

# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

|  |   |                                  |           |
|--|---|----------------------------------|-----------|
| FILE #:  | 12-SF-23-C  | AGENDA ITEM #:                   | 37        |
|  | 12-G-23-DP  | AGENDA DATE:                     | 6/12/2025 |
| POSTPONEMENT(S):   | 12/14/2023, 1/11/2024, 2/8/2024, 3/13/2025  |                                  |           |
| SUBDIVISION:   | LANTERN PARK  |                                  |           |
| APPLICANT/DEVELOPER:   | S&E PROPERTIES, LLC   |                                  |           |
| OWNER(S):  | S&E Properties LLC  |                                  |           |
|  |   |                                  |           |
| TAX IDENTIFICATION:  | 116 M E 001-021 116ME00101-00107  | <a href="#">View map on KGIS</a> |           |
| JURISDICTION:  | County Commission District 6  |                                  |           |
| STREET ADDRESS:  | 0 Hardin Valley Rd. (0, 2103 - 2143 Lantern Park Ln; 0 Mission Hills Ln)  |                                  |           |
| LOCATION:  | North side of Hardin Valley Rd, west side of Mission Hills Ln   |                                  |           |
| GROWTH POLICY PLAN:  | Rural Area  |                                  |           |
| FIRE DISTRICT:   |   |                                  |           |
| WATERSHED:   | Conner Creek  |                                  |           |
| APPROXIMATE ACREAGE:   | 8.85 acres  |                                  |           |
|  |   |                                  |           |
| ZONING:  | PR (Planned Residential) up to 3 du/ac  |                                  |           |
| EXISTING LAND USE:   | Rural Residential, Agriculture/Forestry/Vacant Land   |                                  |           |
| PROPOSED USE:  | Detached residential subdivision  |                                  |           |
| SURROUNDING LAND USE AND ZONING:                                     | North: Agricultural/forestry/vacant land - PR (Planned Residential) up to 3 du/ac<br>South: Single family residential, agricultural/forestry/vacant land - A (Agricultural) and PR (Planned Residential) up to 2 du/ac and 3 du/ac<br>East: Mission Hill Lane, agricultural/forestry/vacant land - A (Agricultural), PR (Planned Residential) up to 3 du/ac<br>West: Agricultural/forestry/vacant land - PR (Planned Residential) up to 3 du/ac |                                  |           |
|  |   |                                  |           |
| NUMBER OF LOTS:  | 25  |                                  |           |
| SURVEYOR/ENGINEER:   | Aarron Gray Ardurra   |                                  |           |
| ACCESSIBILITY:   | Access is via Hardin Valley Road, a minor arterial with a pavement width of 20.5 ft within 60 ft of right-of-way, and Mission Hill Lane, a local street with a central divider median within 100 ft of right-of-way.  |                                  |           |
| SUBDIVISION VARIANCES REQUIRED:                                      |   |                                  |           |
|  |   |                                  |           |
| STAFF RECOMMENDATION:  |   |                                  |           |
| Withdraw the concept plan application as requested by the applicant. |   |                                  |           |

- **Withdraw the development plan application as requested by the applicant.**

**COMMENTS:**

This is a 25-lot subdivision on 8.55 acres with access from Hardin Valley Drive and Mission Hill Lane.

ESTIMATED TRAFFIC IMPACT: 282 (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: 10 (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 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).



# Request to Postpone • Table • Withdraw

S&E Properties, LLC

5-12-2025

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

Date of Request

June 12, 2025

Scheduled Meeting Date

File Number(s)

12-SF-23-C; 12-G-23-DP

## 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

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



# Request to Postpone • Table • Withdraw

Lantern Park

March 3, 2025

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

Date of Request

March 13, 2025

Scheduled Meeting Date

File Number(s)

12-SF-23-C and 12-G-23-DP

## POSTPONE

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**SELECT ONE:** ☐ 30 days ☐ 60 days ☒ 90 days

Postpone the above application(s) until the June 12, 2025 Planning Commission Meeting.

## WITHDRAW

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bmullins@fmsllp.com

Phone Number

Email

## STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address



# Request to Postpone • Table • Withdraw

Lantern Park

2-27-24

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

Date of Request

3-7-24

Scheduled Meeting Date

File Number(s)

12-SF-23-C; 12-G-23-DP

## 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.

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Postpone the above application(s) until the \_\_\_\_\_ Planning Commission Meeting.

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Please Print

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bmullins@fmsllp.com

Phone Number

Email

## STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

Date Paid

☒ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



# Request to Postpone • Table • Withdraw

Lantern Park

January 31, 2024

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

Date of Request

February 8, 2024

Scheduled Meeting Date

File Number(s)

12-SF-23-C; 12-G-23-DP

## POSTPONE

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**SELECT ONE:** ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the March 7, 2024 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.

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Applicant Signature

Benjamin C. Mullins

Please Print

865 546 9321

bmullins@fmsllp.com

Phone Number

Email

## STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

1/31/2024

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



# Request to Postpone • Table • Withdraw

Lantern Park

January 4, 2024

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

Date of Request

January 11, 2024

Scheduled Meeting Date

File Number(s)

12-SF-23-C; 12-G-23-DP

## POSTPONE

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**SELECT ONE:** ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the February 8, 2024 Planning Commission Meeting.

## WITHDRAW

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Applicant Signature

Benjamin C. Mullins

Please Print

865 546 9321

bmullins@fmsllp.com

Phone Number

Email

## STAFF ONLY

Staff Signature

Michael Reynolds

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 2022



# Request to Postpone • Table • Withdraw

Lantern Park

12-11-23

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

Date of Request

December 14, 2023

Scheduled Meeting Date

23  
12-SF-26-C; 12-G-23-DP

File Number(s)

