



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 2-SC-25-C

AGENDA ITEM #: 21

2-E-25-DP

AGENDA DATE: 2/13/2025

► **SUBDIVISION:** 7514 MILLERTOWN SUBDIVISION

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

OWNER(S): Betty Smith

TAX IDENTIFICATION: 50 199

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7514 MILLERTOWN PIKE

► **LOCATION:** Southeast side of Millertown Pk, west of Robin Ben Ln

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Legg Creek

► **APPROXIMATE ACREAGE:** 14.2 acres

► **ZONING:** PR (Planned Residential) up to 4 du/ac

► **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

► **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND
USE AND ZONING: North: Single family residential, agriculture/forestry/vacant land - A (Agricultural)
South: Rural residential - A (Agricultural)
East: Rural residential - A (Agricultural)
West: agriculture/forest/vacant land - PR (Planned Residential) up to 4 du/ac

► **NUMBER OF LOTS:** 56

SURVEYOR/ENGINEER: Russell N Rackley, PE Rackley Engineering

ACCESSIBILITY: Access would be via Millertown Pike, a minor arterial with a pavement width of 20 ft within a right-of-way which varies from 40 ft to 60 ft.

► **SUBDIVISION VARIANCES
REQUIRED:** VARIANCES
None.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL

1. Reduce street frontage from 25 ft to 24 ft.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the intersection grade from 1% to 1.5% at Millertown Pike.

STAFF RECOMMENDATION:

► Approve the Concept Plan, subject to 7 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. 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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter an (Memorandum of Understanding) MOU with the County for these improvements or reimburse the County for their direct expenses (if competed by County crews) to make corrections deemed necessary.
6. Meeting all applicable requirements of the Knox County zoning ordinance.
7. Providing guest parking as shown on the concept plan. Adjustments to the guest parking location may be approved by Planning staff during the design plan phase.

► Approve the development plan for up to 56 attached houses on individual lots as shown on the development plan, subject to 3 conditions.

1. Meeting all applicable requirements of the Knox County zoning ordinance.
2. The maximum height of the attached dwellings shall be 35 feet.
3. Add a Type B landscape screen from the entrance road to the end of Lot 1 along Millertown Pike. Existing trees that remain can count toward this requirement.

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

COMMENTS:

This is a request for a 56-lot, attached residential subdivision that will be accessed off of Millertown Pike west of Robin Ben Lane.

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

A. The property is zoned PR (Planned Residential) with a density of up to 4 du/ac. The applicant is proposing to subdivide this 14.2-acre tract into 56 lots. The development will yield a density of 3.94 du/ac. The PR zone allows attached houses 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The maximum height for any use other than houses and duplexes is determined by the Planning Commission. Staff recommends a maximum height of 35 ft for the attached dwellings, consistent with the maximum height allowed on surrounding properties. The architectural elevations provided are consistent with this recommendation.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's place type is RC (Rural Conservation) on the Future Land Use Map. Attached houses in a conservation pattern are considered a secondary use in the RC place type. The RC place type requires site plans to conserve between 50-70 percent of a site as natural open space. The townhome development plan proposes to leave 8.68 acres or 61% of the area to common area/open space.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. This area consists of single-family dwellings with a mix of lot sizes ranging from less than 1 acre to over 14 acres fronting Millertown Pike. The Type B landscape screen along Millertown Pike from the entrance road to Lot 1 will help preserve the area's rural feel and is consistent with Implementation Policy 2, ensuring that development is sensitive to existing community character.

B. This development is consistent with Implementation Policy 7.2, which encourages conservation subdivisions. The townhouse development under the PR zone cluster lots. The developer has provided a hydrologic stream determination for the conveyance that goes through the property. The determination is a wet-

weather conveyance, and the depressions on the property are farm ponds that will be removed.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the 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. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 567 (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.

