



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 4-SB-26-C  
4-D-26-DP

**AGENDA ITEM #:** 45  
**AGENDA DATE:** 4/9/2026

▶ **SUBDIVISION:** HAYDEN FARM

▶ **APPLICANT/DEVELOPER:** JOSH SANDERSON/PRIMOS LAND COMPANY LLC

**OWNER(S):** Josh Sanderson

**TAX IDENTIFICATION:** 103 072 [View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 11503 BARKLEY KNOLL LN

▶ **LOCATION:** North of Barkley Knoll Ln and Pepper Bush Ln intersection

**GROWTH POLICY PLAN:** Rural Area

**FIRE DISTRICT:** Karns Fire Department

**WATERSHED:** Beaver Creek

▶ **APPROXIMATE ACREAGE:** 48.58 acres

▶ **ZONING:** PR (Planned Residential) up to 3 du/ac, F (Floodway)

**PLACE TYPE:** RL (Rural Living), RC (Rural Conservation), SP (Stream Protection), HP (Hillside Ridgetop Protection)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land, Water

▶ **PROPOSED USE:** Single family lots

**SURROUNDING LAND USE AND ZONING:** North: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac, F (Floodway)

South: Agriculture/forestry/vacant land, single family residential - PR (Planned Residential) up to 3 du/ac, A (Agricultural)

East: Single family residential, multifamily residential - PR (Planned Residential) up to 3 du/ac, PR (Planned Residential) up to 2.5 du/ac

West: Agriculture/forestry/vacant land, rural residential - A (Agricultural)

▶ **NUMBER OF LOTS:** 42

**SURVEYOR/ENGINEER:** Wanis A. Rghebi, PE Southland Engineering Consultants, LLC

**ACCESSIBILITY:** Access is via Barkley Knoll Lane, a local street with a pavement width of 26 ft within a 50-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

#### VARIANCES

1. Reduce the K value from 25 to 14.29 Road A sta 0+37 to 2+11
2. Reduce the K value from 25 to K=24.76 Road A sta 3+72 to 5+11
3. Reduce the K value from 25 to K=17.28 at end of Road B sta 7+44 to 8+72
4. Road A reduce tangent from 150 ft to 116.9 ft sta 5+10 to 6+26
5. Road A reduce tangent from 150 ft to 135 ft sta 11+46 to 12+81
6. Road A reduce tangent from 150 ft to 59 ft sta 3+83 to 4+42

#### ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX

**COUNTY PLANNING COMMISSION APPROVAL**

1. Reduce the horizontal curve from 250' to 215' on Road A 0+90 to 3+92
2. Reduce the horizontal curve from 250' to 220' on Road A 21+50

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)**

1. Increase the intersection grade from 1% to 2% at Road A and B
2. Increase the intersection grade from 1% to 2% at Road A and Barkley Knoll
3. Pavement width reduction from 26 ft to 22 ft

---

**STAFF RECOMMENDATION:**

- Approve the variance to reduce the K value from 25 to 14.29 at sta Road A from sta 0+37 to 2+11.
- A. Due to the existing steeper topography along Road A, a reduction of the vertical curve length is needed to keep site grading balanced.
- B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.
- C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the K value from 25 to K=24.76 at Road A from sta 3+72 to 5+11.

A. Due to the existing steeper topography along Road A, a reduction of the vertical curve length is needed to keep site grading balanced.

B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the K value from 25 to K=17.28 at the end of Road B from sta 7+44 to 8+72.

A. Due to the existing steeper topography along Road B, a reduction of the vertical curve length is needed to keep site grading balanced.

B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the Road A tangent from 150 ft to 116.9 ft from sta 5+10 to 6+26.

A. The property has steep topography in this location.

B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the Road A tangent from 150 ft to 135 ft from sta 11+46 to 12+81.

A. The property has steep topography in this location.

B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood.

**Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.**

**Approve the variance to reduce the Road A tangent from 150 ft to 59 ft from sta 3+83 to 4+42.**

**A. The property has steep topography in this location.**

**B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.**

**C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood.**

**Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.**

**Approve the alternative design standards based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.**

**Approve the Concept Plan subject to 10 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. 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 as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
4. Providing a sight distance easement through the horizontal curve radius less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveway that cannot be located outside the sight distance easement must have a 20-ft depth outside the sight distance easement.
5. Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval during the design plan phase regarding the potential stream. The required stream buffers must be provided on the final plat if this is determined to be a stream. This may impact several lots, which may have to be consolidated or eliminated to provide buildable area outside the stream buffers.
6. Obtaining a Letter of Map Revision from FEMA (LOMR-F) to update the flood zones and base elevations on the property to accommodate the fill in the floodplain or putting the floodplain below the No Fill line, in a common area (Lots 25-42).
7. Installation of sidewalks on Roads A and B, as shown on the concept plan.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.
10. 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.

► **Approve the development plan for up to 42 detached residential lots, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Implementing reforestation of graded slopes and/or reducing the grading shown on the plan to comply with the recommended land disturbance of 13.07 acres, as shown in the slope analysis for the entire property. The Knox County Department of Engineering and Public Works will review and approve the timing for the tree planting installation during the design plan phase.

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:**

The request is for a 42-lot single family lot subdivision on 47 acres, Phase III of Hayden Farms. A stub out was provided with the original subdivision. The roads will have a reduced pavement width from 26 ft to 22 ft because of the steep slopes, and sidewalks will be provided.

**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 3 du/ac. The total site contains approximately 100 acres. The applicant is proposing to subdivide 42 lots, which will bring the development density to 1.96 du/ac.

B. The PR zone allows single family 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).

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property is within the RC (Rural Conservation), RL (Rural Living) placetypes and is in the HP (Hillside Protection) and SP (Stream Protection) area, on the Future Land Use Map. Single family houses are considered a primary use in the RC and RL place types.