## 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 January 11, 2024 Planning Commission Meeting.

## WITHDRAW

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Please Print

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bmullins@fmsllp.com

Phone Number

Email

## STAFF ONLY

Staff Signature

Shelley Gray

Please Print

12/11/2023

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

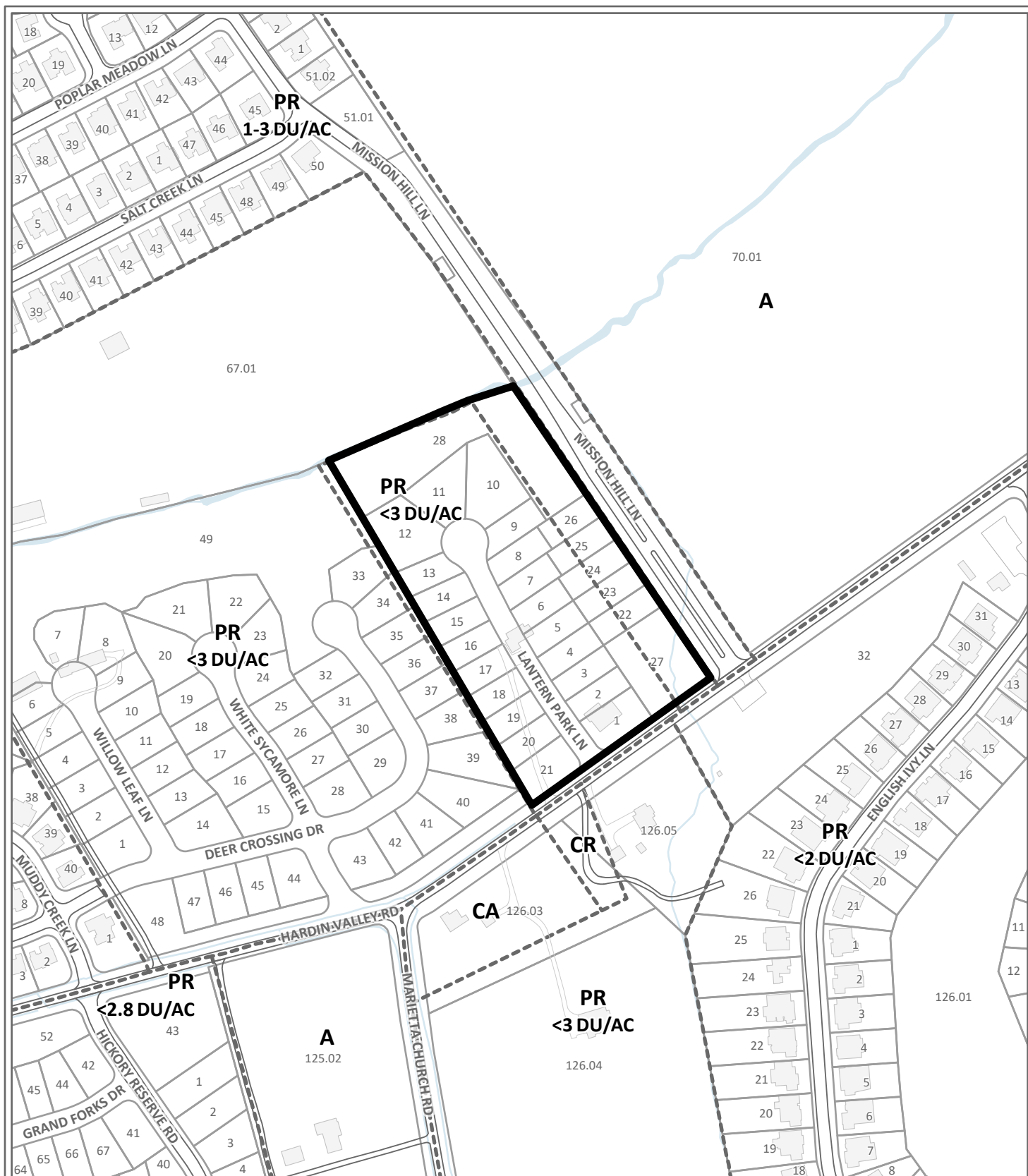
Date:

Payee Name

Payee Phone

Payee Address

October 2022



## DEVELOPMENT PLAN

**12-G-23-DP**

**Petitioner:** S&E Properties, LLC

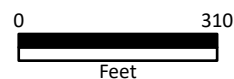


Detached residential subdivision in PR (Planned Residential)

**Original Print Date:** 11/13/2023

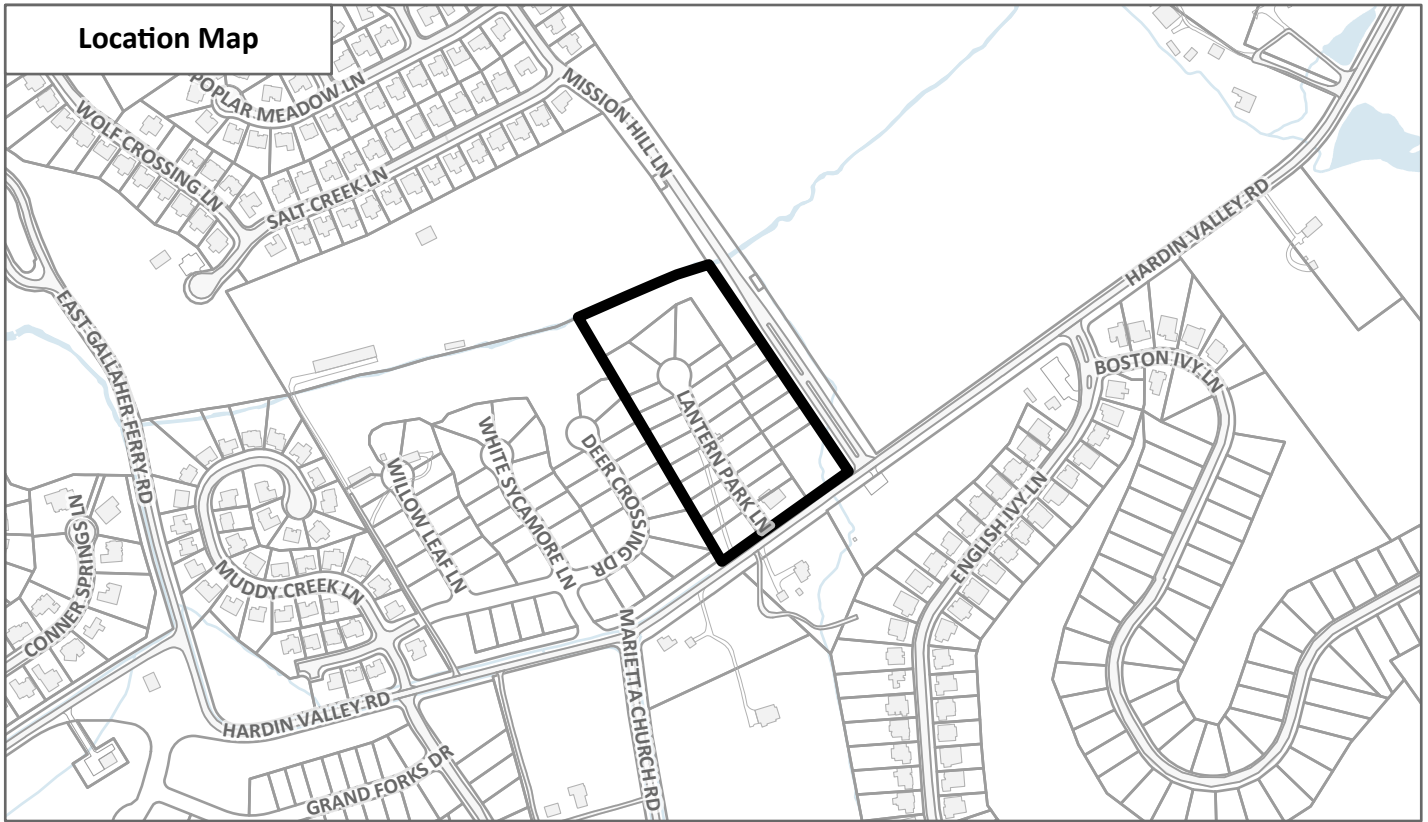
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 116  
**Jurisdiction:** County

