



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 6-SA-23-C

AGENDA ITEM #: 30

6-A-23-DP

AGENDA DATE: 6/8/2023

► **SUBDIVISION:** MAYHEW SUBDIVISION

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

OWNER(S): Douglas Mayhew, Trustee

TAX IDENTIFICATION: 67 A B 013.03

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7642 OLD CLINTON PIKE

► **LOCATION:** Northeast side of Old Clinton Pike, south of Pocatello Ln, north of Emma Grace Way

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 7.87 acres

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

► **EXISTING LAND USE:** Multifamily Residential

► **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND
USE AND ZONING: North: Single family residential - A (Agricultural), RB (General Residential)
South: Single family residential, multifamily residential - RB (General Residential)
East: Multifamily residential - RB (General Residential)
West: Single family residential - RB (General Residential)

► **NUMBER OF LOTS:** 47

SURVEYOR/ENGINEER: Russell N. Rackley Rackley Engineering

ACCESSIBILITY: Access is via Old Clinton Pike, a minor collector with a 20-ft pavement width within a 40-ft right-of-way.

► **SUBDIVISION VARIANCES
REQUIRED:** VARIANCES
None

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX
COUNTY PLANNING COMMISSION APPROVAL**

1. Reduction of lot frontage from 25-ft to 22-ft for attached dwellings on individual lots.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL**
None

STAFF RECOMMENDATION:

- **Approve the requested alternative design standard based on the justification provided by the applicant.**

Approve the Concept Plan subject to 6 conditions.

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Installing a sidewalk along the frontage of Old Clinton Pike per the Knox County Sidewalk Ordinance and the recommendations of Knox County Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
6. Placing a note on the final plat that all lots will have access only to the internal street system.

- **APPROVE the development plan for up to 47 attached dwellings on individual lots subject to 3 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Installing 12-ft wide 'Type B' landscape screening on the northern boundary adjacent to the A (Agricultural) zone.
3. The maximum height of the attached dwellings shall be 35 feet.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a development plan.

COMMENTS:

The applicant is proposing to subdivide this 7.87-acre tract into 47 attached residential lots at a density of 5.98 du/ac. The property is pending a rezoning to PR (Planned Residential) up to 6 du/ac. A condition of the rezoning will be to add a 12-ft wide "Type B" landscape screening on the northern boundary adjacent to the A (Agricultural) zone.

The applicant is requesting a reduction of the lot frontage from 25-ft to 22-ft for attached units on individual lots, therefore guest parking will be provided within the development. The site is located within the Parental Responsibility Zone and less than a quarter mile from a shopping center, installing a sidewalk along the frontage of Old Clinton Pike will be required.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) 6 du/ac:

- A. The PR zone allows attached dwellings as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- B. This PR zone district is pending a rezoning for a maximum of 6 du/ac. The proposed density is 5.98 du/ac.
- C. The Planning Commission determines the maximum height for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft for the attached dwellings, consistent with the maximum height allowed on surrounding properties.

2) GENERAL PLAN - DEVELOPMENT POLICIES

- A. Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) - Staff is recommending a maximum height of 35 ft for the attached dwellings, which is consistent with the allowed height on adjacent properties.

3) NORTH COUNTY SECTOR PLAN

- A. The property is pending a sector plan amendment to MDR (Medium Density Residential), which allows consideration of up to 12 du/ac. The proposed development has a density of 5.98 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

- A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary

designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: Not required.