B. There are steep slopes along the property. The recommended land disturbance from the slope analysis is 13.07 acres. The plan is disturbing 16.1 acres. Staff is recommending a condition to disturb no more than 13.07 acres or reforest. This is consistent with Policy 7, which encourages development practices that conserve and connect natural features and habitat. The rear of Lots 24-41 backs up to Beaver Creek, and much of the lot is covered by the floodplain. There is a condition of approval to put the floodplain in a common area or provide a LOMR-F.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 2, ensuring that development is sensitive to existing community character. The single family lots are similar to the single family lots in the area.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area of the Growth Policy Plan. The 2024 update to the Growth Policy Plan limits density to 2 du/ac with adequate infrastructure. However, this property was rezoned under the previous version of the Growth Policy Plan, which allowed density of up to 3 du/ac. This property is being developed at 0.89 du/ac (total site 1.96 du/ac) so it does meet the updated Growth Policy Plan's maximum allowed density. Phase 2 of Hayden Farms and connects to the existing Hayden Farms subdivision, which has sewer and two road connections to Sam Lee Rd, a classified road.

ESTIMATED TRAFFIC IMPACT: 454 (average daily vehicle trips)

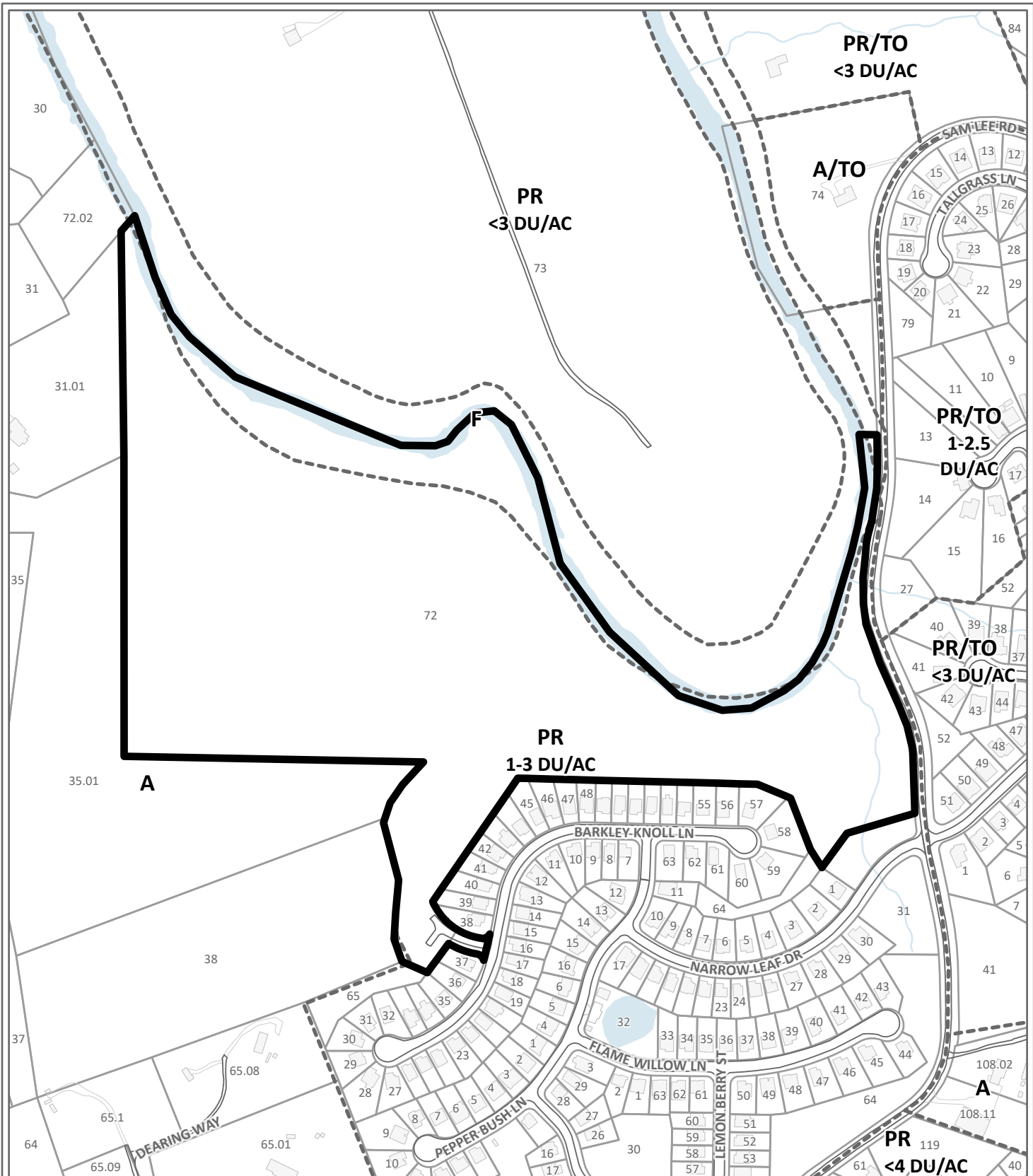
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 15 (public school children, grades K-12)

Schools affected by this proposal: Mill Creek 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.

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



**CONCEPT PLAN / DEVELOPMENT PLAN**

**4-SB-26-C / 4-D-26-DP**

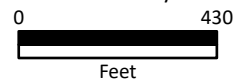
**Petitioner:** Josh Sanderson/Primos Land Company LLC



Single family lots in PR (Planned Residential) up to 3 du/ac, F (Floodway)