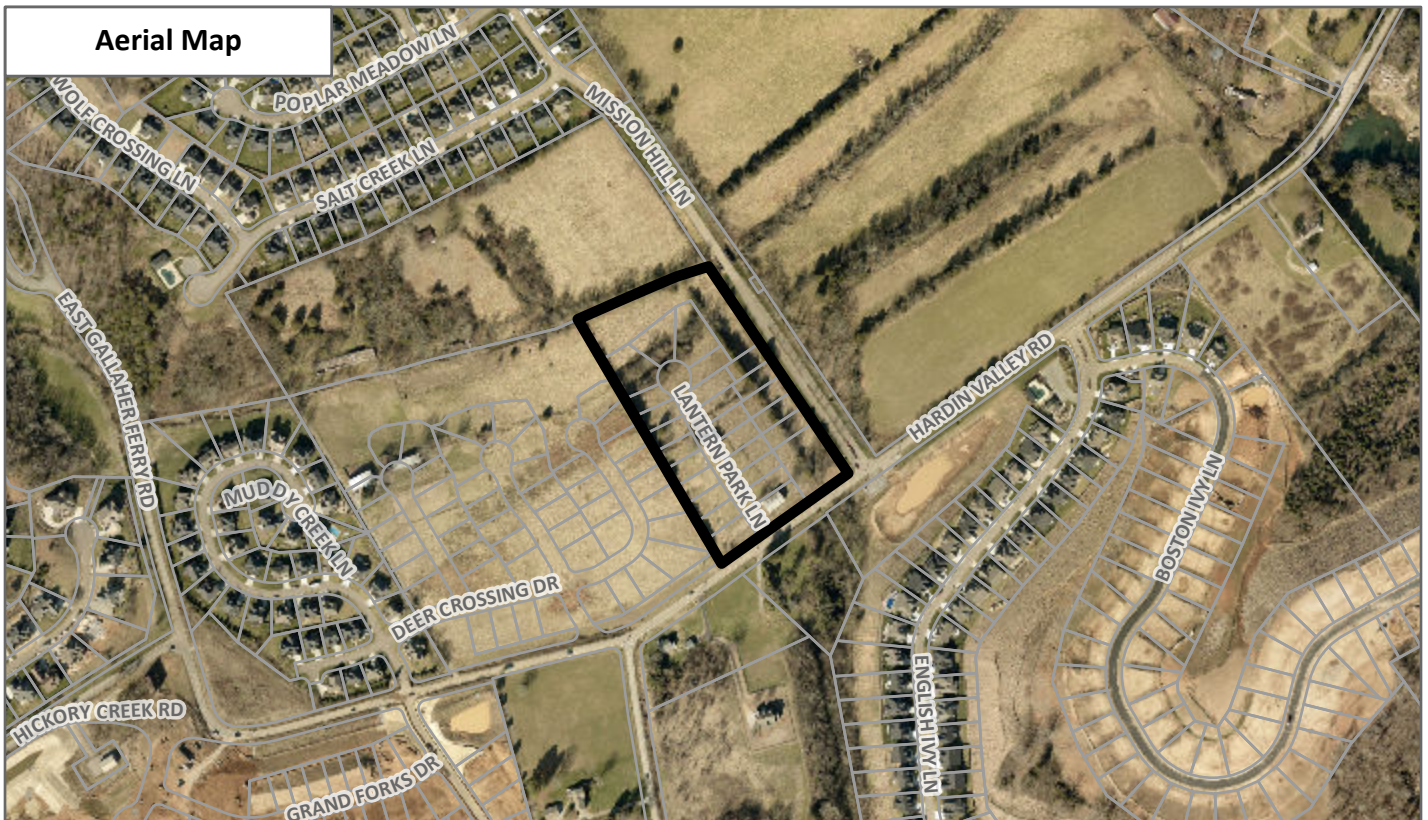


## Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

12-SF-23-C / 12-G-23-DP

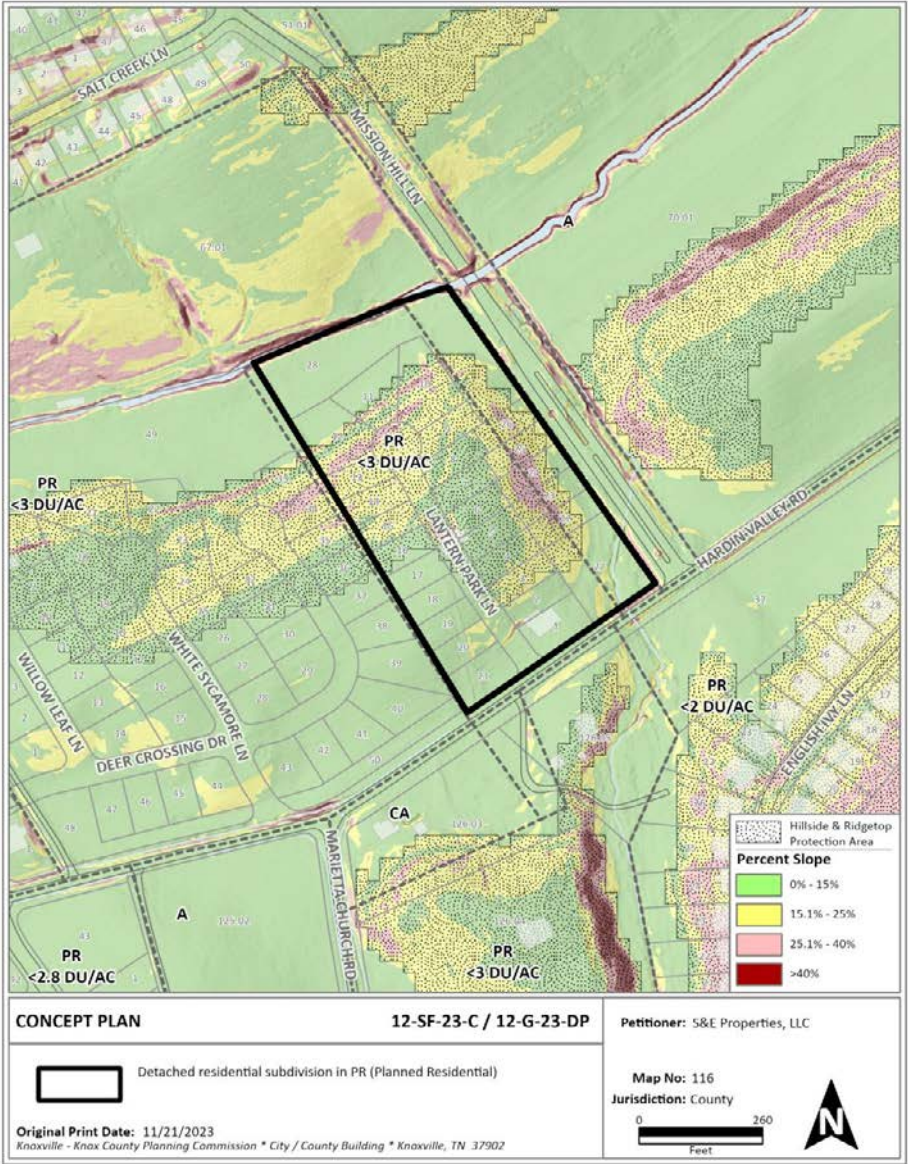


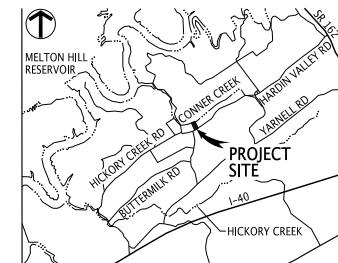
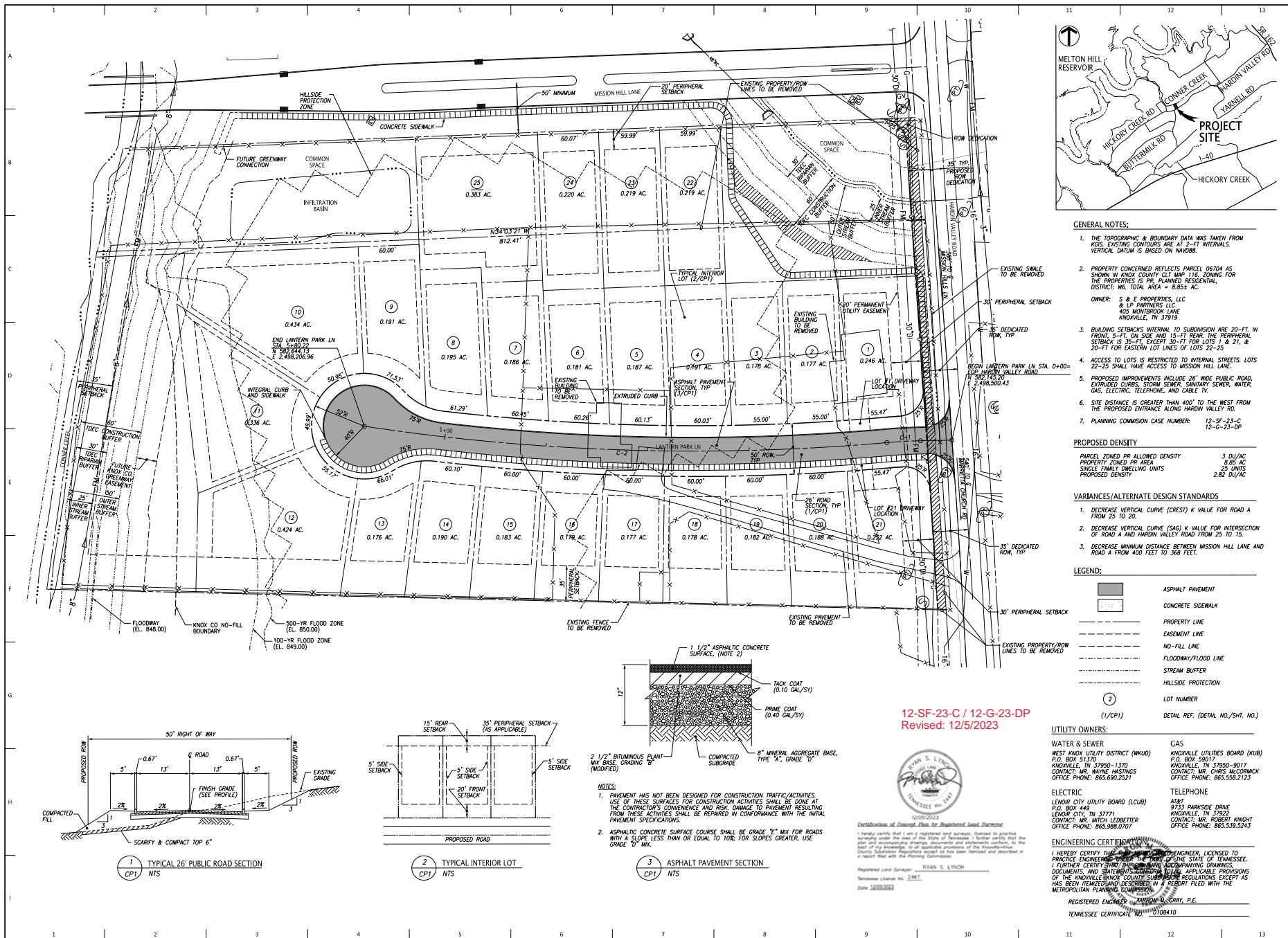
Case boundary

0 660  
Feet



| CATEGORY                      | ACRES | RECOMMENDED<br>DISTURBANCE BUDGET<br>(Percent)              | DISTURBANCE AREA<br>(Acres) |
|-------------------------------|-------|---|-----------------------------|
| Total Area of Site            | 8.8   |   |                             |
| Non-Hillside                  | 4.5   | N/A   |                             |
| 0-15% Slope                   | 1.6   | 100%  | 1.6                         |
| 15-25% Slope                  | 2.3   | 50%   | 1.1                         |
| 25-40% Slope                  | 0.5   | 20%   | 0.1                         |
| Greater than 40% Slope        | 0.0   | 10%   | 0.0                         |
| Ridgetops                     |       |   |                             |
| Hillside Protection (HP) Area | 4.3   | Recommended<br>disturbance budget within<br>HP Area (acres) | 2.8                         |
|                               |       | Percent of HP Area  | 64.4%                       |





**ARDURRA**  
 COLLABORATE. INNOVATE. CREATE.  
 2160 Laneside Center Way, Suite 201  
 Knoxville, TN 37922  
 Phone: (865) 690-6419  
 www.ardurra.com