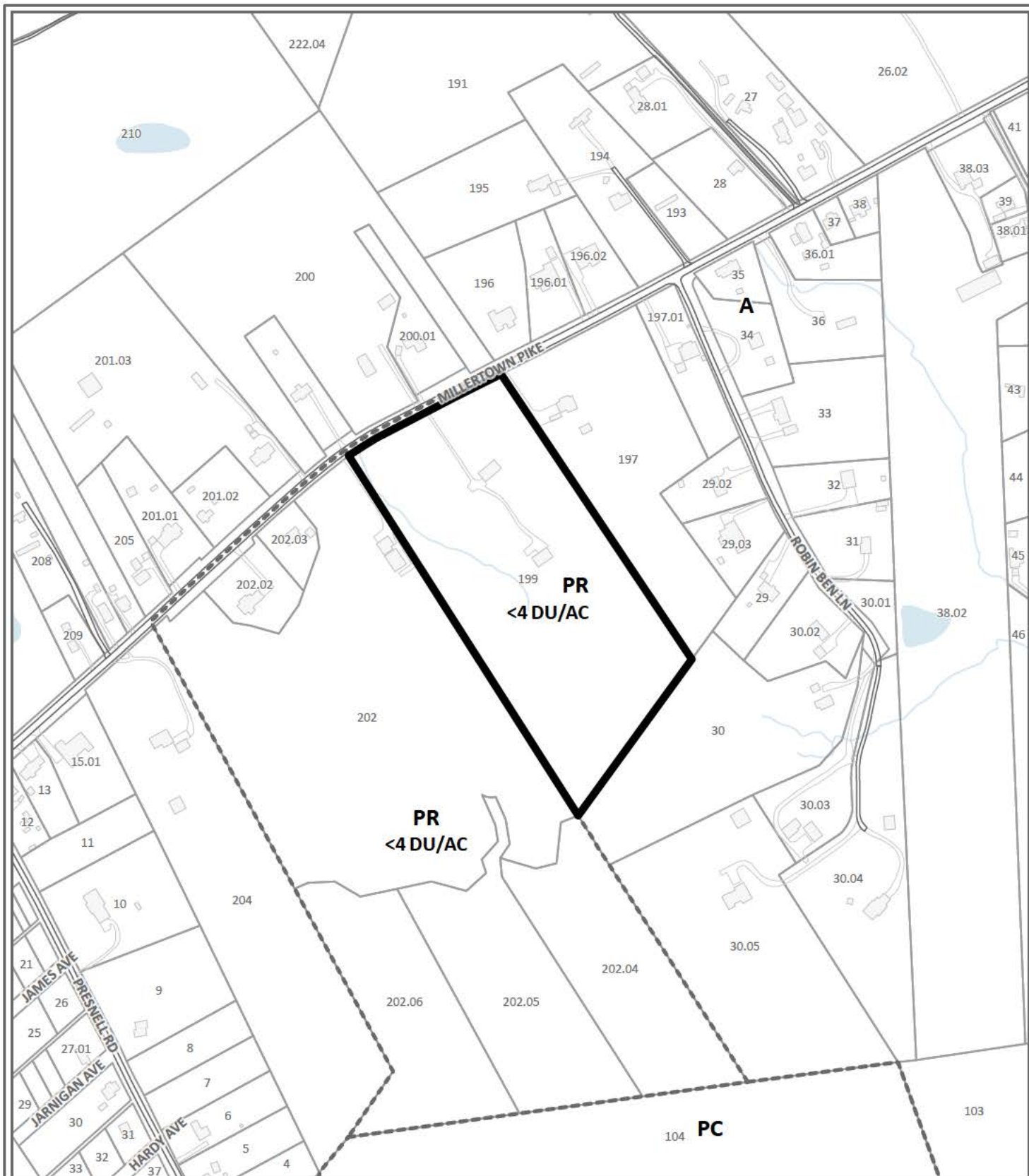
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: East Knox County Elementary, Holston Middle, and Gibbs 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

2-SC-25-C / 2-E-25-DP

Petitioner: Homestead Land Holdings LLC



Attached residential subdivision in PR (Planned Residential) < 4 du/ac

Original Print Date: 1/3/2025

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

Map No: 50

Jurisdiction: County

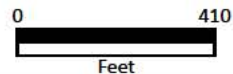


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

2-E-25-DP / 2-SC-25-C

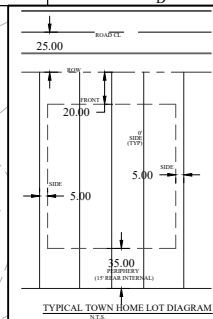


Case boundary

0 880
Feet



- NOTES:
1. EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS CONTOURS ARE 4' INTERVAL WITH 20' INDEX
 2. A 10" DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STEEP RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES WHERE NOT ALONG A SHARED FIREWALL
 3. ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAN
 4. ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY
 5. ALL ROADS TO BE IN 50' PUBLIC RIGHT OF WAY
 6. CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY
 7. DETENTION PONDS WILL REQUIRE 30' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAN
 8. ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS INCLUDED WITH THE CONCEPT PLAN



- ALTERNATIVE DESIGN STANDARDS:
1. REDUCE STREET FRONTAGE FROM 25' TO 24'
 2. INTERSECTION GRADE FROM 1.0% TO 1.5%



Revisions	Revised By	Checked By	Date
1	REVISED PER REVIEW COMMENTS		01/15/23
2			
3			
4			
5			
6			

Designed By:	RMK
Checked By:	RMK
Date:	12/27/24
File Name:	
Plot Date:	01/15/23

CONCEPT OF 7514 MILLERTOWN SD
KNOX COUNTY, TN
CONCEPT LAYOUT
2-SC-25-C / 2-E-25-DP

Sheet
C100
SHEET 1 OF 3



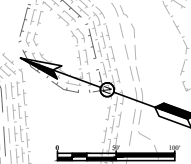
CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION

