



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 9-SD-26-C

AGENDA ITEM #: 28

9-C-26-DP

AGENDA DATE: 9/10/2026

► **SUBDIVISION:** BRIGGS STATION

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

OWNER(S): Brian Mohnney Homestead Land Holdings, LLC

TAX IDENTIFICATION: 129 128

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1928 MARIETTA CHURCH RD

► **LOCATION:** East side of Marietta Church Rd, northeast of Broady Glan Ln

GROWTH POLICY PLAN: Rural Area

FIRE DISTRICT: Karns Fire Department

WATERSHED: Hickory Creek, Conner Creek

► **APPROXIMATE ACREAGE:** 94 acres

► **ZONING:** PR (Planned Residential) up to 2 du/ac

PLACE TYPE: RC (Rural Conservation), HP (Hillside Ridgeline Protection)

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

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Rural residential, agriculture/forestry/vacant land - A (Agricultural) PR (Planned Residential) up to 2 du/ac
South: Agriculture/forestry/vacant land, rural residential - A (Agricultural)
East: Agriculture/forestry/vacant land - PR (Planned Residential) up to 2 du/ac
West: Agriculture/forestry/vacant land, rural residential, public/quasi public land (church) - A (Agricultural) - PR (Planned Residential) up to 2.8 du/ac

► **NUMBER OF LOTS:** 131

SURVEYOR/ENGINEER: Russell N. Rackley, PE Rackley Engineering

ACCESSIBILITY: Access is via Marietta Church Road, a minor collector with a 19-ft pavement width within 40-50 ft of right-of-way

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

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING
COMMISSION APPROVAL
1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING
COMMISSION APPROVAL NOT REQUIRED)
1. Increase the intersection grade from 1% to 2% at Leatherback Rd.

2. Increase the intersection grade from 1% to 1.54% at Road 2 and Leatherback Rd.
3. Increase the intersection grade from 1% to 1.44% at Marietta Church Rd and Leatherback Rd.

STAFF RECOMMENDATION:

► **Approve the Concept Plan subject to 9 conditions.**

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Before certification of the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. 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.
7. Implementing the recommendations of the Briggs Station Subdivision – Traffic Impact Study (Ardurra, Nov 2021) as required by Knox County Engineering and Public Works during the design plan phase. If the TIA is further revised, it must be submitted to the Planning staff for review and approval by all applicable agencies.
8. Providing a 50-ft wide right-of-way stub-out from Leatherback Rd to the property to the east (parcel 129 12601). The stub-out shall be provided on the final plat and identified for future connection. The location of the stub-out shall be reviewed and approved by Knox County Engineering and Public Works during the design plan phase.
9. Install sidewalks per Chapter 54, Article IV of the Knox County Code, including but not limited to Leatherwood Rd and all internal road segments with 1,000 average daily trips (ADT) or more. The location of the sidewalks will be determined by Knox County Engineering and Public Works during the design plan phase.
10. Land disturbance within the HP area shall not exceed 44.43 acres, as recommended by the slope analysis (attached). The limit of disturbance is to be verified and delineated on the site with high-visibility fencing before grading permits are issued for the site. Undergrowth in the undisturbed HP areas may be cleared for passive recreational uses, such as walking trails. Selective tree removal is permissible for the removal of invasive species or to alleviate safety hazards, such as trees that are falling, dead, or dying.

► **Approve the Development Plan for up to 131 detached houses, as shown on the development plan, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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 property is located on Marietta Church Rd, just south of Hardin Valley Rd, and is zoned PR (Planned Residential) with a density of up to 2 du/ac. The 131-lot development on approximately 94 acres yields a density of 1.39 du/ac. The streets are public with a sidewalk running along the entrance road. This development will connect to Vining Mill, the adjacent subdivision to the north, which has completed phases 1 and 2. Vining Mill Phase 3 (9-SE-26-C/9-D-26-DP) shows connectivity to Catatoga (4-SA-22-C/4-C-22-UR), the adjacent subdivision northeast of Vining Mill.