**S&E PROPERTIES, LLC**  
 405 MONTBROOK LANE  
 KNOXVILLE, TN 37919

MR. ERIC MCQUEEN  
 ERICMCQUEEN@S&EPROPERTIES.COM  
 865.539.1112

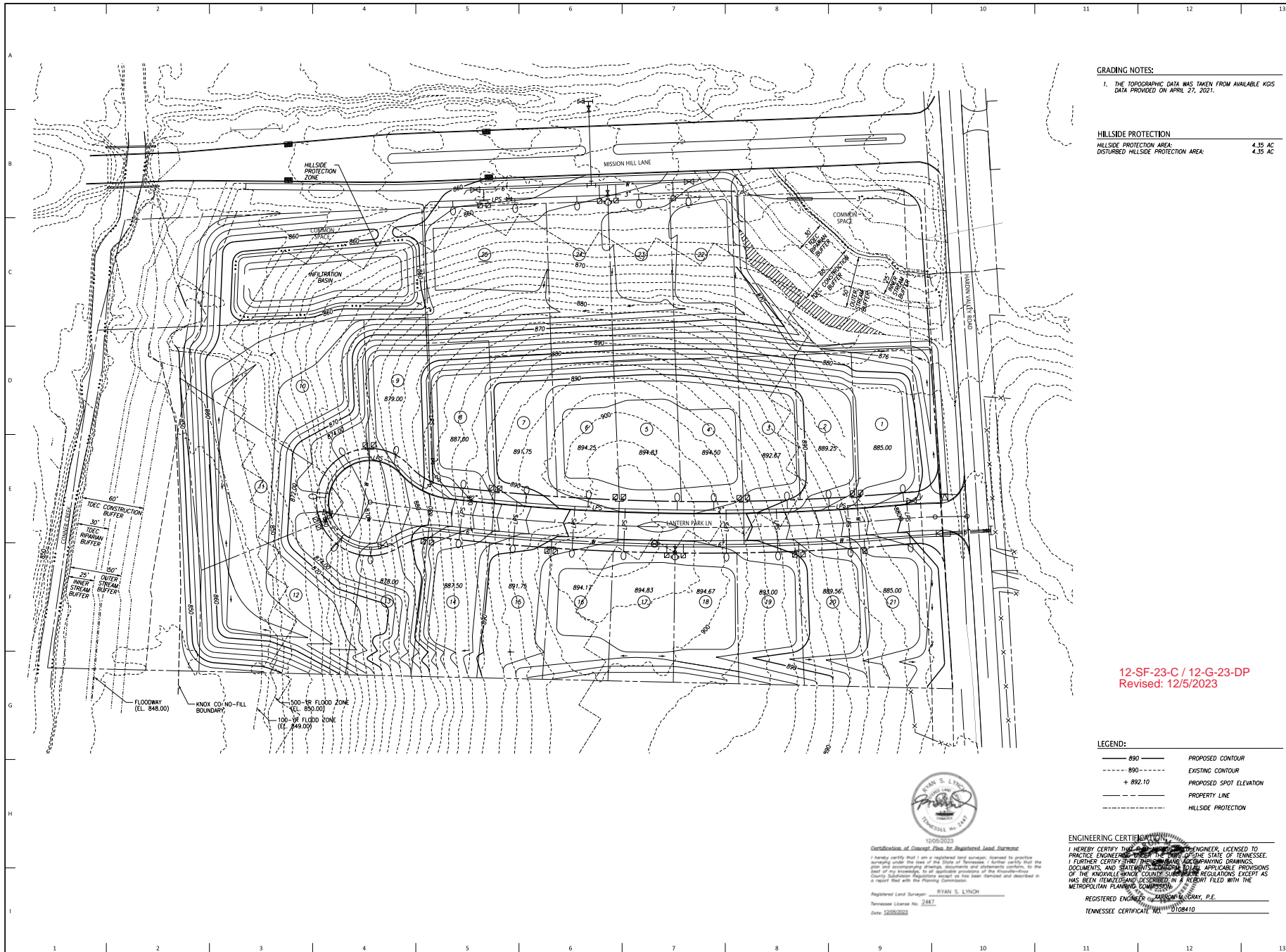
| NO. | DATE       | REVISION                    |
|-----|------------|-----------------------------|
| 1   | 12/20/2023 | ISSUED FOR PERMIT COMMENTS  |
| 2   | 12/20/2023 | REVISED FOR PERMIT COMMENTS |
| 3   | 12/20/2023 | REVISED FOR PERMIT COMMENTS |

**CONCEPT PLAN OF LANTERN PARK SUBDIVISION**  
 12041 HARDIN VALLEY ROAD (PARCEL 116 06704)  
 KNOXVILLE, TN 37952

**CONCEPT PLAN**  
 SITE LAYOUT

**PRELIMINARY**  
 NOT FOR  
 CONSTRUCTION

**CP1**  
 CONCEPT PLAN  
 12/20/2023



**GRADING NOTES:**

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

**HILLSIDE PROTECTION**

HILLSIDE PROTECTION AREA: 4.35 AC  
DISTURBED HILLSIDE PROTECTION AREA: 4.35 AC

12-SF-23-C / 12-G-23-DP  
Revised: 12/5/2023

**LEGEND:**

- 890 — PROPOSED CONTOUR  
- - - 890 - - - EXISTING CONTOUR  
+ 892.10 PROPOSED SPOT ELEVATION  
— — — — — PROPERTY LINE  
- - - - - HILLSIDE PROTECTION



12/05/2023  
Certification of Current Status for Registered Land Surveyor

I hereby certify that I am a registered land surveyor, licensed to practice land surveying in the State of Tennessee. I further certify that the accompanying drawings, documents and statements conform to the laws and regulations of the State of Tennessee, and that I am a duly licensed and registered land surveyor in the State of Tennessee.

Registered Land Surveyor: RYAN S. LYNCH  
Tennessee License No. 2487  
Date: 12/05/2023

**ENGINEERING CERTIFICATION**

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO THE APPLICABLE PROVISIONS OF THE KNOXVILLE-METROPOLITAN PLANNING COMMISSION REGULATIONS, EXCEPT AS HAS BEEN OTHERWISE DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: AARON M. GRAY, P.E.  
TENNESSEE CERTIFICATE NO. 0108410



0 40 80  
SCALE FEET



COLLABORATE. INNOVATE. CREATE.  
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405 MONTBROOK LANE  
KNOXVILLE, TN 37919  
MR. ERIC MOSELEY  
ERIC.MOSELEY@S&EPROPS.NET  
865.539.1112

| NO. | DATE     | REVISION                 |
|-----|----------|--------------------------|
| 1   | 12/05/23 | REVISED PER S&E COMMENTS |
| 2   | 12/05/23 | REVISED PER S&E COMMENTS |
| 3   | 12/05/23 | REVISED PER S&E COMMENTS |
| 4   | 12/05/23 | REVISED PER S&E COMMENTS |
| 5   | 12/05/23 | REVISED PER S&E COMMENTS |
| 6   | 12/05/23 | REVISED PER S&E COMMENTS |
| 7   | 12/05/23 | REVISED PER S&E COMMENTS |
| 8   | 12/05/23 | REVISED PER S&E COMMENTS |
| 9   | 12/05/23 | REVISED PER S&E COMMENTS |
| 10  | 12/05/23 | REVISED PER S&E COMMENTS |
| 11  | 12/05/23 | REVISED PER S&E COMMENTS |
| 12  | 12/05/23 | REVISED PER S&E COMMENTS |
| 13  | 12/05/23 | REVISED PER S&E COMMENTS |
| 14  | 12/05/23 | REVISED PER S&E COMMENTS |
| 15  | 12/05/23 | REVISED PER S&E COMMENTS |
| 16  | 12/05/23 | REVISED PER S&E COMMENTS |
| 17  | 12/05/23 | REVISED PER S&E COMMENTS |
| 18  | 12/05/23 | REVISED PER S&E COMMENTS |
| 19  | 12/05/23 | REVISED PER S&E COMMENTS |
| 20  | 12/05/23 | REVISED PER S&E COMMENTS |
| 21  | 12/05/23 | REVISED PER S&E COMMENTS |

**CONCEPT PLAN OF LANTERN PARK SUBDIVISION**  
12041 HARDIN VALLEY ROAD (PARCEL 116 06704)  
KNOXVILLE, TN 37932  
**CONCEPT GRADING PLAN**