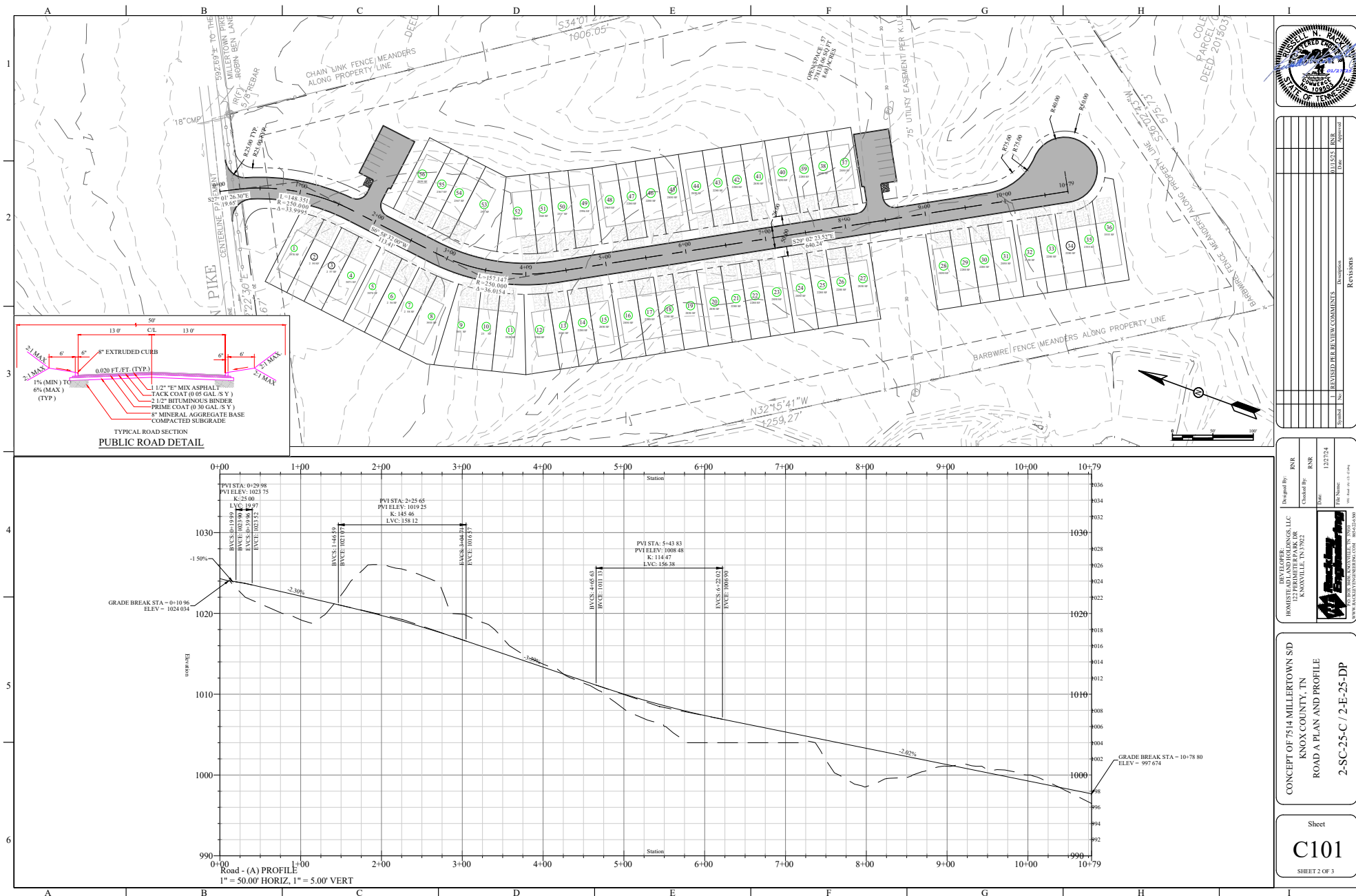
REGISTERED ENGINEER: _____
TENNESSEE CERTIFICATE NO.: _____


LEGEND

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

PROPERTY DATA:
7514 MILLERTOWN PIKE
MAP 50 PARCEL 199
AREA: 14.2 ACRES +/-
ZONE: PR - 4 DU/AC
TOTAL LOTS: 56
DENSITY: 3.94 DU/AC
COMMON AREA: 8.68 AC (61%)
SETBACKS:
FRONT- 20 FT
SIDE- 0 FT ATTACHED- 5 FT
REAR- 15 FT
PERIPHERAL- 35 FT
UTILITIES:
KUB (ELECTRIC AND SEWER)
NKUD (WATER)