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 2 du/ac. The density has been met as stated above.
- 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's place type is RC (Rural Conservation) within the HP (Hillside Protection) area on the Future Land Use Map. Single family homes are considered the primary use in the RC place type. Rural Conservation areas are intended to conserve forested areas, ridges, wetlands, and other significant natural areas by clustering development and minimizing land disturbance. Generally, these areas conserve between 50-70 percent of a site as natural open space. The total disturbance on the property is 49.1 acres (52%) on the 94-acre property.

B. Single family residential subdivisions shall be clustered in a pattern that preserves 50 percent or more open space on a given site. The total open space area is 55.51 acres (59%) of the 94-acre property. The disturbance within the Hillside protection area is 41.1 acres, which is within the recommended disturbance from the slope analysis of 44.43 acres.

3) KNOX COUNTY COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The single family lots are similar to other single family lots in the area, which is consistent with Policy 2, to ensure that development is sensitive to the existing community character.

B. The street and sidewalk connections to Vining Mill and Catatoga subdivisions are consistent with Policy 14.2 plan for improving network connectivity. Vining Mill, Catatoga, and Briggs Station subdivisions will have access via three entrances, providing users with alternative routes of travel. Additional network connectivity also allows for better dispersed traffic, less congestion, and increased walkability.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area of the Growth Plan. This property was rezoned to PR up to 2 du/ac in 2021 (6-E-21-RZ/6-B-21-SP). Residential development within the Rural Area shall be limited to no more than 2 du/ac. The 131-lot development on approximately 94 acres yields a density of 1.39 du/ac.

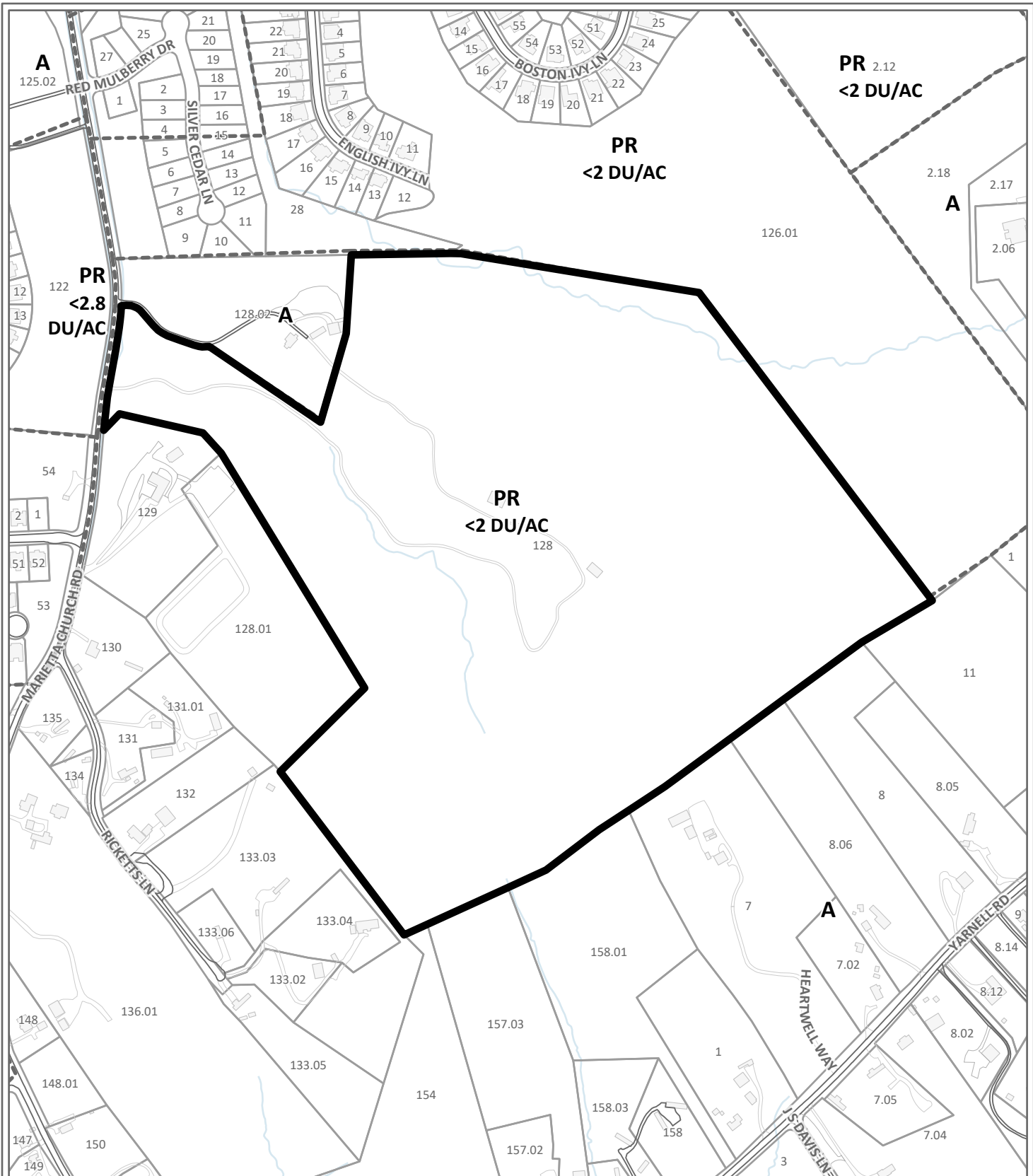
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 48 (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.