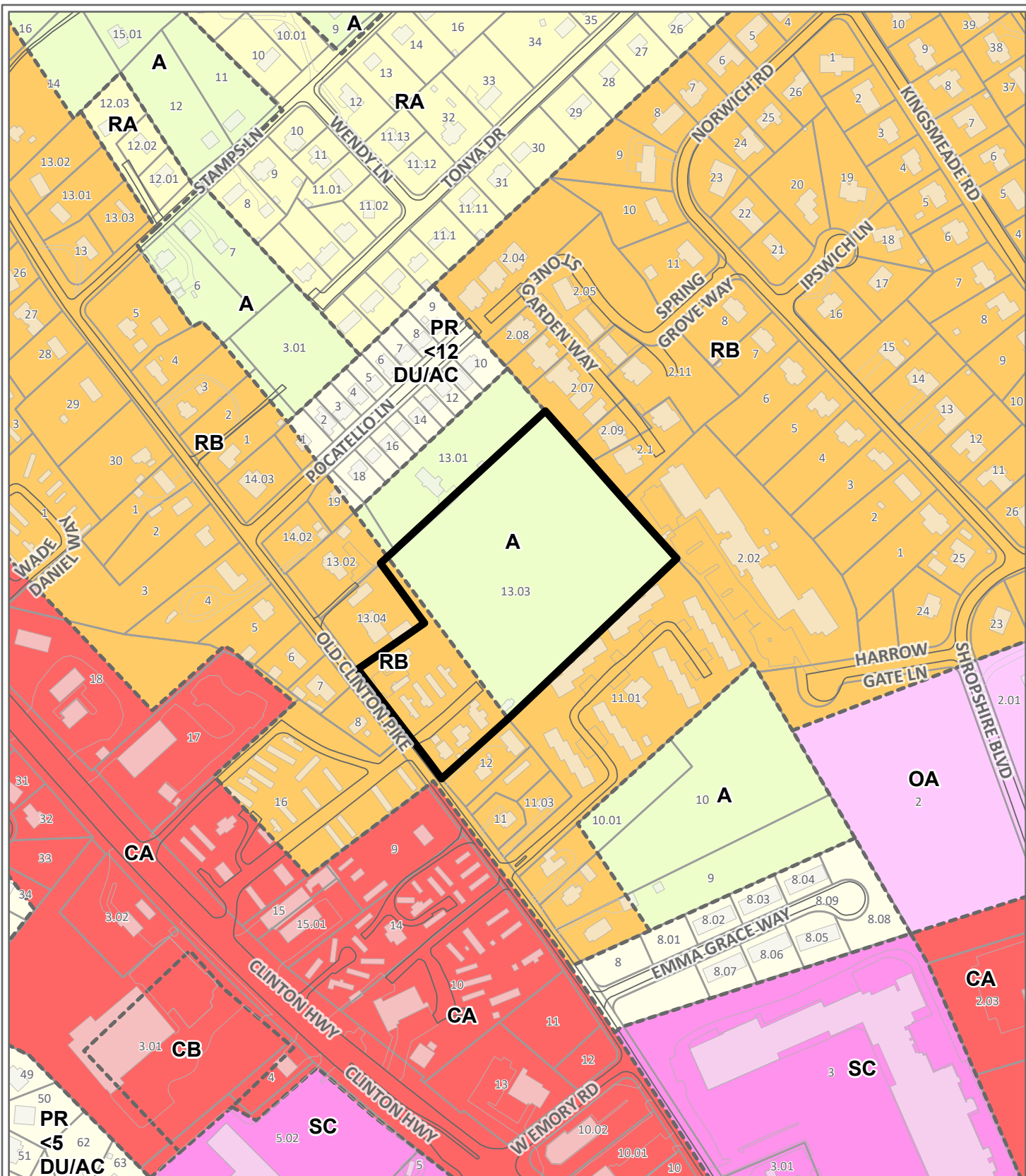
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell 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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



CONCEPT PLAN / DEVELOPMENT PLAN

6-SA-23-C / 6-A-23-DP

Petitioner: Homestead Land Holdings, LLC



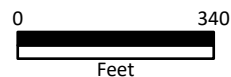
Attached residential subdivision in PR (Planned Residential) pending