**Map No:** 103

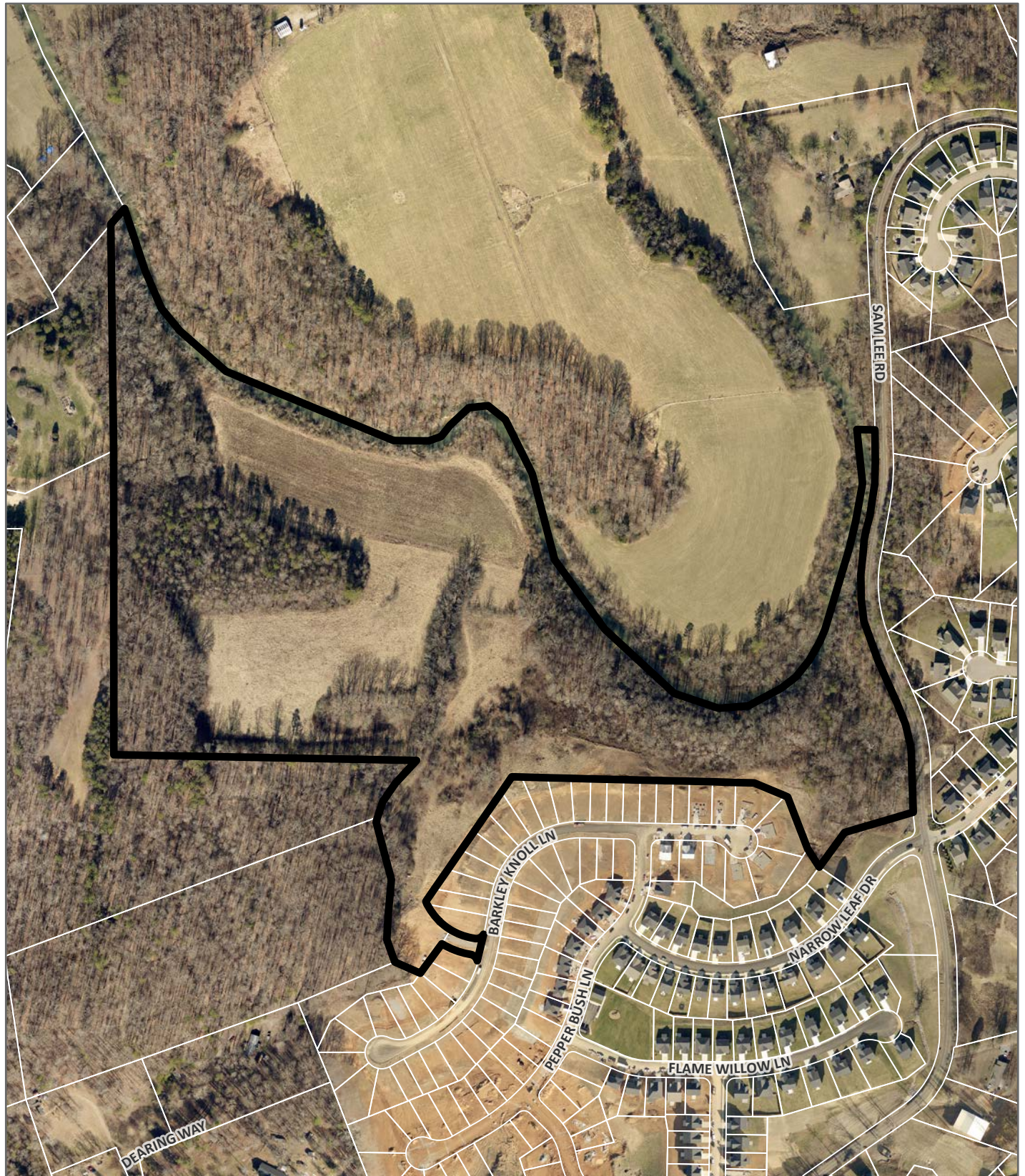
**Jurisdiction:** County



**Original Print Date:** 3/19/2026

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

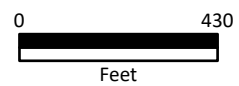
# Exhibit A. Contextual Images



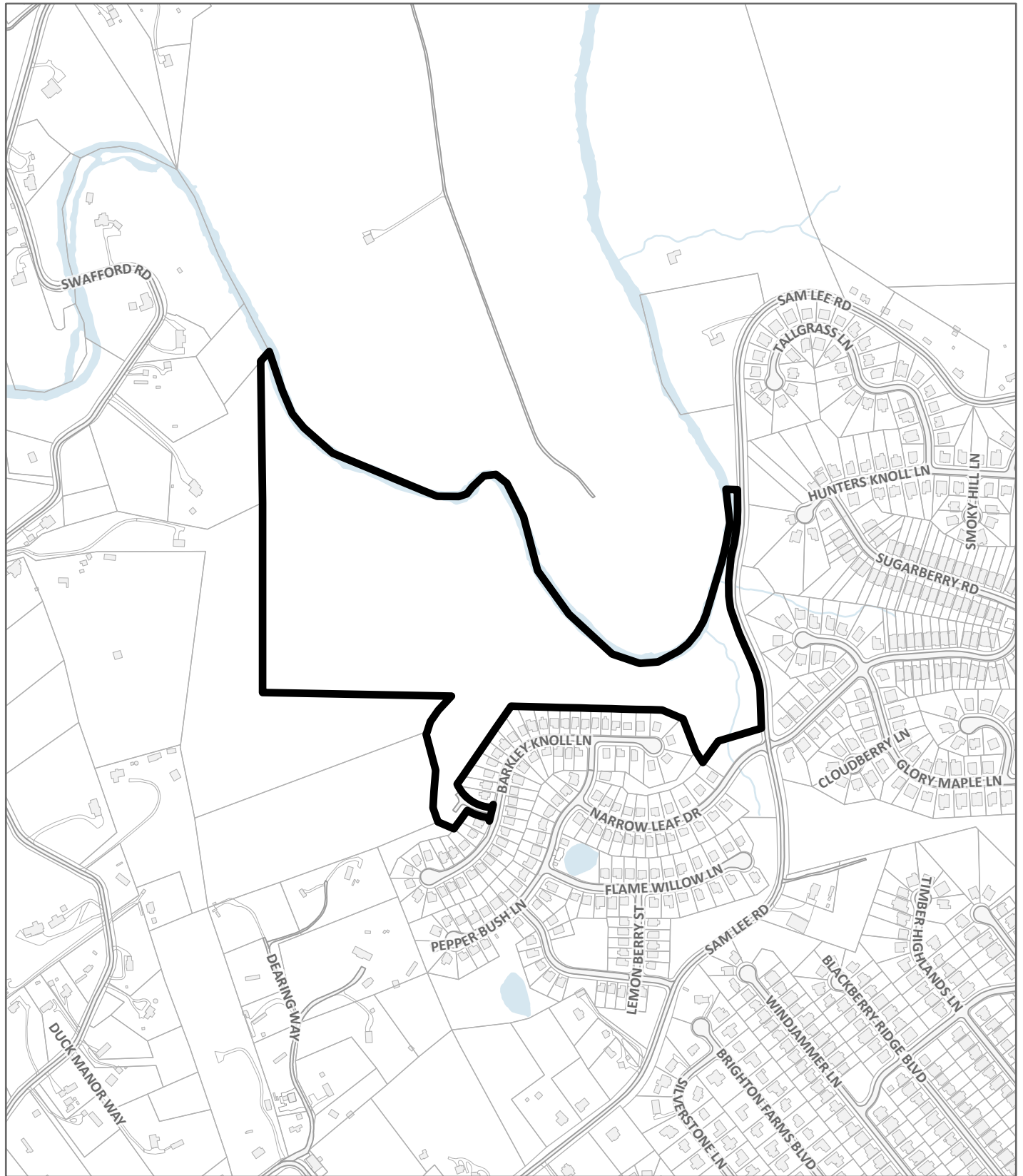
## AERIAL MAP



Case boundary



# Exhibit A. Contextual Images

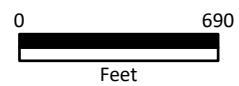


**LOCATION MAP**

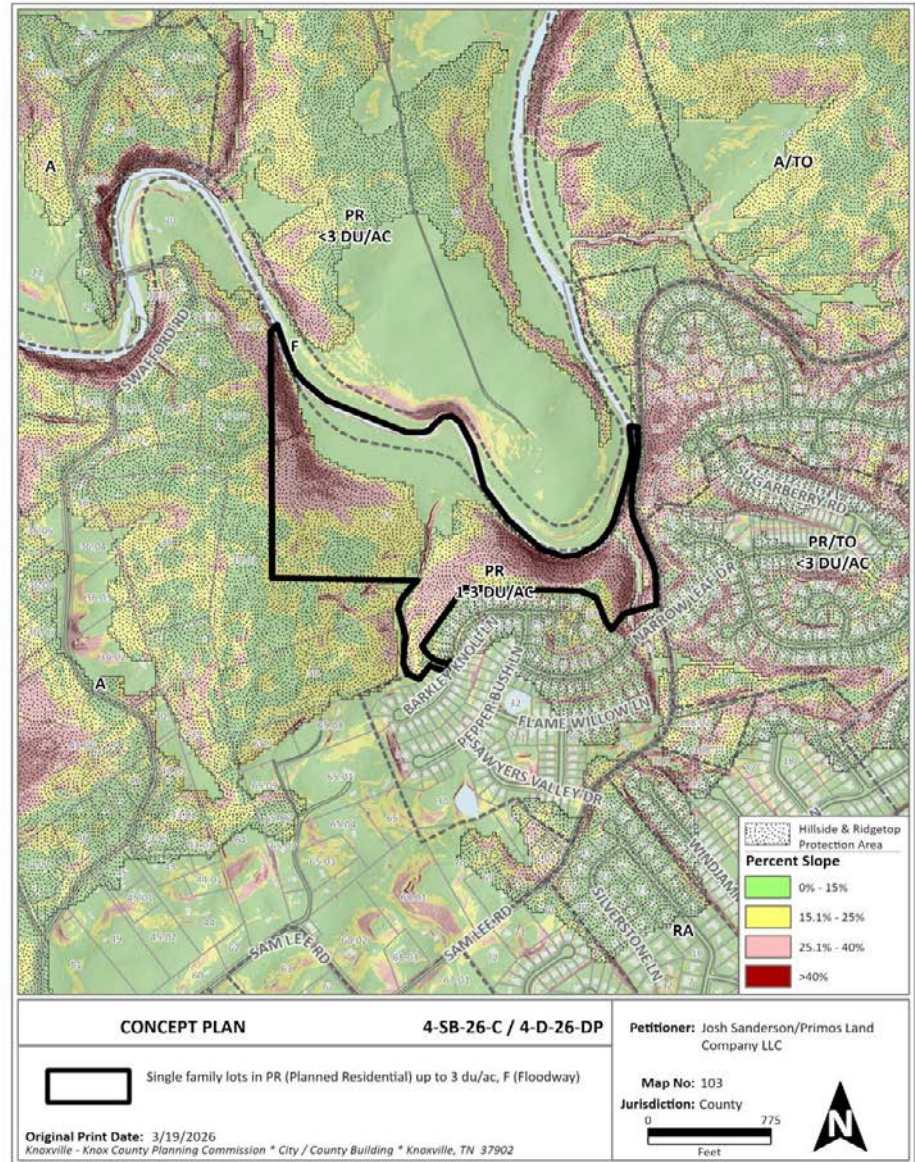
**4-SB-26-C / 4-D-26-DP**



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>48.71</b>		
Non-Hillside	14.33	N/A	
0-15% Slope	4.43	100%	4.43
15-25% Slope	11.32	50%	5.66
25-40% Slope	11.47	20%	2.29
Greater than 40% Slope	7.17	10%	0.72
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>34.38</b>	Recommended disturbance budget within HP Area (acres)	<b>13.10</b>
		Percent of HP Area	<b>38.1%</b>



CONCEPT & DESIGN PLAN  
FOR

HAYDEN FARMS PHASE III

CLT MAP 103, PARCEL 072  
DISTRICT-6, KNOX COUNTY, TENNESSEE

THREE DAYS PRIOR TO ANY EARTHWORK  
OR CONSTRUCTION CONTRACTOR MUST  
CONTACT  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR  
CONFIRMATION NUMBER: 16092614  
CONFIRMATION NUMBER: 16098526

INDEX OF PLANS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	DESIGN PLAN, PHASE III, SHEET-2
3	DESIGN PLAN, PHASE III, SHEET-3
4	ROAD PROFILE "A"
5	ROAD PROFILE "B"
6	GRADING PLAN



OWNER:  
PRIMOS LAND COMPANY, LLC  
4907 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE (865) 694-8582  
FAX: (865) 693-9699

SITE ADDRESS:  
11503 BARKLEY KNOLL LANE  
KNOXVILLE, TENNESSEE 37932

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4909 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE (865) 694-7756  
FAX (865) 693-9699  
E-MAIL: [engeth@sengconsultants.com](mailto:engeth@sengconsultants.com)  
[www.southlandengineeringusa.com](http://www.southlandengineeringusa.com)

This is to certify that I have consulted the Federal Insurance  
Administration Flood Hazard Boundary Map, and found that the  
above described is not located in a special flood hazard area as  
shown on the Federal Insurance Rate Map Panel 4799A/0233G,  
Knox County Commission Number 475433 effective date August 3,  
2013.  
Date: 3-17-26