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

9-SD-26-C / 9-C-26-DP

Petitioner: Homestead Land Holdings, LLC



Detached residential subdivision in PR (Planned Residential) up to 2 du/ac

Original Print Date: 7/29/2026

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

Map No: 129

Jurisdiction: County

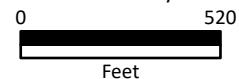


Exhibit A. Contextual Images



AERIAL MAP



Case boundary

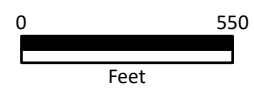
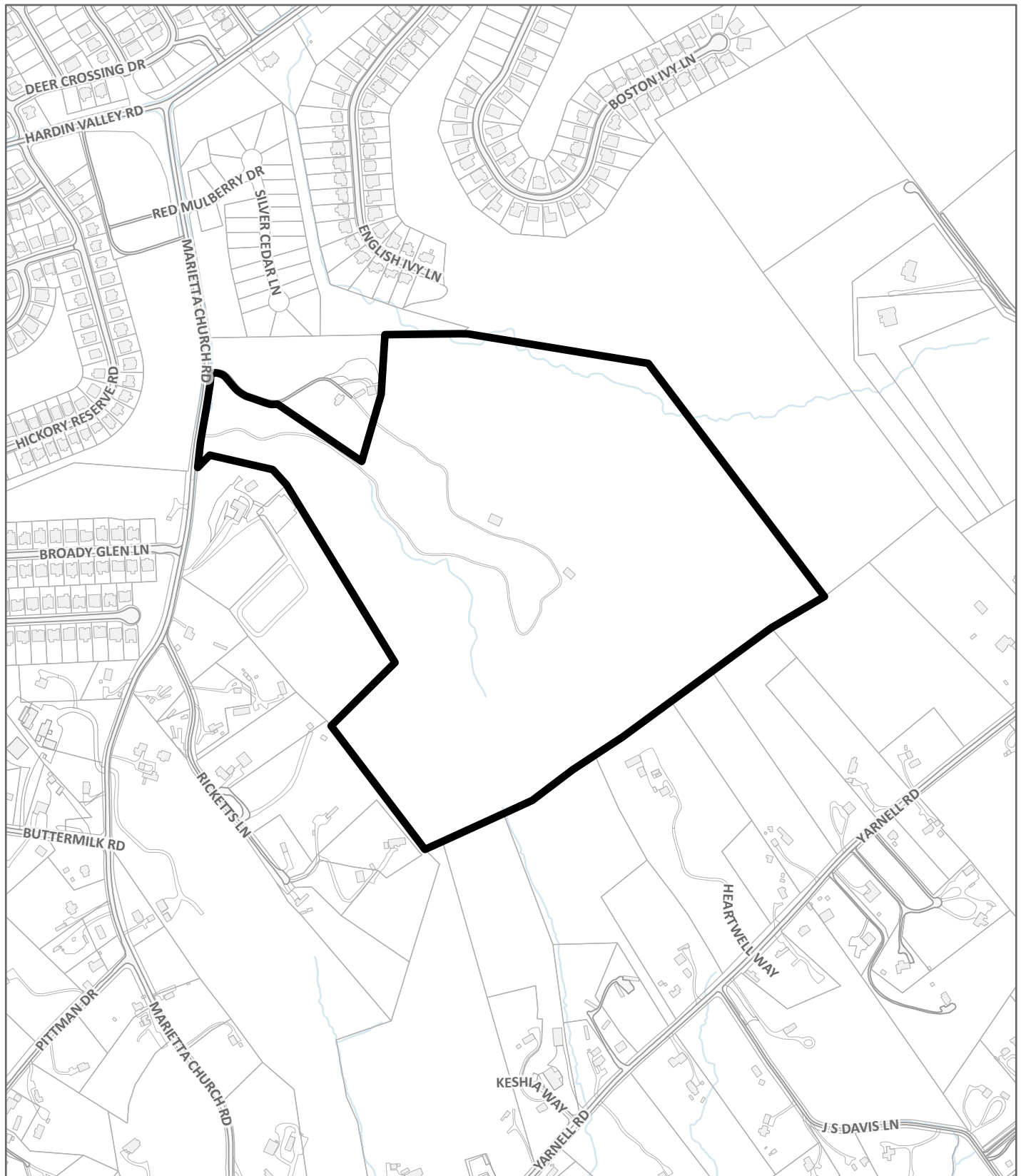