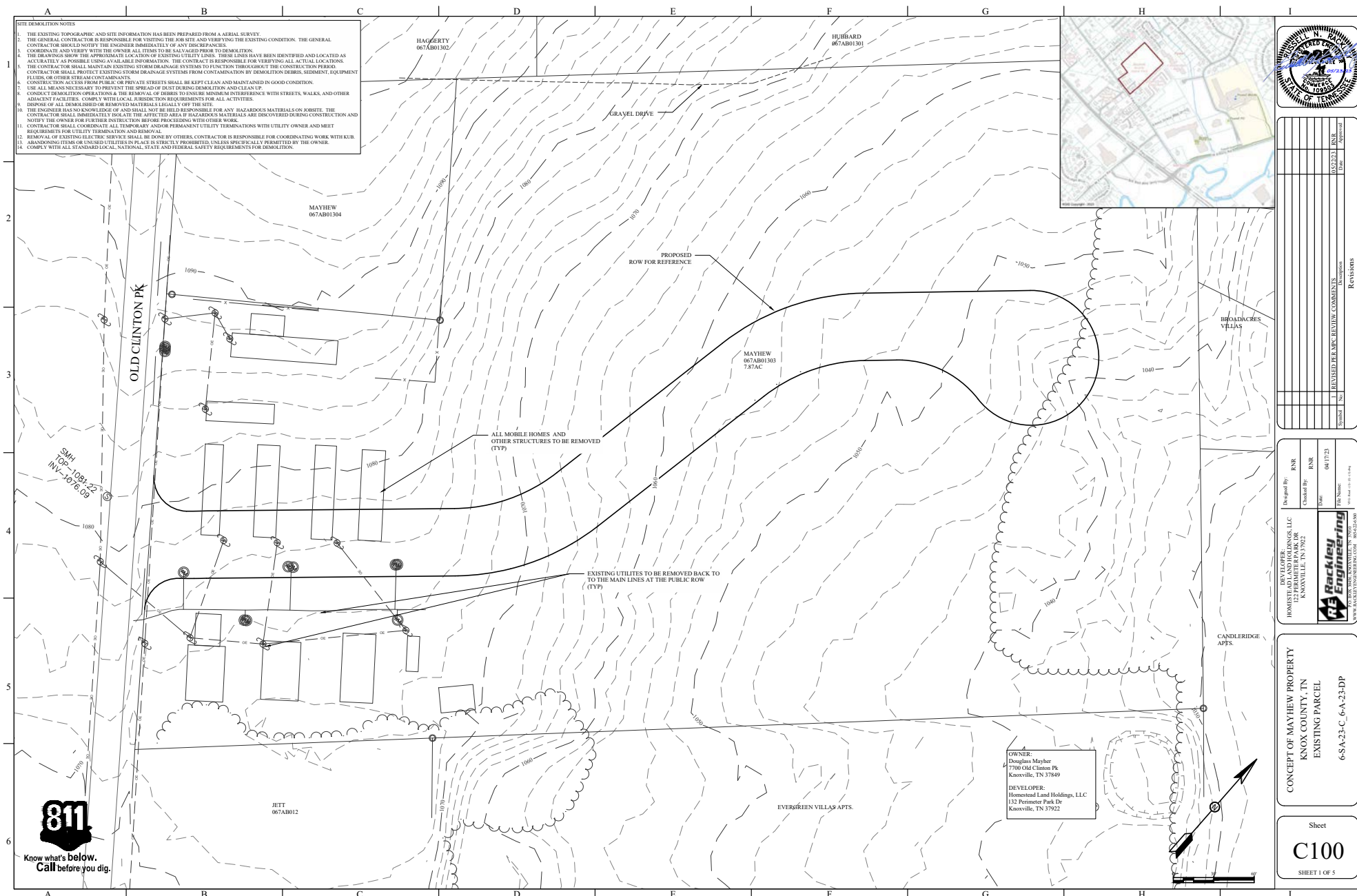
Original Print Date: 5/9/2023

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


Map No: 67

Jurisdiction: County



[illegible]

DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 12120 W. WINDYBROOK DR. KNOXVILLE, TN 37922	Designed By:	RNR
	Checked By:	RNR
	Date:	06/17/23
	File Name:	



305.225.590
 WWW.RACKLEYENGINEERING.COM

CONCEPT OF MAYHEW PROPERTY
KNOX COUNTY, TN
EXISTING PARCEL
6-SA-23-C_6-A-23-DP

Sheet
C100
SHEET 1 OF 5

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

LEGEND

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

12' WIDE TYPE B SCREENING
ADJACENT TO 'A' ZONING

COMMON: 49
2360.84 SQ FT
0.05 ACRES

COMMON: 48
165196.55 SQ FT
3.79 ACRES

PROPERTY DATA:
7642 OLD CLINTON PK
PARCEL ID: 067AB01303
AREA: 7.87 ACRES (PENDING)
ZONE: PR-6 DUAC (PENDING)
TOTAL LOTS: 47
DENSITY: 5.08 DU/AC
COMMON AREA: 3.78 AC (48%)
SETBACKS:
FRONT- 20 FT
SIDE- 5 FT (EXCEPT PARTY WALLS)
REAR- 25 FT
PERIPHERAL- 35 FT
UTILITIES:
HUPD (WATER AND SEWER)
KUB (ELEC & GAS)