Signature: [Handwritten Signature] 3-17-26

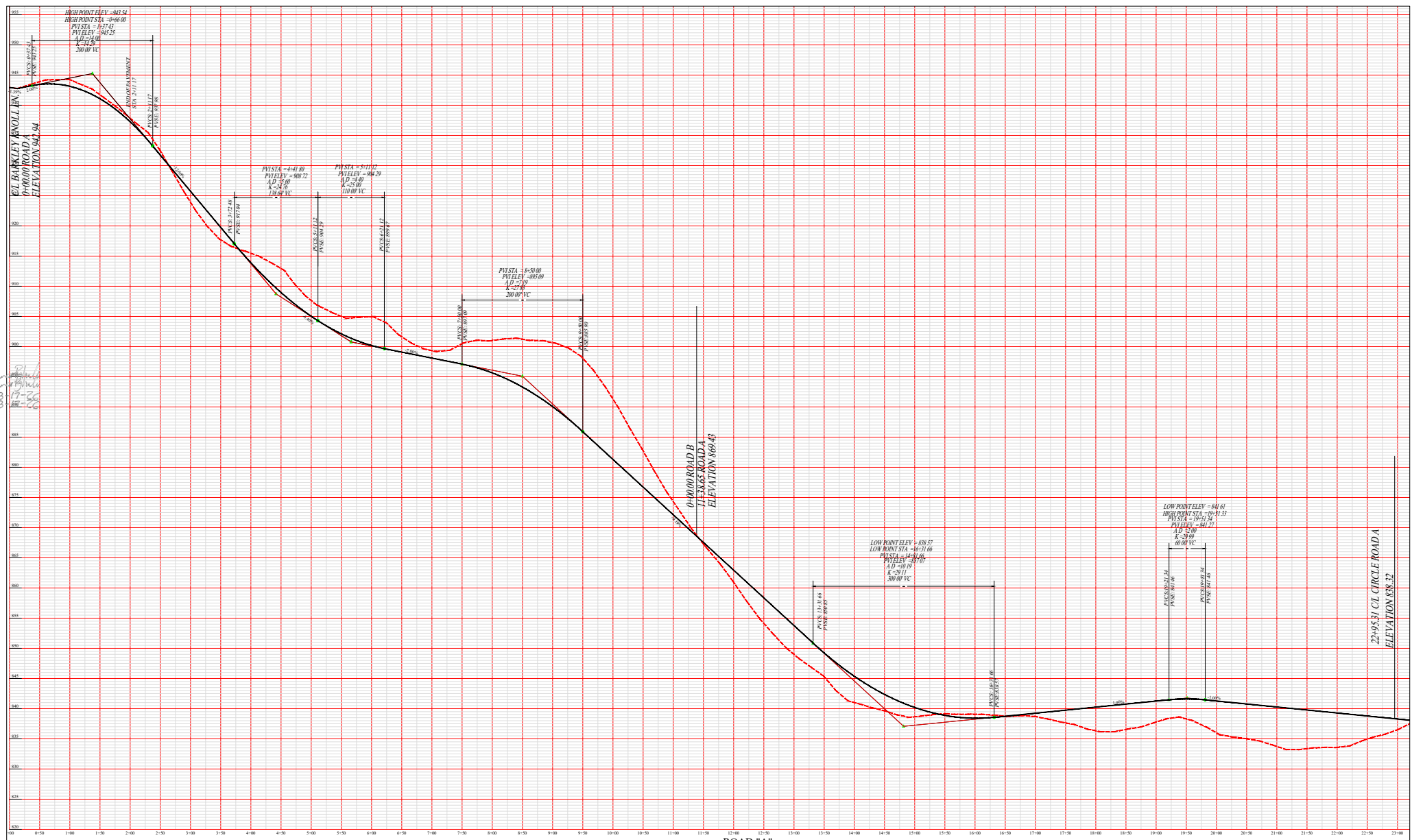
CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM AN ENGINEER LICENSED TO PRACTICE  
UNDER THE LAWS OF THE STATE OF TENNESSEE AND THAT THE  
ENGINEERING INFORMATION PROVIDED AS PART OF THIS SERVICE  
PLANS ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
ENGINEER: [Handwritten Signature]  
TENNESSEE CERTIFICATE NUMBER: 2006  
3-17-26



PERMITS FOR THIS PROJECT ARE ISSUED THROUGH KNOX COUNTY GOVERNMENT







ROAD "A"  
50' R-O-W WITH 22' WIDE PAVEMENT

OWNER/DEVELOPER  
PRIMOS LAND COMPANY, LLC  
400 BALL RD.  
KNOXVILLE, TN 37931  
PHONE: (865) 684-7756  
FAX: (865) 680-8609  
EMAIL: JOSH@PRIMOS.COM

SITE ADDRESS  
1200 BARKLEY KNOLL LANE  
KNOXVILLE, TENNESSEE 37932



FILE # 4-SB-26-C & 4-D-26-DP

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND DEVELOPMENT  
4000 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 684-7756  
FAX: (865) 680-8609  
E-MAIL: southland@engconsultants.com  
www.southlandengconsultants.com

