



MEMORANDUM

TO: Knoxville-Knox County Planning Commission

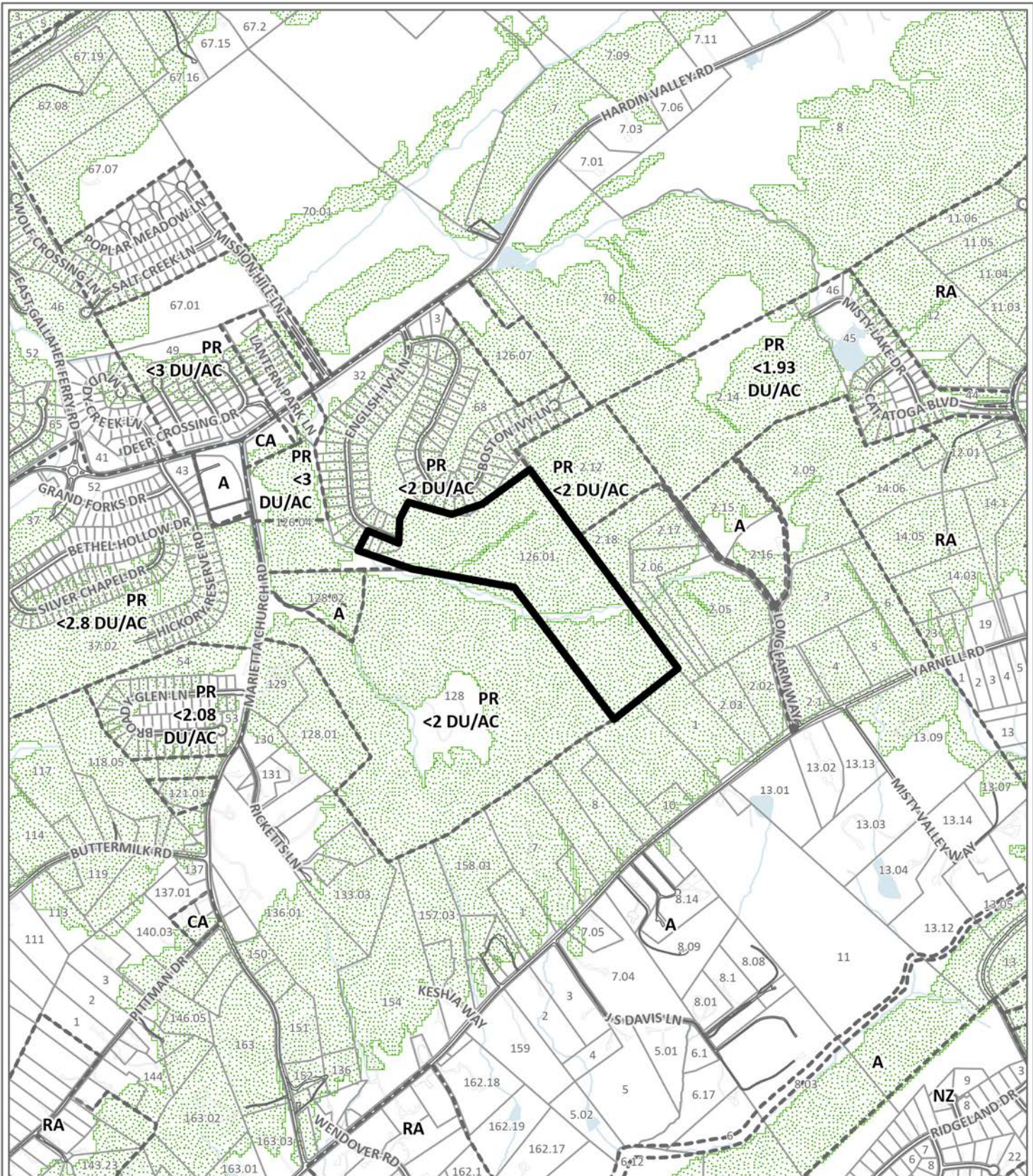
FROM: Mike Reynolds, Principal Planner

DATE: Friday, December 6, 2024

SUBJECT: Agenda Item # 47 / File # 12-A-24-OB
Consideration of concept plan extension of the Vining Mill Subdivision, Phase 3 (12-SC-21-C) for two years to December 10, 2026.

STAFF RECOMMENDATION:

Approve the concept plan extension of the Vining Mill Subdivision, Phase 3 (12-SC-21-C) for two years to December 10, 2026.



OTHER BUSINESS

12-A-24-OB

Petitioner: Homestead Land Holdings, LLC



Purpose of Request: Consideration of concept plan extension for Phase 3 of Vining Mill subdivision (12-SC-21-C) for two years to December 10, 2026.