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: *[Signature]*

TENNESSEE CERTIFICATE NO. 109503

OWNER:
Douglas Mayher
7700 Old Clinton Pk
Knoxville, TN 37849

DEVELOPER:
Homestead Land Holdings, LLC
132 Penimeter Park Dr
Knoxville, TN 37922

Alternative Design Standards Request:
1. Lot width reduced from 25' to 22' on center units of attached units



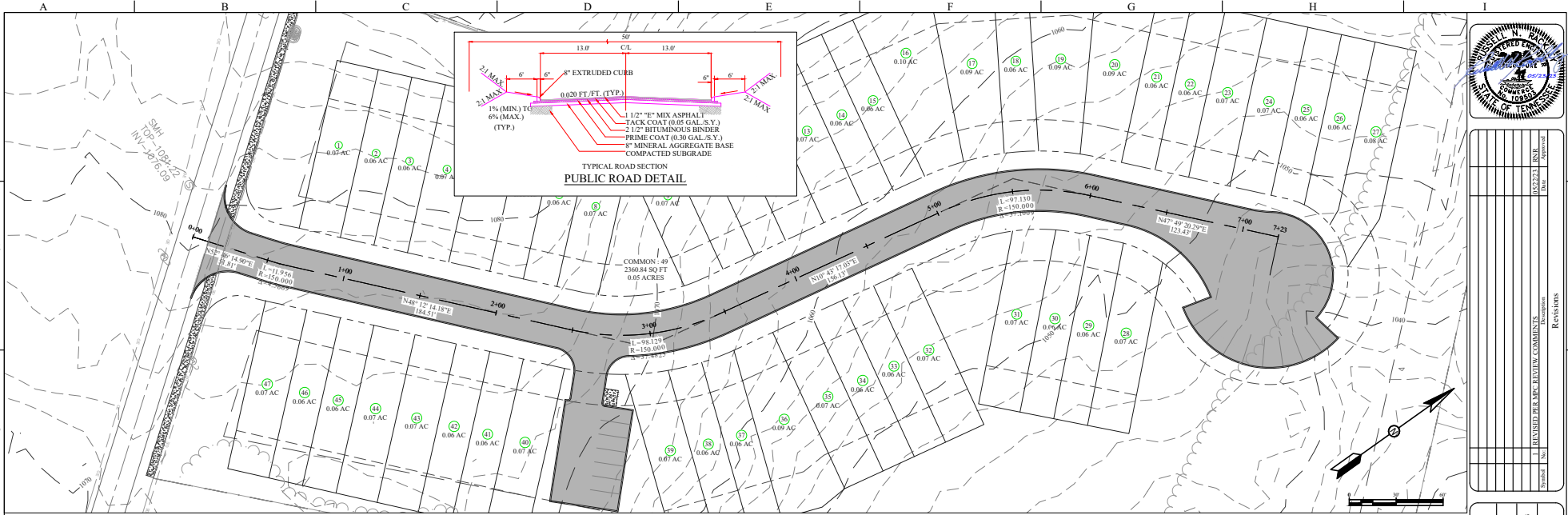
Revisions	Discipline	By	Date
1	REVIEWED PLANNING COMMITTEE	RSE	05/22/23