Exhibit A. Contextual Images

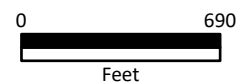


LOCATION MAP

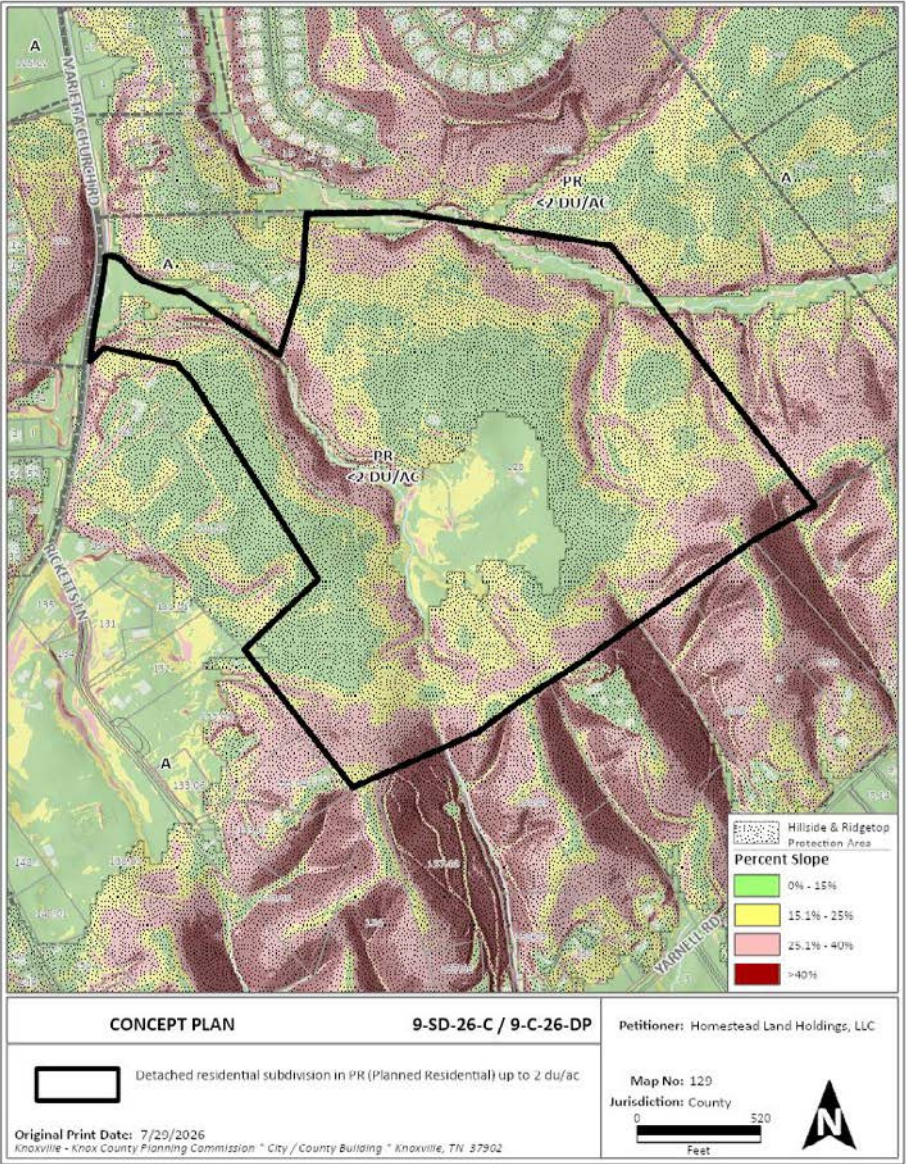
9-C-26-DP / 9-SD-26-C

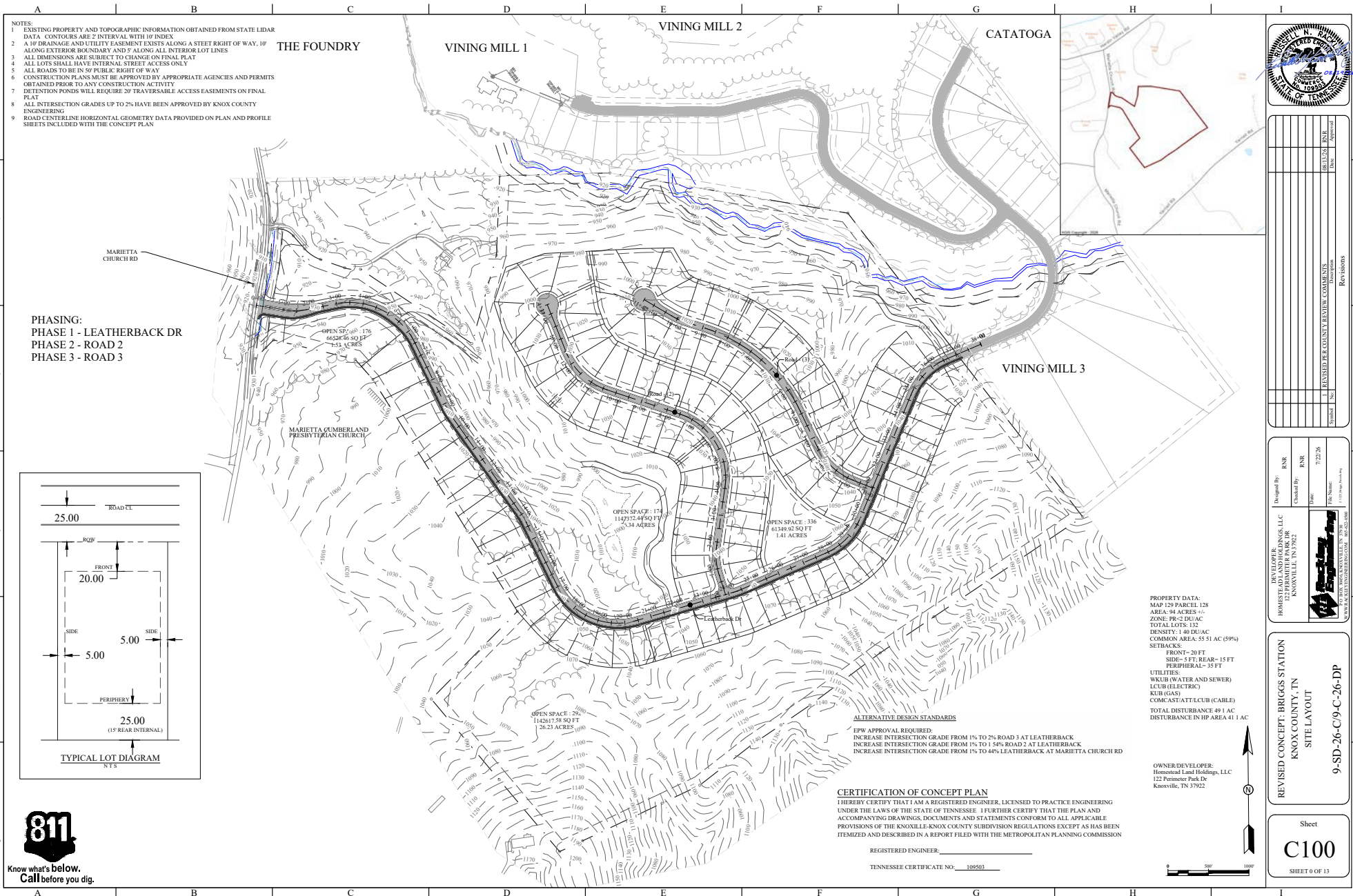


Case boundary



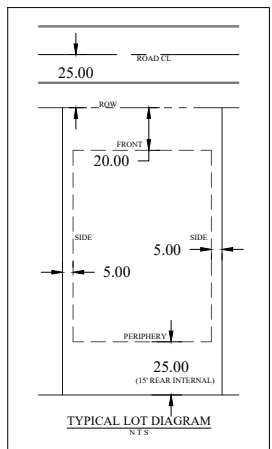
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	93.52		
Non-Hillside	14.08	N/A	
0-15% Slope	26.12	100%	26.12
15-25% Slope	27.32	50%	13.66
25-40% Slope	20.47	20%	4.09
Greater than 40% Slope	5.53	10%	0.55
Ridgetops			
Hillside Protection (HP) Area	79.44	Recommended disturbance budget within HP Area (acres)	44.43
		Percent of HP Area	55.9%





- NOTES:
