ALIGNMENT 2. ISSUED CONCEPT PLAN



# VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED

1-SB-22-C/1-G-22-UR

Received: 1/5/2022



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.

A handwritten signature in black ink, appearing to be "J. M. B.", written over a horizontal line.

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

- ☐ 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

### Mission Hills

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number   ☒ Split Parcels

**26**

Total Number of Lots Created

Additional Information **Previous Concept Plan and Use on Review File #7-SA-21-C\_7-C-21-UR**

☒ Attachments / Additional Requirements

## ZONING REQUEST

☐ Zoning Change

Proposed Zoning

Pending Plat File Number

☐ Plan

Amendment

Proposed Plan Designation(s)

**2.94 du/ac**

Proposed Density (units/acre)   Previous Zoning Requests

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

**\$900.00**

Total

Fee 2

Fee 3

## 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.

**Smith, S & E Properties, LLC**

**12/9/2021**

Applicant Signature

Please Print

Date

Phone / Email

**Scott Smith S&E Properties, LLC**

**12/9/2021**

Property Owner Signature

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

Date Filed

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.

- ☐ 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

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

**SUBDIVISION REQUEST**

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

Related Rezoning File Number

Proposed Subdivision Name

NA

☒ Combine Parcels☒ Divide Parcel

26 (8 new lots)

Unit / Phase Number

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&amp;E Properties, LLC

10/30/23

Please Print

Date

(865) 567-5111

ssmith@volrealty.com

Phone Number

Email

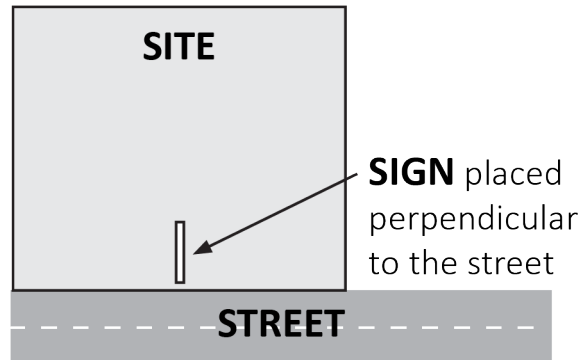
Property Owner Signature

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