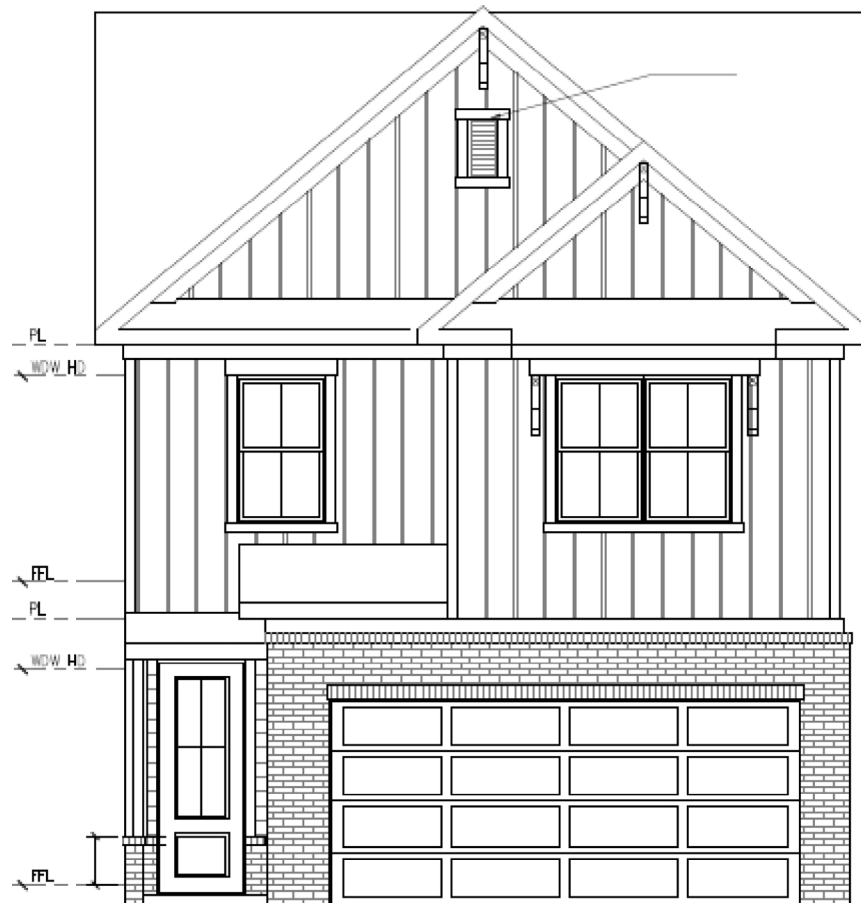


[illegible]

DEVELOPER: HOMESTEAD AND HOLDINGS, LLC 12200 W. 11TH AVE. #200 KNOXVILLE, TN 37922		Designed By: RNR
		Checked By: RNR
		Date: 12/27/24
		File Name: 101 - Road - 10-13-24.rvt
WWW.RACKTACKENGINEERING.COM 865.225.9190		

CONCEPT OF 7514 MILLERTOWN SD
KNOX COUNTY, TN
ROAD A PLAN AND PROFILE
2-SC-25-C / 2-E-25-DP

Sheet
C101
SHEET 2 OF 3



December 5, 2024

Homestead Land Holdings, LLC
P.O. Box 30456
Knoxville, Tennessee 37930

ATTENTION: Mr. Anderson Baker
abaker@saddlebrookproperties.com

Subject: **REPORT OF GEOTECHNICAL EXPLORATION**
Proposed Residential Development
7514 Millertown Pike
Knox County, Tennessee
UES Project No. A24109.02293

Dear Mr. Baker:

UES Professional Solutions 19, LLC (UES) is pleased to present the results of the geotechnical exploration performed for the subject project. The geotechnical exploration was performed in accordance with our Proposal No. A24109.02293, dated October 25, 2024. The following report presents our findings and recommendations for the proposed project. Should you have any questions regarding this report, or if we can be of any further assistance, please contact us at your convenience.

Sincerely,
UES, LLC



Matthew B. Haston, P.E.
Senior Geotechnical Engineer
TN 109,269

MBH/WRK:mbh



W. Ros Kingery III, P.E.
Vice President

events. The groundwater information presented in this report is the information that was collected at the time of our field activities. Table B-1 in Appendix B provides a summary of the subsurface conditions from the borings and test pits.

4.0 CONCLUSIONS AND RECOMMENDATIONS

4.1 SITE ASSESSMENT

Based on the results of our geotechnical exploration, it is our opinion that the site is generally adaptable for the proposed construction. However, certain geotechnical challenges will likely present themselves during site development. These challenges are outlined in the following sections and include isolated zones of fill and upper firm soil, the potential for excavation difficulty, and groundwater. A discussion of the KGIS indicated closed depression is also provided.