DESIGNED	WAR	APPROVED	
ENGINEER			
DRAWN	WAR		
CHECKED	WAR		

NO.	DATE	REVISION	APP.
1	3-13-20	REVISED PER K.P. COMMENTS	
2			
3			

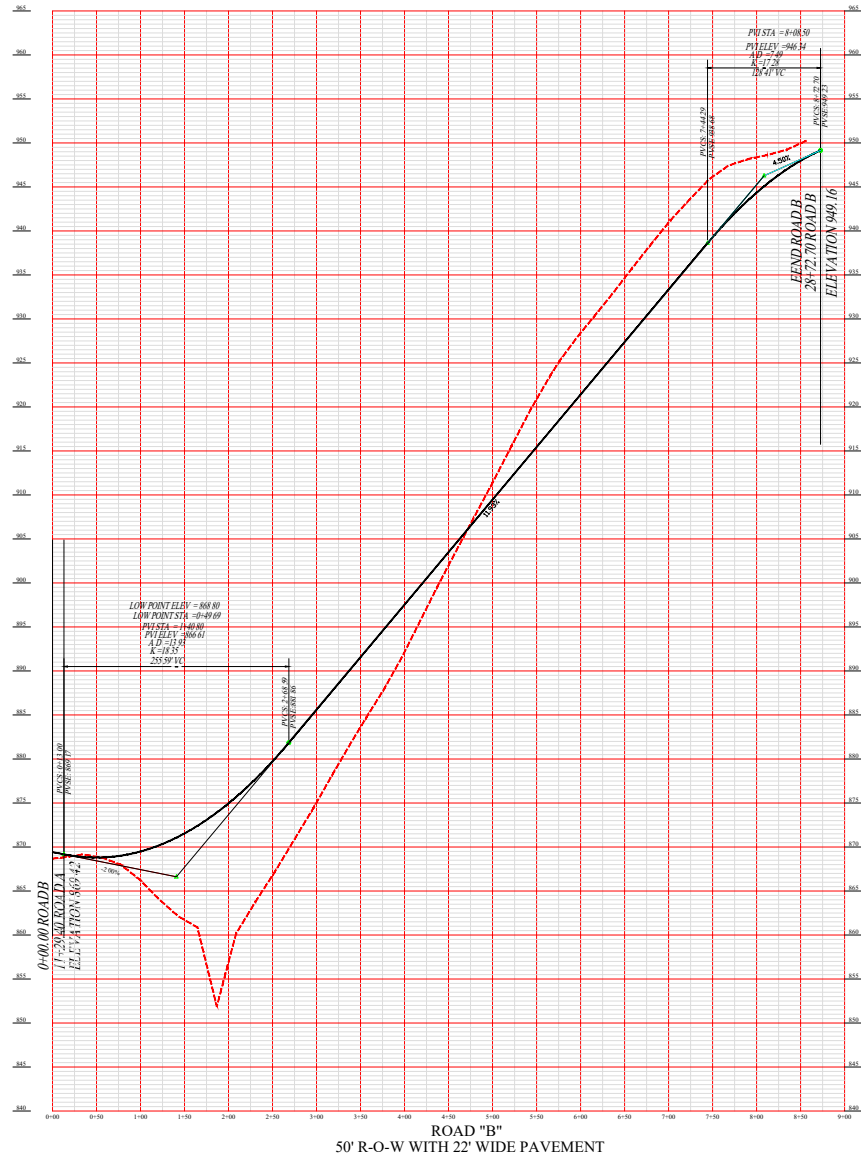


SCALE  
HORIZONTAL SCALE: 1"=20'  
CONTOUR INTERVAL: 2'  
DATE  
01-22-2026

DEED REFERENCES:  
INST # 202007170004952

PROPERTY OF  
HARDIN VALLEY FARM DEVELOPMENT ON SAM LEE ROAD  
CLT MAP 103, PARCEL 072  
DISTRICT-6, KNOX COUNTY, TENNESSEE

HFS-III-01-22-26-RP-SH14  
SHEET 4 OF 6 SHEETS



ROAD "B"  
50' R-O-W WITH 22' WIDE PAVEMENT



SITE ADDRESS  
1150 BARREY KNOLL LANE  
KNOXVILLE, TENNESSEE 37912

OWNER/DEVELOPER  
PRIMO'S LAND COMPANY, LLC  
600 HALL RD.  
KNOXVILLE, TN 37911  
PHONE: (865) 694-7756  
FAX: (865) 693-5699  
EMAIL: JOSH@PRIMOS.CO.COM

FILE # 4-SB-26-C & 4-D-26-DP

SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4000 BALL ROAD  
KNOXVILLE, TENNESSEE 37911  
PHONE: (865) 694-7756  
FAX: (865) 693-5699  
E-MAIL: southland@seconline.com  
www.southlandengineers.com

DESIGNED	WAR	APPROVED
ENGINEER		
DRAWN	WAR	
CHECKED	WAR	

NO.	DATE	REVISION	APP.
1	3-13-20	REVISED PER KP COMMENTS	

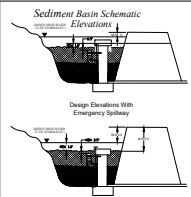


SCALE  
HORIZONTAL SCALE: 1"=20'  
CONTOUR INTERVAL: 2'  
DATE  
01-22-2024

DEED REFERENCES:  
INST # 202007170004952

PROPERTY OF  
HARDIN VALLEY FARM DEVELOPMENT ON SAM LEE ROAD  
CLT MAP 103, PARCEL 072  
DISTRICT-6, KNOX COUNTY, TENNESSEE

HFS-III-01-22-26-RP-SH5  
SHEET 5 OF 6 SHEETS



PERMANENT SEDIMENT VOLUME FOR POND #1  
 1. TOTAL STORAGE VOLUME (1.126 AC @ 2' BELOW 544.0)  
 2. 1 YEAR STORAGE VOLUME (1.126 AC @ 2' BELOW 543.0)  
 3. 2 YEAR STORAGE VOLUME (1.126 AC @ 2' BELOW 542.0)  
 4. 100 YEAR STORAGE VOLUME (1.126 AC @ 2' BELOW 541.0)

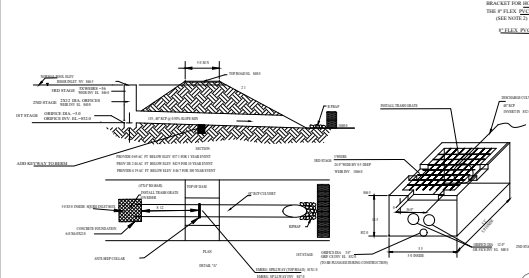
NOTE:  
 1. TOTAL STORAGE VOLUME FOR SEDIMENT POND #1 - 43.3 ACRES  
 2. TOTAL STORAGE VOLUME FOR SEDIMENT POND #2 - 10.1 ACRES  
 3. TOTAL STORAGE VOLUME FOR SEDIMENT POND #3 - 10.1 ACRES  
 4. TOTAL STORAGE VOLUME FOR SEDIMENT POND #4 - 10.1 ACRES  
 5. TOTAL STORAGE VOLUME FOR SEDIMENT POND #5 - 10.1 ACRES  
 6. TOTAL STORAGE VOLUME FOR SEDIMENT POND #6 - 10.1 ACRES  
 7. TOTAL STORAGE VOLUME FOR SEDIMENT POND #7 - 10.1 ACRES  
 8. TOTAL STORAGE VOLUME FOR SEDIMENT POND #8 - 10.1 ACRES  
 9. TOTAL STORAGE VOLUME FOR SEDIMENT POND #9 - 10.1 ACRES  
 10. TOTAL STORAGE VOLUME FOR SEDIMENT POND #10 - 10.1 ACRES