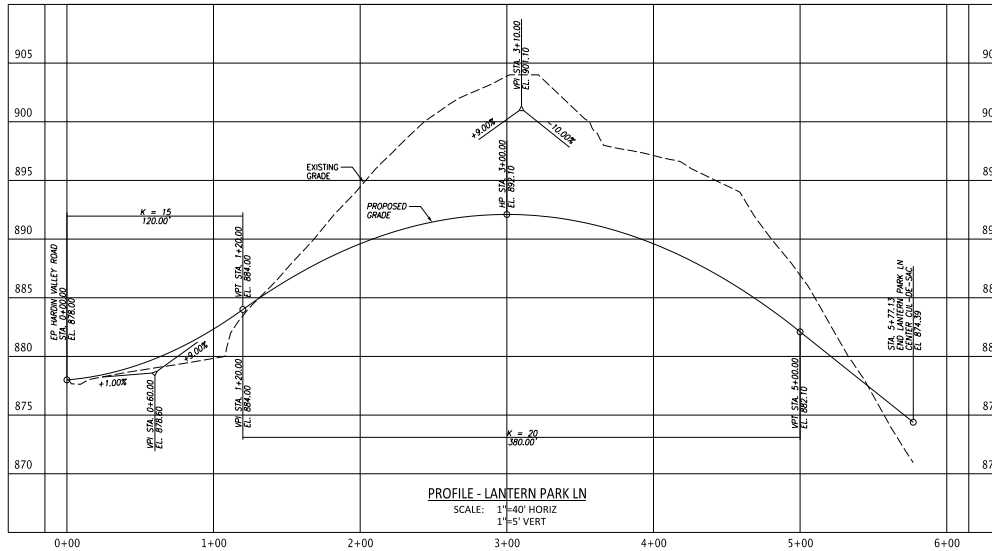
**PRELIMINARY NOT FOR CONSTRUCTION**

JOB NO: 330.018  
DATE: 05/21/21

**CP2**

CONCEPT PLAN  
10/30/2023

File Name: 12-SF-23-C / 12-G-23-DP  
File Path: 12/5/2023



Certification of Concept Plan by Registered Land Surveyor  
I hereby certify that I am a registered land surveyor, licensed to practice surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Administrative Code of Tennessee. I have not been disciplined or described in a report filed with the Tennessee Department of Transportation.  
Registered Land Surveyor: RYAN S. LYNCH  
Tennessee License No. 21447  
Date: 12/05/2023

ENGINEERING CERTIFICATION  
I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL 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 TENNESSEE ENGINEERING BOARD REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.  
REGISTERED ENGINEER: ZARCON N. GRAY, P.E.  
TENNESSEE CERTIFICATE NO. 10108410



S&E PROPERTIES, LLC  
405 MONTBROOK LANE  
KNOXVILLE, TN 37919  
MR. ERIC MOSELEY  
ERIC.MOSELEY@S&EPROPS.COM  
865.539.1112

| NO. | DATE       | REVISION                 |
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| 1   | 12/05/2023 | REVISED PER RMC COMMENTS |
| 2   | 12/05/2023 | REVISED PER RMC COMMENTS |
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| 4   | 12/05/2023 | REVISED PER RMC COMMENTS |
| 5   | 12/05/2023 | REVISED PER RMC COMMENTS |
| 6   | 12/05/2023 | REVISED PER RMC COMMENTS |
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| 13  | 12/05/2023 | REVISED PER RMC COMMENTS |
| 14  | 12/05/2023 | REVISED PER RMC COMMENTS |
| 15  | 12/05/2023 | REVISED PER RMC COMMENTS |
| 16  | 12/05/2023 | REVISED PER RMC COMMENTS |
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| 19  | 12/05/2023 | REVISED PER RMC COMMENTS |
| 20  | 12/05/2023 | REVISED PER RMC COMMENTS |
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| 22  | 12/05/2023 | REVISED PER RMC COMMENTS |
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| 24  | 12/05/2023 | REVISED PER RMC COMMENTS |
| 25  | 12/05/2023 | REVISED PER RMC COMMENTS |
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| 98  | 12/05/2023 | REVISED PER RMC COMMENTS |
| 99  | 12/05/2023 | REVISED PER RMC COMMENTS |
| 100 | 12/05/2023 | REVISED PER RMC COMMENTS |

CONCEPT PLAN OF LANTERN PARK SUBDIVISION  
12041 HARDIN VALLEY ROAD (PARCEL 116 06704)  
KNOXVILLE, TN 37932  
ROAD PROFILE

PRELIMINARY  
NOT FOR  
CONSTRUCTION

JOB NO: 330.018  
DATE: 05/21/21

CP3

CONCEPT PLAN  
10/30/2023

## VARIANCES

The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

### Hardship conditions to be met:

1. **Conditions Required.** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may grant, by way of application, variations to the Subdivision Regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
2. **Evidence of Hardship Required.** The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that:
  - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
  - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
  - c. The purpose of the variation is not based exclusively upon a desire for financial gain.
  - d. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

### Variances Requested:

For each variance requested, identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to.

1. Variance requested:

Vertical curve (crest) minimum K value for Road A from 25 to 20

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. Reference Attachment 1

b. Reference Attachment 1

c. Reference Attachment 1

d. Reference Attachment 1

Engineering supports the variance requested (to be completed during review process): YES ☒ NO ☐

Engineering Comments: Approve the variance based upon the justification provided by the applicant.

2. Variance requested:

Vertical curve (sag) minimum K for Road A and Hardin Valley Rd intersection value from 25 to 15.

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. Reference Attachment 1

b. Reference Attachment 1

c. Reference Attachment 1

d. Reference Attachment 1

Engineering supports the variance requested (to be completed during review process): YES ☒ NO ☐

Engineering Comments: Approve the variance based upon the justification provided by the applicant.

3. Variance requested:

Minimum distance between Mission Hill Lane and Road A from 400 feet to 368 feet

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. Reference Attachment 1

b. Reference Attachment 1

c. Reference Attachment 1

d. Reference Attachment 1

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☒

Engineering Comments: See attached.

4. Variance requested:

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

d. \_\_\_\_\_

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments: \_\_\_\_\_

5. Variance requested:

\_\_\_\_\_

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

d. \_\_\_\_\_

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments: \_\_\_\_\_

\_\_\_\_\_

6. Variance requested:

\_\_\_\_\_

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

d. \_\_\_\_\_

Engineering supports the variance requested (to be completed during review process): YES ☐ NO ☐

Engineering Comments: \_\_\_\_\_

\_\_\_\_\_

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

Scott Smith  
\_\_\_\_\_  
Printed Name

12/05/23  
\_\_\_\_\_  
Date

## Attachment 1

**Project Name: Lantern Park Subdivision**

**Planning Commission File Number: 12-SF-23-C/12-G-23-DP**

**Date: December 05, 2023**

---

### **Variances Requested:**

- 1. Vertical curve (crest) minimum K value for Lantern Park Ln from 25 to 20.**
  - a. The reduction was requested based on the topographical shape and constraints of site, minimization of the impact to the hillside, as well as avoiding impacts to the adjacent creek and buffers. Relocating the road to eliminate this vertical curve (crest) variance would not only require additional grading, but also create the need for additional variances. The current road designs with the reduction of additional grading and minimization of additional variances is consistent with standard engineering practices with guidance from current AASHTO standards (see AASHTO Table 3-35).
  - b. The unique shape and topography of the property is the basis for the request (reference description in Part "a" above).
  - c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property. Relocating the road to eliminate this vertical curve (crest) variance would require additional grading which could also have a greater negative impact on surrounding properties. The current road designs with the reduction of additional grading and minimization of additional variances are consistent with standard engineering practices with guidance from AASHTO standards (See AASHYO Table 3-35).
  - d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.
- 2. Vertical curve (sag) minimum K for Lantern Park Ln and Hardin Valley Rd intersection value from 25 to 15.**
  - a. Reduction of the K-value was requested and previously approved based on the topographical constraints for the site area of the roadway intersection, minimizing conflicts with the existing utility lines, and minimizing the impact to the hillside on the site. The current road designs with the reduction of additional grading and minimization of additional variances are consistent with standard engineering practices with guidance from AASHTO standards (See AASHTO Table 3-37).
  - b. The unique shape and topography of the property is the basis for the request (reference description in Part "a" above).
  - c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property. Relocating the road to eliminate this vertical curve (sag) variance would require additional grading which could also have a greater negative impact on surrounding properties. The current road designs with the reduction of additional grading and minimization of additional variances are consistent

with standard engineering practices with guidance from AASHTO (See AASHTO Table 3-37).