4.1.1 Existing Fill and Upper Lower Consistency Soils

Isolated zones of firm soils were encountered in the upper approximately 3 feet of boring B-4 and in some of the test pits of this exploration. The presence of the firm soils may require some undercutting and replacement to improve foundation and subgrade support conditions, especially during wet weather conditions.

Fill soil was encountered in boring B-3 to a depth of about 4 feet below existing grade. Fill materials may also be present in other areas of the site near the existing structures or the farm pond berms.

Close construction observation of the shallow foundation bearing and subgrade materials is extremely important given the presence of the existing fill and zones of upper firm soil. Where soft or otherwise unsuitable materials are exposed at the subgrade or foundation bearing elevation, they should be undercut and replaced using structural soil fill, compacted dense graded aggregate, or flowable fill. At a minimum, we recommend that any debris laden fill materials encountered during site grading be completely undercut and disposed off-site.



4.1.2 Difficult Excavation

Weathered rock was encountered in boring B-1 at a depth of about 17 feet below existing grade and in test pits TP-3 through TP-5, TP-7 and TP-8 at depths ranging from 3 to 8 feet below existing grade. The weathered rock was present in these borings and test pits at elevations ranging from approximately 982 to 1,011.5 feet MSL. Auger refusal was encountered in borings B-2, B-3 and B-9 at depths ranging from 5.6 to 16.3 feet below the existing ground surface. The depths in these borings correspond to elevations ranging from 978 to 1,014.4 feet MSL. Where excavations extend to the depths where weathered rock or refusal was encountered in the borings and test pits, materials which will be difficult to excavate will be encountered.

The removal of rock at sites such as this will typically require ripping for weathered rock or the use of pneumatic hammers (hoe ram) or blasting for the removal of less weathered bedrock. The removal of weathered rock or rock in confined excavations, such as for foundations or utilities, can often be extremely difficult. The overexcavation of rock if encountered at the foundation or slab subgrade elevation may be required to prevent point loading.

4.1.3 Groundwater

Groundwater was not present in the borings or test pits at the time of exploration; however, water may be present in areas near the existing farm ponds or their tributary drainage features or spillways. Initially, site preparation in these areas will require dewatering of the ponds to allow for subgrade preparation which will likely require the removal of sediment and water-softened soils. If required, construction phase dewatering can typically be performed by pumping from cased sumps, sloping excavation bottoms and the use of gravity ditches.

4.1.4 KGIS Indicated Closed Depression

As noted previously, the KGIS topographic map indicated a closed contour in in the northern site area. Boring B-2 was drilled to auger refusal in this area and did not encounter conditions which would indicate karst (sinkhole) activity. Typical conditions associated with karst activity include a thick, continuous zone of soft soil overlying bedrock.

In our professional opinion based upon the findings of the soil test borings, the KGIS indicated closed depression is not a sinkhole and should not be treated as such for construction purposes. Additional



recommendations for site design and construction to help reduce the potential for sinkhole development are provided herein.

The present standard of practice of geotechnical engineering cannot definitely predict where or when solution features will occur. The recommendations are based on the field work completed in November of 2024.

4.2 SITE PREPARATION RECOMMENDATIONS

4.2.1 Subgrade

Demolition of the existing structures should include the complete removal of below grade items (including concrete foundations, slabs, and walls). Existing basements or pits, if present, should be excavated with a 2H:1V side slope and the excavation backfilled using structural soil fill or compacted dense graded aggregate. Additionally, utilities to be abandoned should be completely removed and their trenches backfilled using structural soil fill. If utilities are to remain in use, they should be rerouted outside of the proposed building areas.

Site stripping within the proposed construction areas (building and pavement) should include the removal of vegetation, topsoil, unsuitable fill, existing structure, pavements, gravel, and rock fragments greater than 6 inches. The stripping operations should extend a minimum of 5 feet beyond the limits of proposed pavement areas and 10 feet beyond building footprints. These areas should be observed by a geotechnical engineer upon grading to confirm the recommendations in this report are followed.

After the completion of stripping operations and excavation to reach the planned subgrade elevation, we recommend that the subgrade be proofrolled with a fully-loaded, tandem-axle dump truck or other pneumatic-tired construction equipment of similar weight. The geotechnical engineer or his representative should observe proofrolling. Areas judged to perform unsatisfactorily (e.g., pumping and/or rutting) by the engineer should be undercut and replaced with structural soil fill or remediated at the geotechnical engineer's recommendation. Areas to receive structural soil fill should also be proofrolled prior to the placement of new fill. Proofrolling operations should extend a minimum distance of 10 feet beyond the building perimeter.



Subgrade preparation in the area of the site farm ponds will initially require dewatering of the ponds after which the removal of sediment and water-softened soils will be required. A program of test pits performed after dewatering may be used to help evaluate the potential undercut depths in these areas. Undercutting of fill soils associated with the pond berms may also be necessary depending upon the conditions observed at the time of construction.