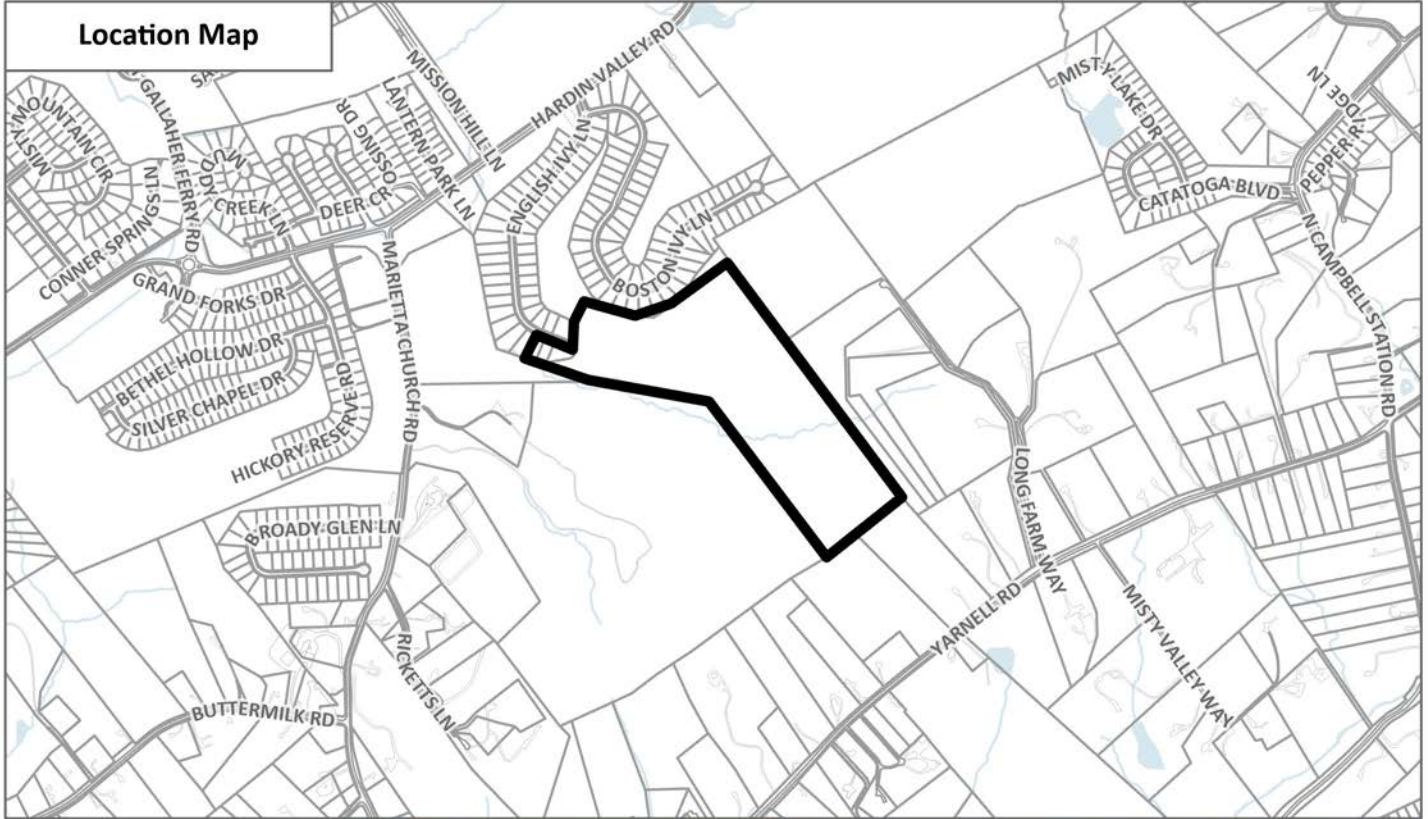
Map No: 129
Jurisdiction: County

Original Print Date: 11/6/2024
 Knoxville - Knoxville County Planning Commission * City / County Building * Knoxville, TN 37902