- d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

**3. *Minimum distance between Mission Hill Lane and Lantern Park Ln from 400 feet to 368 feet.***

- a. Reduction of the distance between the intersections was requested based on topographical and site constraints. Positioning the proposed road in a location to minimize the impact to the site topography and provide optimal geometry for the road. Placing the road at a different location would require additional variances and would have required more grading than locating it at its current location. Additional grading was avoided to avoid the potential negative impacts additional grading could have on the surrounding properties. The current road designs with the reduction of additional grading and minimization of additional variances are consistent with standard engineering practices.
- b. The unique shape and topography of the property is the basis for the request (reference description in Part "a" above).
- c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property. Placing the road at a different location would require additional variances and would have required more grading than locating it at its current location. Additional grading was avoided to avoid the potential negative impacts additional grading could have on the surrounding properties. The current road designs with the reduction of additional grading and minimization of additional variances are consistent with standard engineering practices.
- d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

Table 3-35. Design Controls for Crest Vertical Curves Based on Stopping Sight Distance

| U.S. Customary     |                              |                                   |        | Metric              |                             |                                   |        |
|--------------------|------------------------------|-----------------------------------|--------|---------------------|-----------------------------|-----------------------------------|--------|
| Design Speed (mph) | Stopping Sight Distance (ft) | Rate of Vertical Curvature, $K_a$ |        | Design Speed (km/h) | Stopping Sight Distance (m) | Rate of Vertical Curvature, $K_a$ |        |
|                    |                              | Calculated                        | Design |                     |                             | Calculated                        | Design |
| 15                 | 80                           | 3.0                               | 3      | 20                  | 20                          | 0.6                               | 1      |
| 20                 | 115                          | 6.1                               | 7      | 30                  | 35                          | 1.9                               | 2      |
| 25                 | 155                          | 11.1                              | 12     | 40                  | 50                          | 3.8                               | 4      |
| 30                 | 200                          | 18.5                              | 19     | 50                  | 65                          | 6.4                               | 7      |
| 35                 | 250                          | 29.0                              | 29     | 60                  | 85                          | 11.0                              | 11     |
| 40                 | 305                          | 43.1                              | 44     | 70                  | 105                         | 16.8                              | 17     |
| 45                 | 360                          | 60.1                              | 61     | 80                  | 130                         | 25.7                              | 26     |
| 50                 | 425                          | 83.7                              | 84     | 90                  | 160                         | 38.9                              | 39     |
| 55                 | 495                          | 113.5                             | 114    | 100                 | 185                         | 52.0                              | 52     |
| 60                 | 570                          | 150.6                             | 151    | 110                 | 220                         | 73.6                              | 74     |
| 65                 | 645                          | 192.8                             | 193    | 120                 | 250                         | 95.0                              | 95     |
| 70                 | 730                          | 246.9                             | 247    | 130                 | 285                         | 123.4                             | 124    |
| 75                 | 820                          | 311.6                             | 312    |                     |                             |                                   |        |
| 80                 | 910                          | 383.7                             | 384    |                     |                             |                                   |        |

\* Rate of vertical curvature,  $K$ , is the length of curve per percent algebraic difference in intersecting grades ( $A$ ).  $K = L/A$ .

Table 3-37. Design Controls for Sag Vertical Curves

| U.S. Customary     |                              |                                   |        | Metric              |                             |                                   |        |
|--------------------|------------------------------|-----------------------------------|--------|---------------------|-----------------------------|-----------------------------------|--------|
| Design Speed (mph) | Stopping Sight Distance (ft) | Rate of Vertical Curvature, $K^s$ |        | Design Speed (km/h) | Stopping Sight Distance (m) | Rate of Vertical Curvature, $K^s$ |        |
|                    |                              | Calculated                        | Design |                     |                             | Calculated                        | Design |
| 15                 | 80                           | 9.4                               | 10     | 20                  | 20                          | 2.1                               | 3      |
| 20                 | 115                          | 16.5                              | 17     | 30                  | 35                          | 5.1                               | 6      |
| 25                 | 155                          | 25.5                              | 26     | 40                  | 50                          | 8.5                               | 9      |
| 30                 | 200                          | 36.4                              | 37     | 50                  | 65                          | 12.2                              | 13     |
| 35                 | 250                          | 49.0                              | 49     | 60                  | 85                          | 17.3                              | 18     |
| 40                 | 305                          | 63.4                              | 64     | 70                  | 105                         | 22.6                              | 23     |
| 45                 | 360                          | 78.1                              | 79     | 80                  | 130                         | 29.4                              | 30     |
| 50                 | 425                          | 95.7                              | 96     | 90                  | 160                         | 37.6                              | 38     |
| 55                 | 495                          | 114.9                             | 115    | 100                 | 185                         | 44.6                              | 45     |
| 60                 | 570                          | 135.7                             | 136    | 110                 | 220                         | 54.4                              | 55     |
| 65                 | 645                          | 156.5                             | 157    | 120                 | 250                         | 62.8                              | 63     |
| 70                 | 730                          | 180.3                             | 181    | 130                 | 285                         | 72.7                              | 73     |
| 75                 | 820                          | 205.6                             | 206    |                     |                             |                                   |        |
| 80                 | 910                          | 231.0                             | 231    |                     |                             |                                   |        |

\* Rate of vertical curvature,  $K$ , is the length of curve (m) per percent algebraic difference intersecting grades ( $A$ ).  $K = L/A$ .