DESIGNED BY:	RSE
CHECKED BY:	RSE
DATE:	04/17/23
FILE NAME:	103723
FILE NUMBER:	103723

CONCEPT OF MAYHEW PROPERTY
KNOX COUNTY, TN
SITE PLAN
6-A-23-C-6-A-23-DP

Sheet
C101
SHEET 2 OF 5

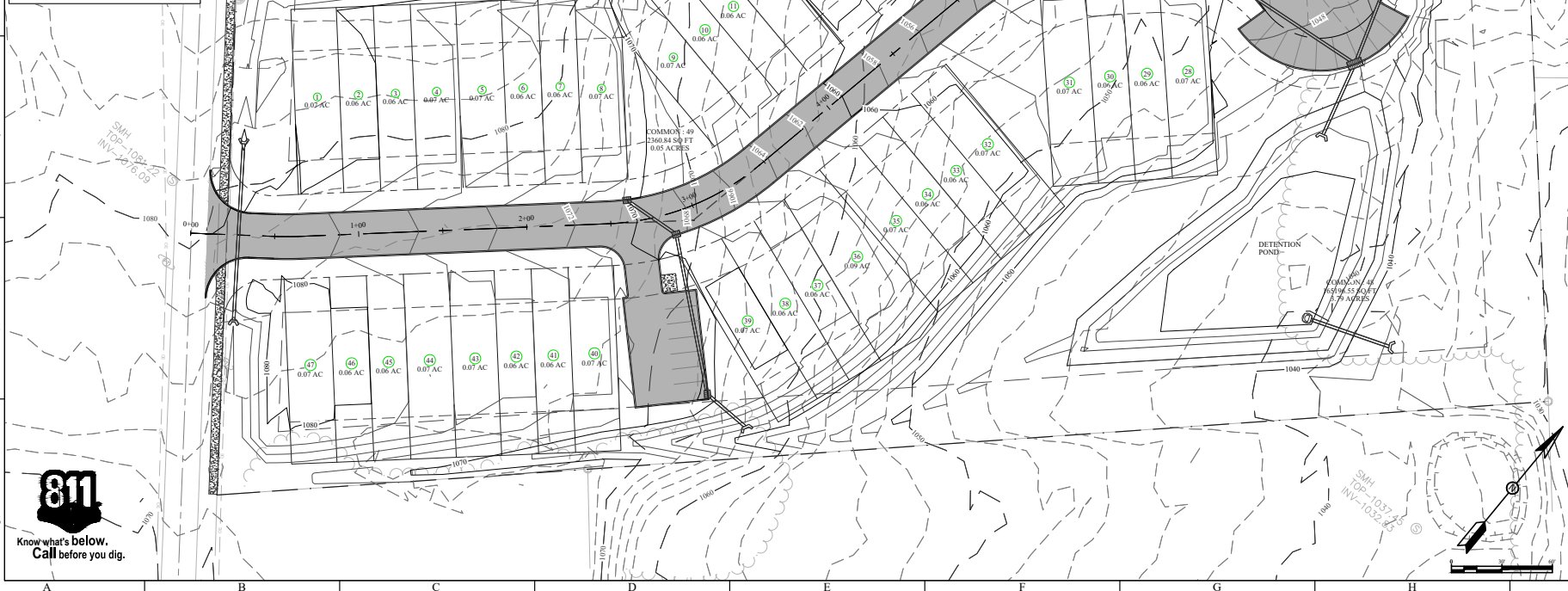




- GRADING & DRAINAGE NOTES**
1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
 2. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS AND DETENTION FACILITIES ARE INSTALLED.
 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 D998). BACK FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND 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 D998 AND AT LEAST 90% 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 16 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 MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 6 INCHES IN THICKNESS. COMPACT EACH LAYER TO AT LEAST 90% MAXIMUM DRY DENSITY. COMPACT THE UPPER 6 INCHES OF FILL BENEATH PAVEMENTS AND THE UPPER 12 INCHES BENEATH BUILDING SLABS TO 100% MAXIMUM 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 SEED 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 NAVD83.
20. PROPERTY AND TOPOGRAPHIC SURVEY OBTAINED FROM KGIS AND IS ON TNM83 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 FROM 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."