- 1 EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM STATE LIDAR DATA. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
 - 2 A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STEET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES.
 - 3 ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
 - 4 ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
 - 5 ALL ROADS TO BE IN 50' PUBLIC RIGHT OF WAY.
 - 6 CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - 7 DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAT.
 - 8 ALL INTERSECTION GRADES UP TO 2% HAVE BEEN APPROVED BY KNOX COUNTY ENGINEERING.
 - 9 ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS INCLUDED WITH THE CONCEPT PLAN.

PHASING:
PHASE 1 - LEATHERBACK DR
PHASE 2 - ROAD 2
PHASE 3 - ROAD 3



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

REGISTERED ENGINEER: _____
TENNESSEE CERTIFICATE NO.: 109503

PROPERTY DATA:
MAP 128 PARCEL 128
AREA: 94 ACRES +/-
ZONE: R-2 DU/AC
TOTAL LOTS: 132
DENSITY: 1.40 DU/AC
COMMON AREA: 55.51 AC (59%)
SETBACKS:
FRONT- 20 FT
SIDE- 5 FT, REAR- 15 FT
PERIPHERAL- 35 FT
UTILITIES:
WKUB (WATER AND SEWER)
LCUB (ELECTRIC)
KUB (GAS)
COMCAST/AT&T/LCUB (CABLE)
TOTAL DISTURBANCE 49.1 AC
DISTURBANCE IN HP AREA 41.1 AC

OWNER/DEVELOPER:
Homestead Land Holdings, LLC
122 Perimeter Park Dr
Knoxville, TN 37922