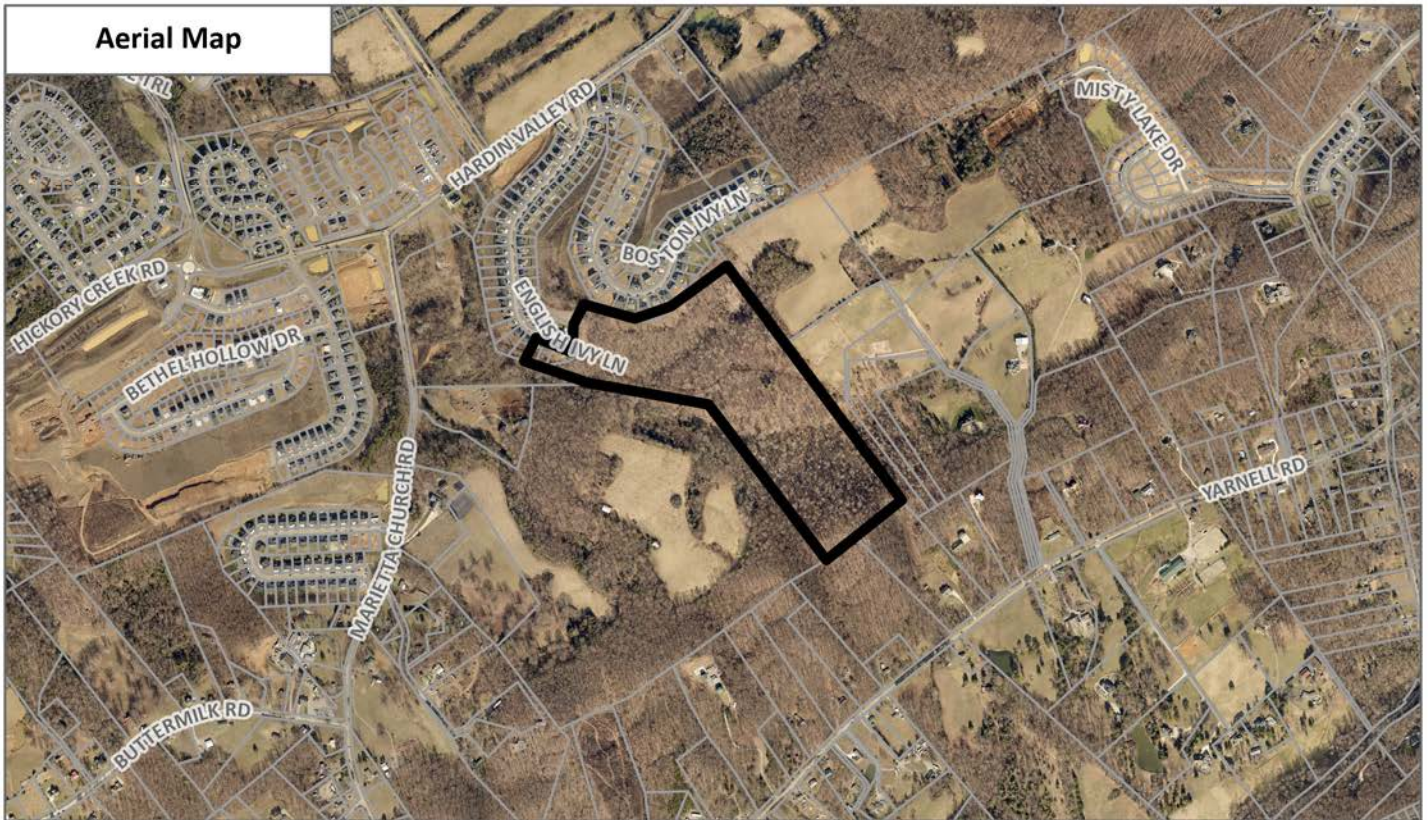


Exhibit A. Contextual Images

Location Map



Aerial Map

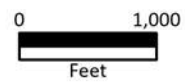


CONTEXTUAL MAPS 1

12-A-24-OB



Case boundary





DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Homestead Land Holdings, LLC

Developer

Applicant Name

Affiliation

~~October 25, 2021~~ 10/23/2024

December 12, 2024

~~Dec 9, 2021~~

~~12-SC-21-C / 12-F-21-UR~~

Date Filed

Meeting Date (if applicable)

File Numbers(s)

12-A-24-OB

CORRESPONDENCE

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

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Russell N. Rackley, PE

Rackley Engineering

Name

Company

PO Box 30456

Knoxville

TN

37930

Address

City

State

Zip

865-850-1535

Rnrackley@rackleyengineering.com

Phone

Email

CURRENT PROPERTY INFO

Homestead Land Holdings, LLC

122 Perimeter Park Dr, Knoxville, TN 37922

Owner Name (if different)

Owner Address

Owner Phone

0 English Ivy Ln (part of)

129-126.01 (part of)

Property Address

Parcel ID

~~Near phases of Winning Mill subdivision~~

Southeast of English Ivy Ln terminus,
south of Hardin Valley Rd

~~91~~

4.54 acres

General Location

Tract Size

6

PR<2

Jurisdiction (specify district above)

- City
- County

Zoning District

Northwest County

LDR & HP

RURAL

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

No

WKUD

WKUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT
SUBDIVISION
ZONING
STAFF USE ONLY

- Development Plan Use on Review / Special Use
 Residential Non-Residential

- Home Occupation (specify): _____
 Other (specify): Detached residential subdivision

Vining Mill 3
 Proposed Subdivision Name Unit / Phase Number

Parcel Change
 Combine Parcels Divide Parcel Total Number of Lots Created: 51 13

- Other (specify): _____
 Attachments / Additional Requirements

Zoning Change: _____
Proposed Zoning

Plan Amendment Change: _____
Proposed Plan Designation(s)

Proposed Density (units/acre) _____ Previous Rezoning Requests _____
 Other (specify): _____

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat only*)
 Use on Review / Special Use (*Concept Plan only*)
 Traffic Impact Study (*Revised TIS pending*)

FEE 1:		TOTAL:
0400	\$200.00	
FEE 2:		\$900
FEE 3:		\$200.00

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

 Russell N. Rackley 10/25/21
 Applicant Signature Please Print Date

865-850-1535 Rnrackley@rackleyengineering.com
 Phone Number Email

 Michael Reynolds Pd. ext fee 10/24/2024, SG
 Staff Signature Please Print 10/26/21 swm
Date