- LEGEND**
- EXISTING LOT LINE
 - PROPERTY LINE
 - PROPOSED LOT LINE
 - PROPOSED CURB
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - PROPOSED MAJOR CONTOUR
 - PROPOSED MINOR CONTOUR
 - PROPOSED STORM DRAIN



Revisions	Revised	By	Date	Approved
1	06/22/23	RNE		

Designed By:	RNR
Checked By:	RNR
Date:	06/17/23
File Name:	6-A-23-C-6-A-23-DP

CONCEPT OF MAYHEW PROPERTY
KNOX COUNTY, TN
GRADING PLAN
6-A-23-C-6-A-23-DP

Sheet
C200
SHEET 4 OF 5



- EXISTING LOT LINE
PROPERTY LINE
PROPOSED LOT LINE
PROPOSED CURB
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROPOSED MAJOR CONTOUR
PROPOSED SWALE
PROPOSED STORM DRAIN

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



Revisions	
Revised	By
1	REVISOR
2	REVISOR
3	REVISOR
4	REVISOR
5	REVISOR
6	REVISOR

Designed By: RSR
Checked By: RSR
Date: 04/17/23
File Name: 6-8A-23-C-6A-23-DP
Project: 6-8A-23-C-6A-23-DP
Scale: 1/4" = 1'-0"

CONCEPT OF MAYHEW PROPERTY
KNOX COUNTY, TN
GRADING SHOTS AND SLOPES
6-8A-23-C-6A-23-DP

Sheet
C201
SHEET 5 OF 5



Type “A” Screen: Dense

APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

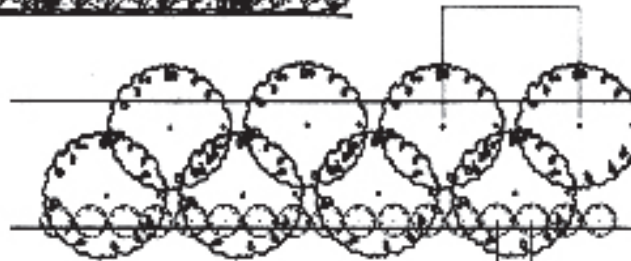
- Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm

TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.



Maximum 16' Centers



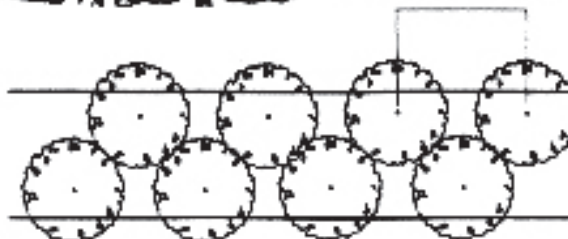
Maximum 4' Centers

- Two offset rows of evergreen trees with branches touching the ground

TREE HEIGHT
Installed: 8 ft.
Mature: 30 ft.



Maximum 12' Centers



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

Type “B” Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

INTRODUCTION

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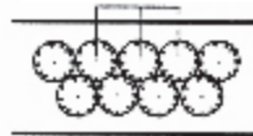
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.

- Two offset rows of evergreen shrubs

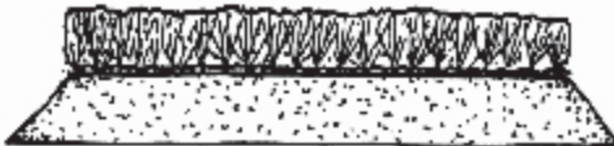


Maximum 4' Centers

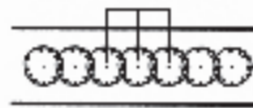


SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers



TREE HEIGHT
Installed: 8 ft.
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



Maximum 50' Centers

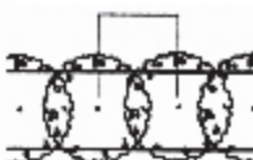


TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers



Type “C” Screen: Partial

APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

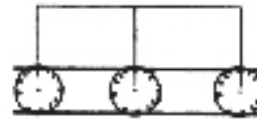
NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- A row of small evergreen trees

TREE HEIGHT
Installed: 6 ft.
Mature: 15 ft.



Maximum 20' Centers

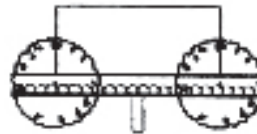


- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous species of similar size & form could be used for every second tree)

TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.



Maximum 50' Centers



SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.



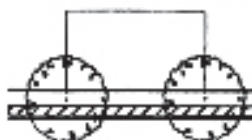
Maximum 3' Centers

- A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall

TREE HEIGHT
Installed: 6 ft.
Mature: 15 ft.



Maximum 40' Centers



INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.