Given the presence of some upper firm residual soils and existing fill, it is likely measures will be required to correct subgrade support. Alternatives to improve subgrades may consist of undercutting and replacement, the use of a biaxial geogrid, tracking surge stone into soft soil, or combinations thereof. The project budget should include an allowance for some subgrade stabilization.

4.2.2 Structural Soil Fill

If variably weathered shale or other degradable rock materials are to be used as structural soil fill, it is imperative this material be reduced to a soil to gravel gradation during compaction. If the material size is not adequately reduced, it may subsequently degrade when exposed to water causing losses in soil volume and strength that could adversely affect features of the proposed development supported on the materials.

Material considered suitable for use as structural fill should be clean soil free of organics and other deleterious material, containing no rock fragments greater than 6 inches in dimension. Preferably, structural soil fill material should have a standard Proctor maximum dry density of 90 pounds per cubic foot (pcf), or greater, and a PI value of 35 percent, or less. The material to be used as structural fill should be tested by the geotechnical engineer to confirm that it meets the project requirements before being placed.

Based on the results of the soil test borings and test pits, the site residual soils appear suitable for reuse as new structural soil fill. Depending upon the season of construction and antecedent weather conditions, some moisture conditioning may be required to reach the range of moisture contents recommended for compaction.

Structural fill should be placed in loose, horizontal lifts not exceeding 8 inches in thickness. Each lift should be compacted to at least 98 percent of the soil's maximum dry density per the standard Proctor method (ASTM D 698) and within the range of minus (-) 3 percent to plus (+) 3 percent of the optimum moisture content.



Each lift should be tested by geotechnical personnel to confirm that the contractor's method is capable of achieving the project requirements before placing subsequent lifts. Areas that have become soft or frozen should be removed before the additional structural fill is placed.

4.2.3 Dense Graded Aggregate

Dense graded aggregate (DGA) fill may be used as undercut excavations and in utility trench excavations. The DGA used for this section should be Type A and Grading D or E in accordance with Section 903.05 of the Tennessee Department of Transportation (TDOT) specifications. The DGA fill should be placed in loose, horizontal lifts not exceeding 8 inches in loose thickness. Each lift should be compacted to at least 98 percent of maximum dry density per the standard Proctor method (ASTM D 698). Each lift should be compacted, tested by geotechnical personnel, and approved before placing subsequent lifts.

4.3 FOUNDATION RECOMMENDATIONS

4.3.1 Shallow Foundations

Foundations for the proposed construction are expected to bear in firm, or better, residual soil or new structural soil fill which have been tested and approved as recommended. The recommended allowable soil bearing capacity for design of the foundations is 2,000 pounds per square foot (psf). Undercutting of soft soils will be required where encountered at the foundation bearing elevation.

We recommend that continuous foundations be a minimum of 18 inches wide and isolated spread footings be a minimum of 24 inches wide to reduce the possibility of a localized punching shear failure. Exterior foundations should be designed to bear at least 18 inches below the finished exterior grade to develop the design bearing pressure and to protect against frost heave.

A combination of differing bearing conditions (i.e., soil and rock) can cause differential foundation settlement and result in unsatisfactory long-term performance of the structure where only a portion of the foundation will bear upon bedrock. In the event only a small area of bedrock is exposed, the remedial treatment may consist of removing the bedrock to a depth of at least 12 inches below the foundation bearing level. The excavation may then be backfilled using structural soil fill or compacted dense graded aggregate to the foundation bearing elevation to reduce the potential for differential stresses caused by point loading. The removal of rock from foundations will likely require the use of a pneumatic hammer (difficult excavation).



A geotechnical representative should be retained to perform foundation subgrade tests to confirm that the recommendations provided in this report are consistent with the site conditions encountered. Some undercutting of lower consistency soils where encountered in foundation excavations should be anticipated. A dynamic cone penetrometer (DCP) is commonly utilized to provide information that is compared to the data obtained in the geotechnical report. Where unacceptable materials are encountered, the material should be excavated to stiff, suitable soils or remediated at the geotechnical engineer's direction.

4.3.2 Slabs-on-Grade

Following the recommended site preparation activities, it is our opinion that the floor slab can be grade supported on structural soil fill materials or suitable residual soils. Observing proofrolling of the subgrade, as discussed earlier in this report, should be accomplished to identify soft or unstable soils which should be removed from the floor slab area prior to fill placement and/or floor slab construction. In rock cut areas the floor slab should be underlain by at least 12 inches of structural soil fill to prevent point loading of the slab. This will require the excavation of rock where present at the slab elevation (difficult excavation).

We recommend that a minimum 4-inch-thick granular mat be placed beneath the floor slab to enhance drainage and provide a capillary break. The subgrade should be proofrolled and approved prior to the placement of the crushed stone. Based on the conditions encountered on this site, we recommend that the floor slabs be designed using a subgrade modulus of 100 pounds per cubic inch (pci). This modulus is appropriate for small diameter loads (i.e. a 1ft x 1ft plate) and should be adjusted for wider loads.

