

CONCEPT PLAN / DEVELOPMENT PLAN

5-SD-25-C / 5-I-25-DP

Petitioner: Trent G. Harrell, PE



Detached residential subdivision in A (Agricultural)

Original Print Date: 3/28/2025

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

Map No: 135

Jurisdiction: City and County



STAFF REVIEW ☐

Development Request

Subdivision ☒ Concept Plan ☐ Final Plat**Zoning** ☐ Rezoning ☐ Plan Amendment**Development** ☒ Development Plan ☐ Planned Development ☐ Use on Review / Special Use ☐ Hillside Protection COA

Trent G. Harrell, PE

Civil and Environmental Consultants, Inc.

Applicant Name

Affiliation

03/20/2025

File Number(s)

Date Filed

Meeting Date (if applicable)

5-SD-25-C
5-I-25-DP

Correspondence

All correspondence will be directed to the approved contact listed below.

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

Trent G. Harrell, PE

Civil and Environmental Consultants, Inc

Name

Company

2704 Cherokee Farm Way

Knoxville

TN

37920

Address

City

State

ZIP

865-340-4956

Phone

Email

Owners: MALONEY ESTATES LLC, 420 MAY ACQUISITIONS LLC, 3524 MALONEY LLC, PEACOCK WAY LLC, FOSTER JEFFREY B & REECE M

Current Property Info

Parcels: 135 002, 135 00301, 135 003, 135 00601, 135 00602

See list of owners above.

307 Blue Peacock Way, Seymour TN

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

See list of addresses below.

See list of parcels above.

Property Address

Parcel ID

KUB

KUB

Y

Sewer Provider

Water Provider

Septic (Y/N)

Addresses: 0 MALONEY RD, 3526 MALONEY RD, 3524 MALONEY RD, 3518 MALONEY RD, 3516 MALONEY RD

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Single Family Residential

Proposed Use

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

MARCH 2025

Subdivision Request

Maloney Estates

Proposed Subdivision Name

1

☐ Combine Parcels

☒ Divide Parcel

Unit / Phase Number

15-20

Proposed Number of Lots (total)

RELATED REZONING FILE NUMBER

☐ Other (specify) _____

Specify if requesting: ☒ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Zoning Request

☐ Zoning Change

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ Other (specify) _____

PENDING PLAT FILE NUMBER

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

Harrell, Trent

Digitally signed by Harrell, Trent
DN: cn=Harrell@knox.gov, cn=Harrell, Trent, ou=Users,
ou=Knoxville, DC=knox.gov, DC=knox.gov
Reason: I have reviewed this document
Date: 2025.03.20 08:23:25-0400

Trent G. Harrell, PE

03/21/2025

Applicant Signature

Please Print

Date

865-340-4956

Phone Number

Email

Maloney Estates LLC

03/21/2025

Property Owner Signature

Please Print

Date Paid

Staff Use Only

ADDITIONAL REQUIREMENTS ☐ Property Owners / Option Holders

FEE 1	FEE 2	FEE 3	TOTAL

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

Barry I. Shuler

Printed Name

March 24 2025

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:

Pavement width reduction from 26' to 20' per Sub. Reg. 3.03.D.3.a.
20' Road width conforms with AASHTO Green Book Exhibit 5-5 per speed limits up to 50 MPH

Approval required by: Planning Commission ☒ Engineering ☐

Engineering supports the alternative design standard requested

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

Engineering Comments:

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

ROW width reduction from 50' to 40' per Sub. Reg. 3.03.D.3.a.
AASHTO Green Book p391

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

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

Engineering Comments:

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Maximum intersection grade from 1% to 3% per Sub. Reg. 3.04.H.3.
AASHTO Green Book p586

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard requested

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

Engineering Comments:

4. 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:

5. 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:

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, after written application, grant variations to the 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 these regulations if the purpose of the variation is solely for financial gain. 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 the following hardships are met:
 - 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 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.

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

Barry L. Shuler

Printed Name

3-20-25

Date

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1. VARIANCE REQUESTED:

1. Reduced K values for the vertical profile of the proposed road.
2. Private access easement for landlocked lots.
3. Reduction in periphery setback for lot 1.

Specify the hardship that would result for each of the variance criteria:

- A. Pertaining to the particular surroundings, shape, or topographical conditions of the subject property:

The existing topography limits the available area for development due to its proximity to the water body, as well as efforts to preserve the existing trees and vegetation. Additionally, the current structures on the site have restricted access, and requiring a right-of-way (R.O.W.) frontage would further constrain the site's development potential.

- B. Pertaining to conditions unique to the property that are not applicable to other property and has not been created by any person having an interest in the property.

The site features existing dwellings, dense vegetation, and trees that the developer aims to preserve to maintain the area's natural character. Additionally, the development is located near a water body, and the developer prefers to retain as much of the existing landscape as possible to preserve the site's environmental integrity.

- C. Pertaining to the granting of a variance will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

The proposed development is designed to generally conform to the established standards set forth by Knox County. These standards are aligned with those of surrounding developments and neighboring municipalities, ensuring that the project integrates seamlessly with the surrounding area. Furthermore, the development will adhere to best practices for safety, infrastructure, and environmental preservation, minimizing any negative impact on the community. The design prioritizes responsible land use, ensuring that both public and private interests are protected, and the development will enhance the neighborhood without compromising the well-being of residents or the integrity of surrounding properties.

To be completed by the City or County Department of Engineering, as applicable:

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

Engineering Comments:

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2. VARIANCE REQUESTED:

Specify the hardship that would result for each of the variance criteria:

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The existing topography limits the available area for development due to its proximity to the water body, as well as efforts to preserve the existing trees and vegetation. Additionally, the current structures on the site have restricted access, and requiring a right-of-way (R.O.W.) frontage would further constrain the site's development potential.

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Signature

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To be completed by the City or County Department of Engineering, as applicable:

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

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To be completed by the City or County Department of Engineering, as applicable:

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

Engineering Comments:

Public Notice and 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). We require applicants to acknowledge their role in this process.

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.

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.

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

☐ Yes ☐ No

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

Date to be Posted

Date to be Removed

Applicant Signature

Barry Shular, Maloney estates,llc

Applicant Name

Date

3-20-25