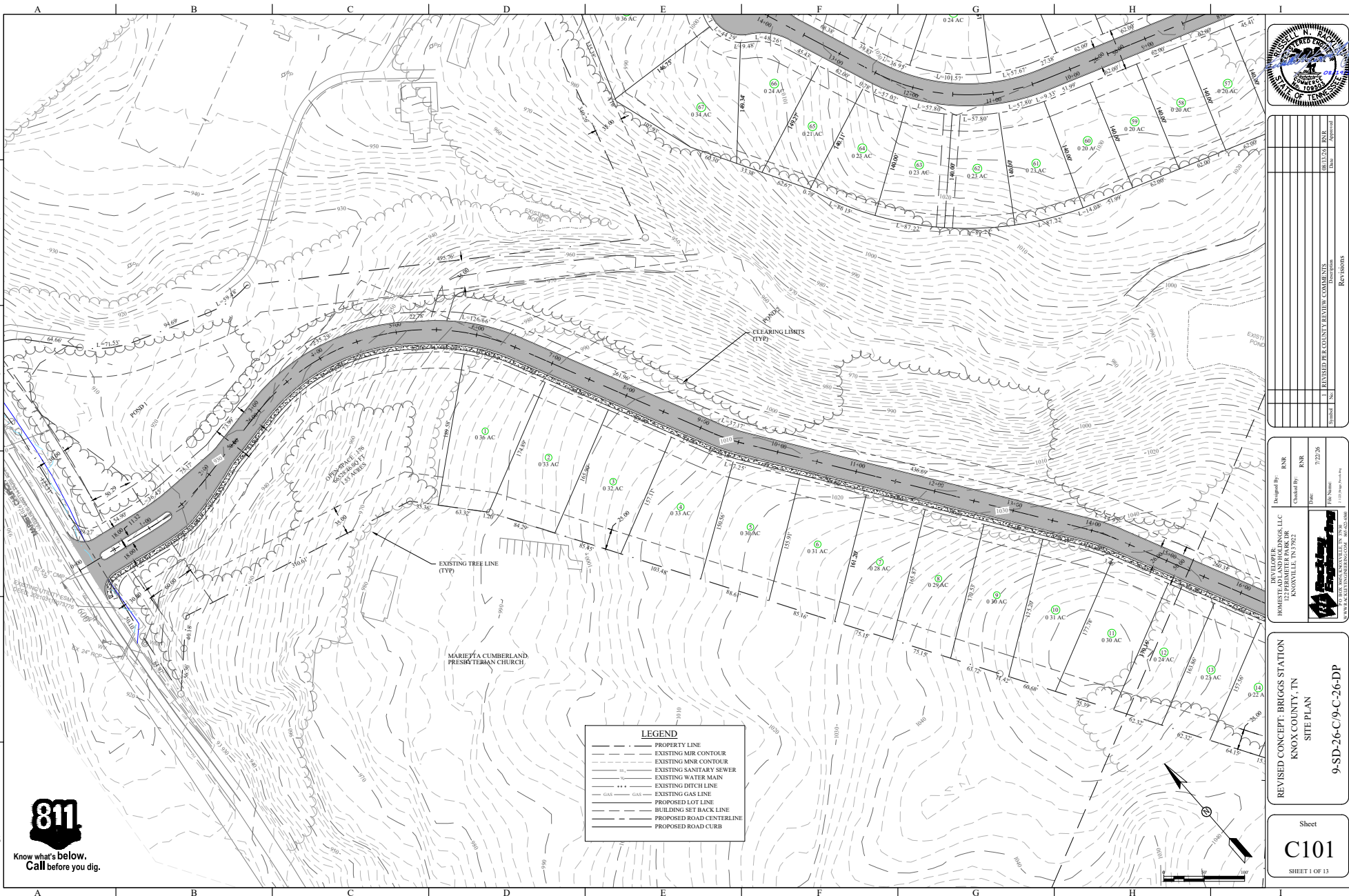
Revisions	Drawn	Checked	By	Date
1	REVISOR	FILED	FILED	08/11/2020