Development Request

DEVELOPMENT

- ☒ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Homestead Land Holdings, LLC

Applicant Name

Affiliation

4/21/2023

Date Filed

6/8/2023

Meeting Date (if applicable)

6-SA-23-C / 6-A-23-DP

File Number(s)

CORRESPONDENCE

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

Russell N. Rackley Rackley Engineering

Name / Company

PO Box 30456 Knoxville TN 37930

Address

865-850-1535 / rnrackley@rackleyengineering.com

Phone / Email

CURRENT PROPERTY INFO

Douglas Mayhew, Trustee

Owner Name (if different)

7700 Old Clinton Pike Powell TN 37849

Owner Address

Owner Phone / Email

7642 OLD CLINTON PIKE

Property Address

67 A B 013.03

Parcel ID

7.92 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of Old Clinton Pike, south of Pocatello Ln, north of Emma Grace Way

General Location

☐ City

Commission District 7

PR (Planned Residential) pending

Multifamily Residential

☒ County District

Zoning District

Existing Land Use

North County

Planning Sector

MDR (Medium Density Residential) pending

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" 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) Attached residential subdivision			

SUBDIVISION REQUEST

Mayhew Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
<u>1</u>	<u>47</u>
Unit / Phase Number	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
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	\$1,600.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 3	
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

<input type="checkbox"/> 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	Homestead Land Holdings, LLC	4/21/2023
	Please Print	Date
Phone / Email		
Property Owner Signature	Douglas Mayhew, Trustee	4/21/2023
	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

Homestead Land Holdings, LLC

Developer

Applicant Name

Affiliation

4/20/2023

June 8, 2023

File Number(s)

Date Filed

Meeting Date (if applicable)

6-SA-23-C
6-A-23-DP

CORRESPONDENCE

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

- ☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Russell N. Rackley, PE

Rackley Engineering

Name

Company

PO Box 30456

Knoxville

TN

37922

Address

City

State

ZIP

865-850-1535

rnrackley@rackleyengineering.com

Phone

Email

CURRENT PROPERTY INFO

Douglas Mayhew, Trustee

7700 Old Clinton Pk, Powell, TN, 37849

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7642 Old Clinton Pk

067AB01303

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of Old Clinton Pike, south of Pocatello Ln, north of Emma Grace Way

7.92 acres

General Location

Tract Size

☐ City ☒ County

7th
District

PR (Planned Residential) pending
Zoning District

Multi-family
Existing Land Use

North County
Planning Sector

MDR (pending)
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) Attached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUEST

Mayhew subdivision

Proposed Subdivision Name

1

☐ Combine Parcels

☒ Divide Parcel

Unit / Phase Number

47

Total Number of Lots Created

Related Rezoning File Number

5-D-23-RZ

5-A-23-SP



☐ Other (specify) Attached residential subdivision

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning _____

☐ Plan Amendment Change

Proposed Plan Designation(s) _____

Pending Plat File Number

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
-------	--	---

MR

AUTHORIZATION


Applicant Signature


dotloop verified
04/17/23 10:29 AM EDT
OAZ3-RFJG-XDGH-YBOA

Homestead Land Holdings, LLC

Please Print

Date

Phone Number



04/17/23

Property Owner Signature

Email

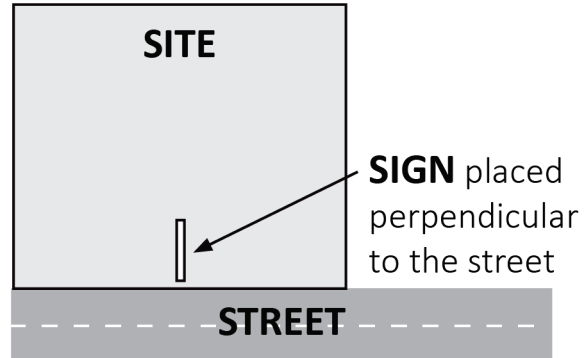


04/17/23

Please Print

Date

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:

_____ **May 26, 2023** _____ and _____ **June 9, 2023** _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Homestead Land Holdings, LLC

Date: 4/20/2023

File Number: 6-SA-23-C / 6-A-23-DP



Sign posted by Staff



Sign posted by Applicant