5.0 CONSTRUCTION CONSIDERATIONS

5.1 FOUNDATION CONSTRUCTION

Foundation excavations should be opened, the subgrade evaluated, remedial work performed (if required), and concrete placed in an expeditious manner. Exposure to weather often reduces foundation support capabilities, thus necessitating remedial measures prior to concrete placement. It is also important that proper surface drainage be maintained both during construction (especially in terms of maintaining dry footing trenches) and after construction. Soil backfill for footings should be placed in accordance with the recommendations for structural fill presented herein.





September 9, 2024

Homestead Land Holdings, LLC
122 Perimeter Park Road
Knoxville, Tennessee 37922

Attention: Mr. Thomas Krajewski
Thomask@homesteadlandholdings.com

Subject: **Jurisdictional Water Resource Inventory**
7514 Millertown Pike
Knox County, Tennessee
UES Project No. A24109.02018.000

Dear Mr. Krajewski:

UES Professional Solutions 19, LLC (UES) has conducted a jurisdictional water resource inventory to assess the status of hydrologic features at the proposed project site, located at 7514 Millertown Pike in Knox County, Tennessee. Attached you will find a copy of our report. Due to the unpredictable nature of weather patterns in the southeastern United States, UES encourages clients to sign the property access form included with this report as soon as possible and return to UES. This will ensure that hydrologic conditions observed during our site visit are similar when regulators are on site to confirm our findings.

UES appreciates the opportunity to continue providing services to you and looks forward to working with you in the future. If you have any questions, please do not hesitate to contact us at your convenience.

Sincerely,
UES Professional Solutions 19, LLC

A handwritten signature in black ink that reads "Will Nelson".

Will Nelson, TN-QHP IT
Environmental Scientist

A handwritten signature in blue ink that reads "Jason Mann".

Jason Mann, PE, TN-QHP
Stormwater Engineer



**JURISDICTIONAL
WATER RESOURCE INVENTORY
FOR
7514 MILLERTOWN PIKE
KNOX COUNTY, TENNESSEE**

Prepared for:
Homestead Land Holdings, LLC
122 Perimeter Park Rd
Knoxville, Tennessee 37922

Prepared by:



UES Professional Solutions 19, LLC
2561 Willow Point Way
Knoxville, Tennessee 37931