NO.	DATE	DESCRIPTION	BY	CHKD.
1	01-22-2026	ISSUED FOR PERMITS	WAL	WAL
2	01-22-2026	REVISED PER COMMENTS	WAL	WAL
3	01-22-2026	REVISED PER COMMENTS	WAL	WAL
4	01-22-2026	REVISED PER COMMENTS	WAL	WAL
5	01-22-2026	REVISED PER COMMENTS	WAL	WAL
6	01-22-2026	REVISED PER COMMENTS	WAL	WAL
7	01-22-2026	REVISED PER COMMENTS	WAL	WAL
8	01-22-2026	REVISED PER COMMENTS	WAL	WAL
9	01-22-2026	REVISED PER COMMENTS	WAL	WAL
10	01-22-2026	REVISED PER COMMENTS	WAL	WAL

NOTE:  
 CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC SAFETY  
 MEASURES TO BE TAKEN TO PROTECT ALL ADJACENT PROPERTIES TO  
 BE CONSTRUCTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR  
 OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM  
 THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE  
 RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND  
 APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR  
 SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS  
 AND APPROVALS FROM THE APPROPRIATE AGENCIES.

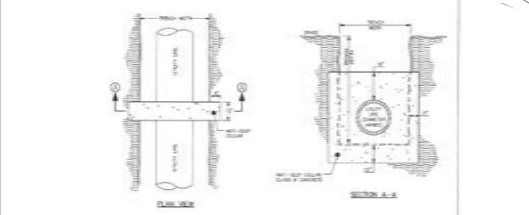
NOTE:  
 CONTRACTOR TO NOTIFY ENGINEER  
 BEFORE START OF CONSTRUCTION

NOTE:  
 THREE DAYS PRIOR TO ANY EARTHWORK  
 OR CONSTRUCTION CONTRACTOR MUST  
 NOTIFY:  
 TENNESSEE ONE-CALL  
 1-800-351-1111  
 RECORD AND SAVE YOUR  
 CONFIRMATION NUMBER

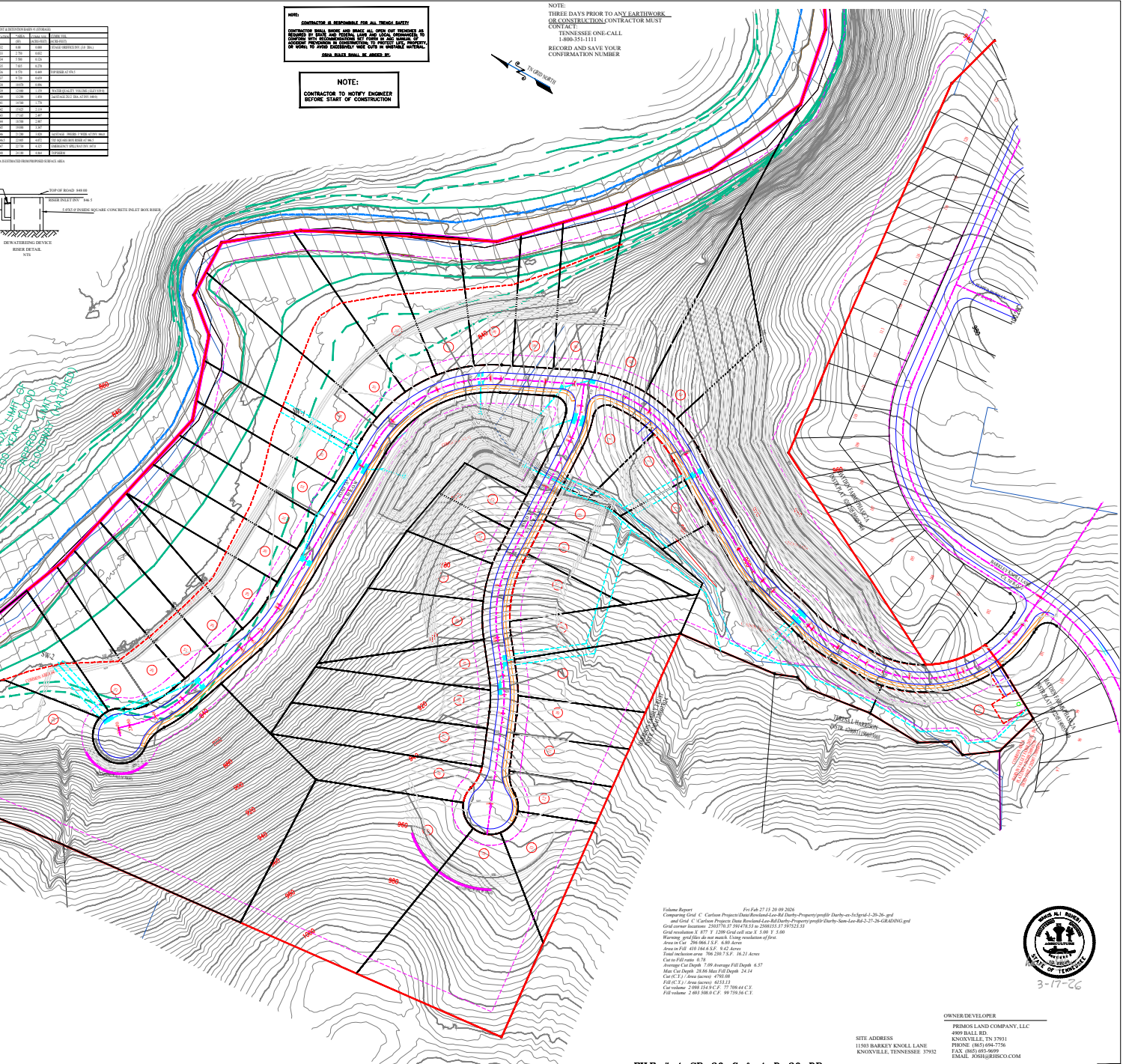


POND #1 DETAILS  
 FOR WET POND: AVERAGE TSS REMOVAL 80%  
 TOTAL TSS REMOVAL FOR SITE - 80.0% POND #1  
 1 YEAR DRAW DOWN TIME - 17 DAYS - 42.7 HOURS