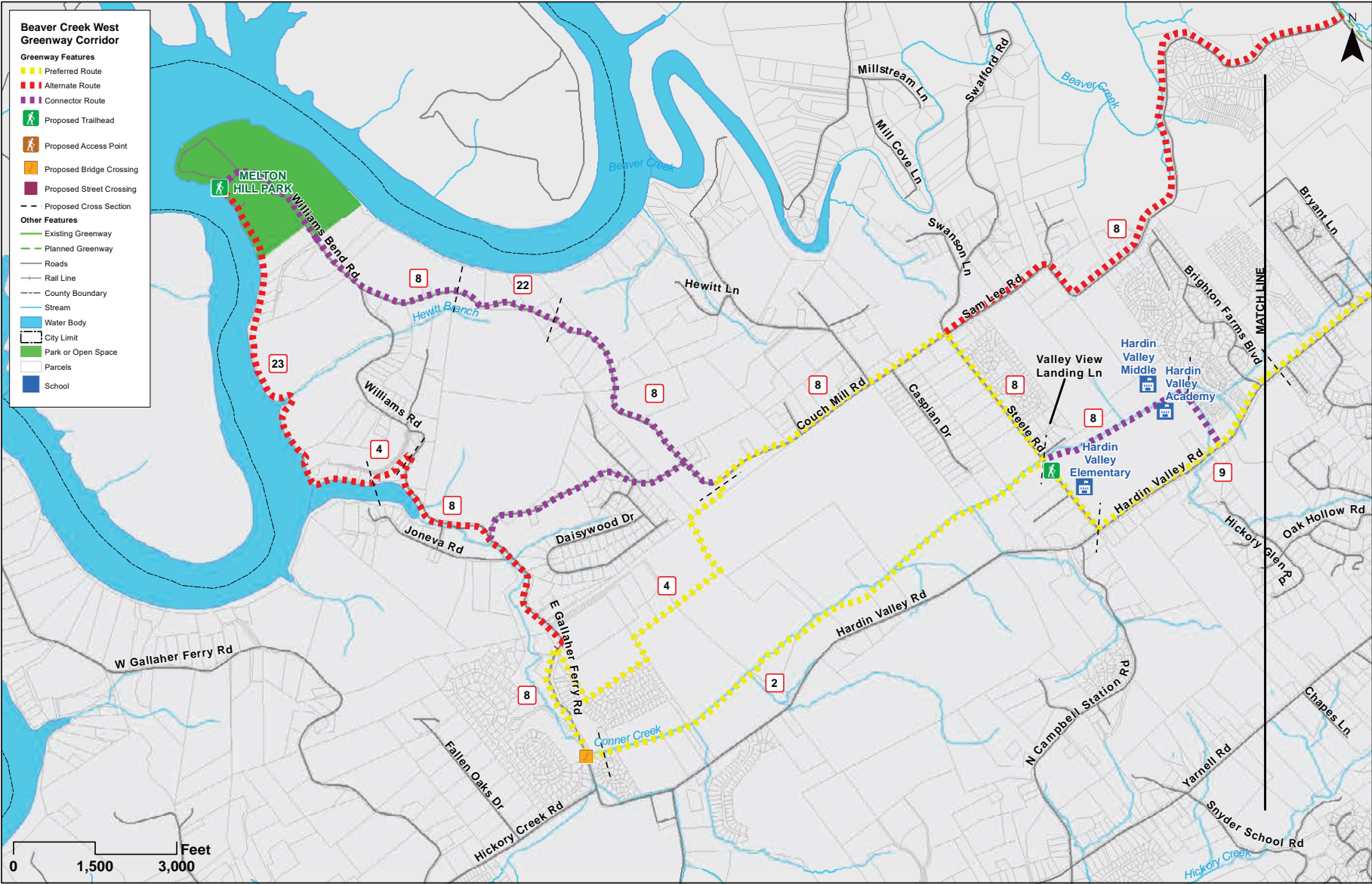
Knox County Engineering and Public Works have routinely supported similar variances for many years, including ones on this roadway network, and specifically twice for this site but after review of Chancellor Weaver's findings in **Massey Creek Home Owners Association vs Knoxville-Knox County Planning Commission** and careful review of the minimum subdivision regulations requirements for granting a variance our staff does not believe adequate justification was provided to show a extraordinary hardship exists.

*Steve Elliott*

Director of Development Services

12-F-23-C / 12-G-23-DP Exhibit B Knox County Greenway Corridor Study (Adopted by Knox County Commission - January 21, 2020)

Figure 3-1. Beaver Creek West: Melton Hill Park to Brighton Farms Boulevard





# 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

**S&E Properties, LLC**

Applicant Name

Affiliation

**10/30/2023**

Date Filed

**12/14/2023**

Meeting Date (if applicable)

**12-SF-23-C / 12-G-23-DP**

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

**S&E Properties LLC**

Owner Name (if different)

**405 Montbrook Ln. Knoxville TN 37919**

Owner Address

**865-454-3727**

Owner Phone / Email

**12041 Hardin Valley Rd. / 12119 Hardin Valley Rd**

Property Address

**116 067 04, 01**

Parcel ID

**5.04 acres**

Tract Size

**West Knox Utility District**

Sewer Provider

**West Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**North side of Hardin Valley Rd, west side of Mission Hills Ln**

General Location

☐ City **Commission District 6 PR (Planned Residential)**

**Rural Residential,  
Agriculture/Forestry/Vacant Land**

☒ County District

Zoning District

Existing Land Use

**Northwest County**

Planning Sector

**RR (Rural Residential), HP (Hillside Protection), SP (Strea**

Sector Plan Land Use Classification

**Rural 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) _____                                |  |  |                               |

## SUBDIVISION REQUEST

|   |   |
|---|---|
| <b>Lantern Park</b>   | Related Rezoning File Number              |
| Proposed Subdivision Name   |   |
| Unit / Phase Number   | <b>25</b><br>Total Number of Lots Created |
| Additional Information _____  |   |
| <input checked="" 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

|   |                   |       |
|---|-------------------|-------|
| <b>PLAT TYPE</b>  | Fee 1             | Total |
| <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission                  | <b>\$1,175.00</b> |       |
| <b>ATTACHMENTS</b>  | Fee 2             |       |
| <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request | Fee 3             |       |
| <b>ADDITIONAL REQUIREMENTS</b>  |                   |       |
| <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 checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan)                      |                   |       |

## AUTHORIZATION

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

|                          |  |                           |
|--------------------------|--|---------------------------|
| Applicant Signature      | <b>S&amp;E Properties, LLC</b><br>Please Print | <b>10/30/2023</b><br>Date |
| Phone / Email            |  |                           |
| Property Owner Signature | <b>S&amp;E Properties LLC</b><br>Please Print  | <b>10/30/2023</b><br>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

Owner

Applicant Name

Affiliation

11/27/2023

12/14/2023

Date Filed

Meeting Date (if applicable)

File Number(s)

12-SF-23-C/  
12-G-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

Scott Smith

S&E Properties, LLC & LP Partners LLC

Name

Company

405 Montbrook Lane

Knoxville

TN

37919

Address

City

State

ZIP

(865) 567-5111

ssmith@volrealty.com

Phone

Email

### CURRENT PROPERTY INFO

S&E Properties, LLC & LP Partners LLC

405 Montbrook Lane

(865) 567-5111

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

General Location

Tract Size

☐ City ☐ County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

☒ Residential ☐ Non-Residential

Home Occupation (specify) Single Family Residential

Related City Permit Number(s)

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

## SUBDIVISION REQUEST

Lantern Park

Related Rezoning File Number

Proposed Subdivision Name

NA

25

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

### 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

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

Applicant Signature

Scott Smith

11/27/23

Please Print

Date

(865) 567-5111

ssmith@volrealty.com

Phone Number

Email

Property Owner Signature

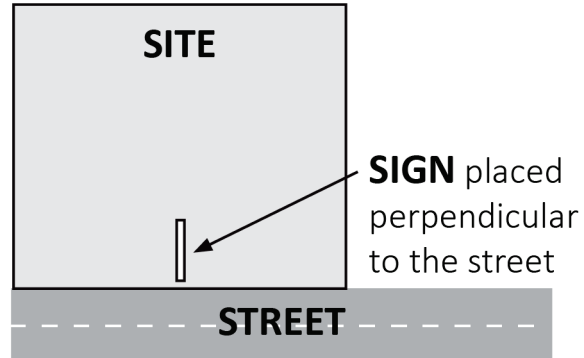
Scott Smith, S&E Properties

Please Print

Date Paid

Scott Smith, LP Partners

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: S&E Properties, LLC

Date: 10/30/2023

File Number: 12-SF-23-C & 12-G-23-DP



Sign posted by Staff



Sign posted by Applicant