September 9, 2024

UES Project A24109.02018.000

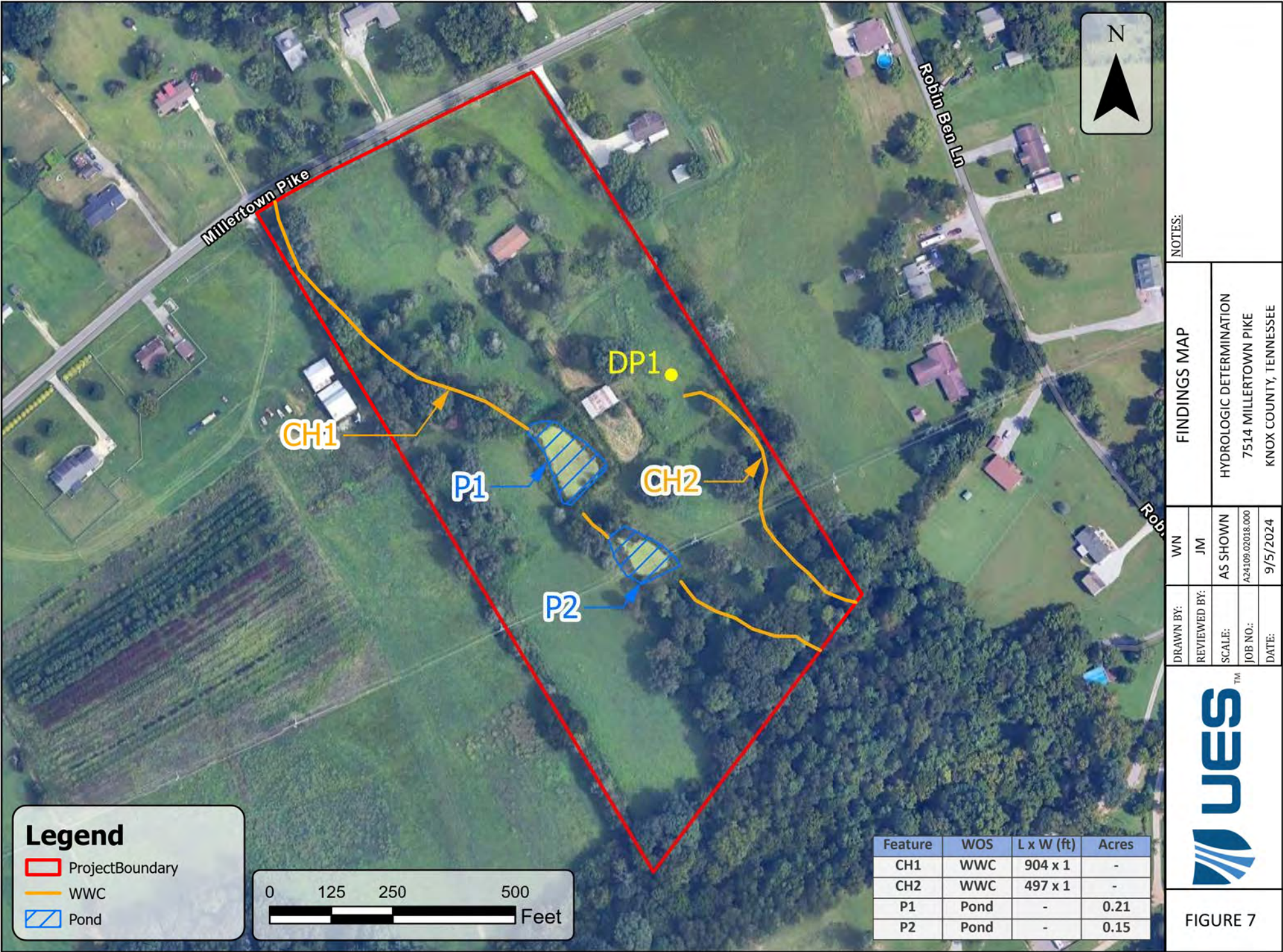
EXECUTIVE SUMMARY

UES Professional Solutions 19, LLC performed a jurisdictional water resource inventory on the subject property located at 7514 Millertown Pike in Knox County Tennessee on August 21, 2024. The subject property is approximately 13.5 acres in size and is in a forested/residential portion of the county. Utilizing protocol from the Tennessee Department of Environment and Conservation and methods put forth by the United States Army Corps of Engineers. The inventory found the following features¹:

- Channel 1 – Wet Weather Conveyance
- Channel 2 – Wet Weather Conveyance
- Pond 1 – 0.21 acre Pond
- Pond 2 – 0.15 acre Pond

¹See **Figure 8 (Appendix A)** for overview.





Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

Alternative Design Standards Requiring Planning Commission Approval

Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County

Section 3.03.E.1.e – Maximum grade of private right-of-way

Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots

Section 3.04.H.2 – Maximum grade, public streets

Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots

Section 3.04.A.3.c – Right-of-way dedication, new subdivisions

Section 3.04.F.1 – Right-of-way reduction, local streets

Section 3.04.G.1 – Pavement width reduction, local streets

Section 3.04.H.3 – Intersection grade, all streets

Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones

Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones

Section 3.11.A.2 – Standard utility and drainage easement

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision 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

Russell N. Rackley

Printed Name

01/27/25

Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce lot frontage from 25 ft to 24ft.

Approval required by: Planning Commission ☒ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Steve Elliott

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase intersection grade from 1% to 1.5%.

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☒ NO ☐

Engineering Comments:

Steve Elliott

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ PA
☐ Rezoning

Homestead Land Holdings LLC

Applicant Name

Affiliation

12/25/24

02/13/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

2-SC-25-C
2-E-25-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

Thomas Krajewski

Homestead Land Holdings LLC

Name

Company

122 Perimeter Park Drive

Knoxville

TN

37922

Address

City

State

ZIP

865.221.2067

Phone

Email

CURRENT PROPERTY INFO

Betty Smith

7514 Millertown Pike

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7514 Millertown Pike

050 199

Property Address

Parcel ID

KUB

NEKUD

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

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

7514 Millertown Pike

Proposed Subdivision Name

56

Related Rezoning File Number

9-O-24-RZ

Unit / Phase Number

☐ Combine Parcels

☐ Divide Parcel

Total Number of Lots Created

☐ Other (specify) _____

☐ 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

☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

☐ Use on Review / Special Use (*Concept Plan*)

☐ Traffic Impact Study

☐ COA Checklist (*Hillside Protection*)

Fee 1

Total

Fee 2

\$1,600.00

Fee 3

AUTHORIZATION

By signing below, 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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Applicant Signature

Thomas Krajewski

12.20.24

Print Name / Affiliation

Date

865.221.2067

Phone Number

Email

12/30/2024, SG

Betty Smith

12/20/24

Please Print

Date Paid

Property Owner Signature

Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

1/31/2025

2/14/2025

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☐ Yes ☐ No

☒ No, but I plan to prior to the Planning Commission meeting



Applicant Signature

Rackley Engineering

Applicant Name

12/30/24

Date

2-SC-25-C & 2-E-25-DP

FILE NUMBER