- NOTE:
1. ALL LOW LEVELS ON THIS SHEET SHALL BE PLACED DURING CONSTRUCTION TO MAKE DETENTION BASINS AS SHOWN.
  2. SEDIMENT POND SHALL BE DRAINED AFTER 72 HOURS AFTER THE END OF THE FLOOD EVENT BY OPENING THE 6" FLEX PVC PIPE IN THE POND AS SHOWN ABOVE (SEE DRAINING DEVICE).
  3. SEDIMENT POND WILL CONVERT TO DETENTION BASIN AFTER PROJECT COMPLETION.
  4. THERE SHALL BE A WATER TIGHT SEAL BETWEEN THE REEF BARS AND THE REEF CURB.
  5. A DRAINAGE DUCT TO THE BERM, THE MINIMUM BERM COMPACTION SHALL BE NO LESS THAN 95%.
  6. ALL DETENTION BASIN DISCHARGE CURBS MUST HAVE ANTI-SHEEP COLLARS.
  7. NO AGGREGATE PIPE BEDDING MAY BE USED IN THE POND BASIN.



ANTI-SHEEP COLLAR DETAIL  
 NTS



Volume Report  
 Project: C. Carlson Property Development  
 Date: 01/22/2026  
 Scale: 1" = 40' (Horizontal)  
 Scale: 1" = 10' (Vertical)  
 Contour Interval: 2'  
 Date: 01-22-2026



OWNER/DEVELOPER  
 PRIMUS LAND COMPANY, LLC  
 400 BELL RD.  
 KNOXVILLE, TN 37931  
 PHONE: (865) 698-7756  
 FAX: (865) 693-9699  
 EMAIL: PSM@PRIMUS.COM

SITE ADDRESS  
 1150 BARREY KNOLL LANE  
 KNOXVILLE, TENNESSEE 37932

FILE # 4-SB-26-C & 4-D-26-DP

DESIGNED	WAR	APPROVED	ENGINEER
DRAWN	WAR		
CHECKED	WAR		

NO.	DATE	REVISION	COMMENTS	APP.
1	01-22-2026	REVISED PER COMMENTS		



SCALE  
 HORIZONTAL SCALE: 1" = 40'  
 VERTICAL SCALE: 1" = 10'  
 DATE: 01-22-2026

DEED REFERENCES:  
 DEED INST. # 202312000729

GRADING FOR HAYDEN FARMS, PHASE III  
 ON SALLEE ROAD  
 CLT MAP 103, PARCEL 072  
 DISTRICT-6, KNOX COUNTY, TENNESSEE

HFS-III-01-22-26-GP-SH6  
 SHEET 6 OF 6 SHEETS

COPYRIGHT 2026

# 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.

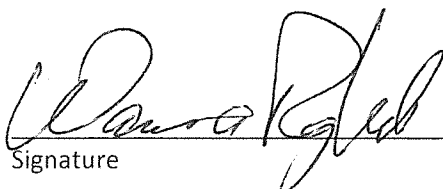
### Alternative Design Standards Requiring Planning Commission Approval

- 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

Wanis A. Rgebi, PE, RLS

Printed Name

3-25-26

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 the horizontal curve from 250' to 215' on Road A 0+90 to 3+92

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested  
(to be completed during review process): YES  NO

Engineering Comments:

Because of topography

### 2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce the horizontal curve from 250' to 220' on Road A 21+50

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested  
(to be completed during review process): YES  NO

Engineering Comments:

Because of topography

### 3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the intersection grade from 1% to 2% at Road A and B.

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested  
(to be completed during review process): YES  NO

Engineering Comments:

Because of topography

#### 4. ALTERNATIVE DESIGN STANDARD REQUESTED:

Increase the intersection grade from 1% to 2% at Road A and Barkley Knoll

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested  
(to be completed during review process): YES  NO

Engineering Comments:

Because of topography and the existing paved road Barkley Knoll Drive

#### 5. ALTERNATIVE DESIGN STANDARD REQUESTED:

Pavement width reduction from 26 ft to 22 ft.

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested  
(to be completed during review process): YES  NO

Engineering Comments:

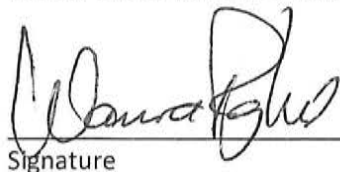
Because of topography

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.*



Wanis A. Rghebi, PE, RLS

3-25-26

Signature

Printed Name

Date

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

### 1. VARIANCE REQUESTED:

Reduce the K value from 25 to 14.29 Road A sta 0+37 to 2+11

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:

Because of topography

- 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.

All Variances are the same hardship

- 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.

All Variances are the same hardship

*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:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

## 2. VARIANCE REQUESTED:

Reduce the K value from 25 to K=24.76 Road A sta 3+72 to 5+11

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:

Because of topography

- 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.

- 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.

*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:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

### 3. VARIANCE REQUESTED:

Reduce the K value from 25 to K=17.28 at end of Road B sta 7+44 to 8+72

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:

Because of topography

- 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.

- 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.

*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:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

#### **4. VARIANCE REQUESTED:**

Road A reduce tangent from 150 ft to 116.9 ft sta 5+10 to 6+26

**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:

Because of topography

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.

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.

*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:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

## 5. VARIANCE REQUESTED:

Road A reduce tangent from 150 ft to 135 ft sta 11+46 to 12+81

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:

Because of topography

- 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.

- 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.

*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:

It is the applicant's responsibility to identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to. Each of the variance criteria must be addressed in the comments below with specific facts regarding the unique details of the property and/or project, as applicable.

**61. VARIANCE REQUESTED:**

Road A reduce tangent from 150 ft to 59 ft sta 3+83 to 4+42.

**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:

BECAUSE OF TOPOGRAPHY.

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.

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.

***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). The contact information you provide in your application may be used for that purpose. 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.*

03/28/2026

04/10/2026

Date to be Posted

Date to be Removed



Applicant Signature

Josh Sanderson

Applicant Name

2-18-26

Date

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

Yes  No

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