Designed By	Checked By	Date	File Name
RSR	RSR	7/22/20	9-SD-26-C-9-C-26-DP

REVISOR: RSR
DESIGNED BY: RSR
CHECKED BY: RSR
DATE: 7/22/20
FILE NAME: 9-SD-26-C-9-C-26-DP

REVISED CONCEPT, BRIGGS STATION
KNOX COUNTY, TN
SITE LAYOUT
9-SD-26-C-9-C-26-DP

SHEET
C100
SHEET 0 OF 13



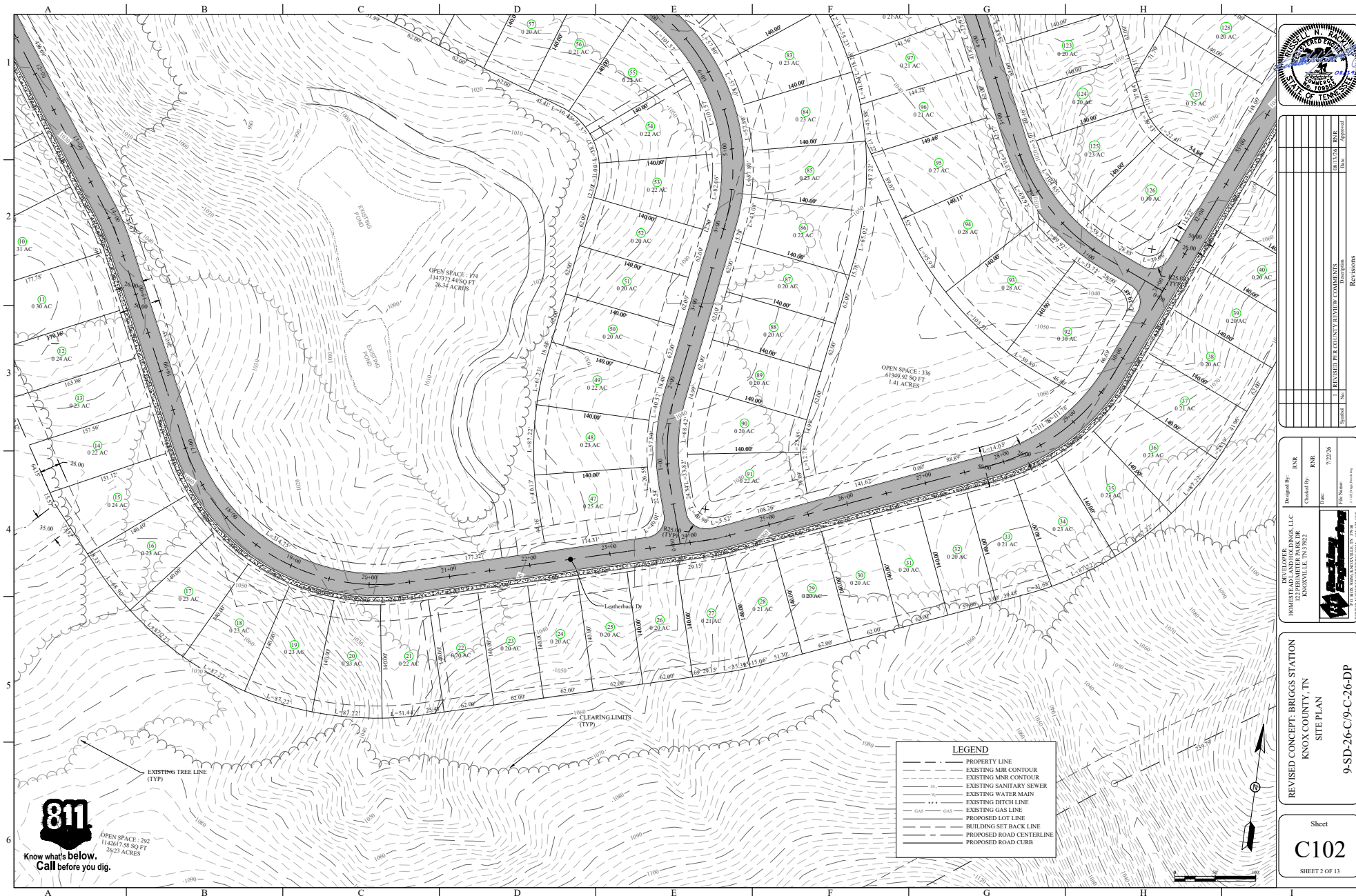
Revised	By	Date	Comments
1	REVISOR	08/13/20	REVISOR

Designed By:	RSR
Checked By:	RSR
Date:	7/22/20
File Name:	1 - Briggs Station
File Path:	C:\Users\RSR\Desktop\1 - Briggs Station

REVISED CONCEPT BRIGGS STATION
KNOX COUNTY, TN
SITE PLAN
9-SD-26-C/9-C-26-DP

Sheet
C101
SHEET 1 OF 13





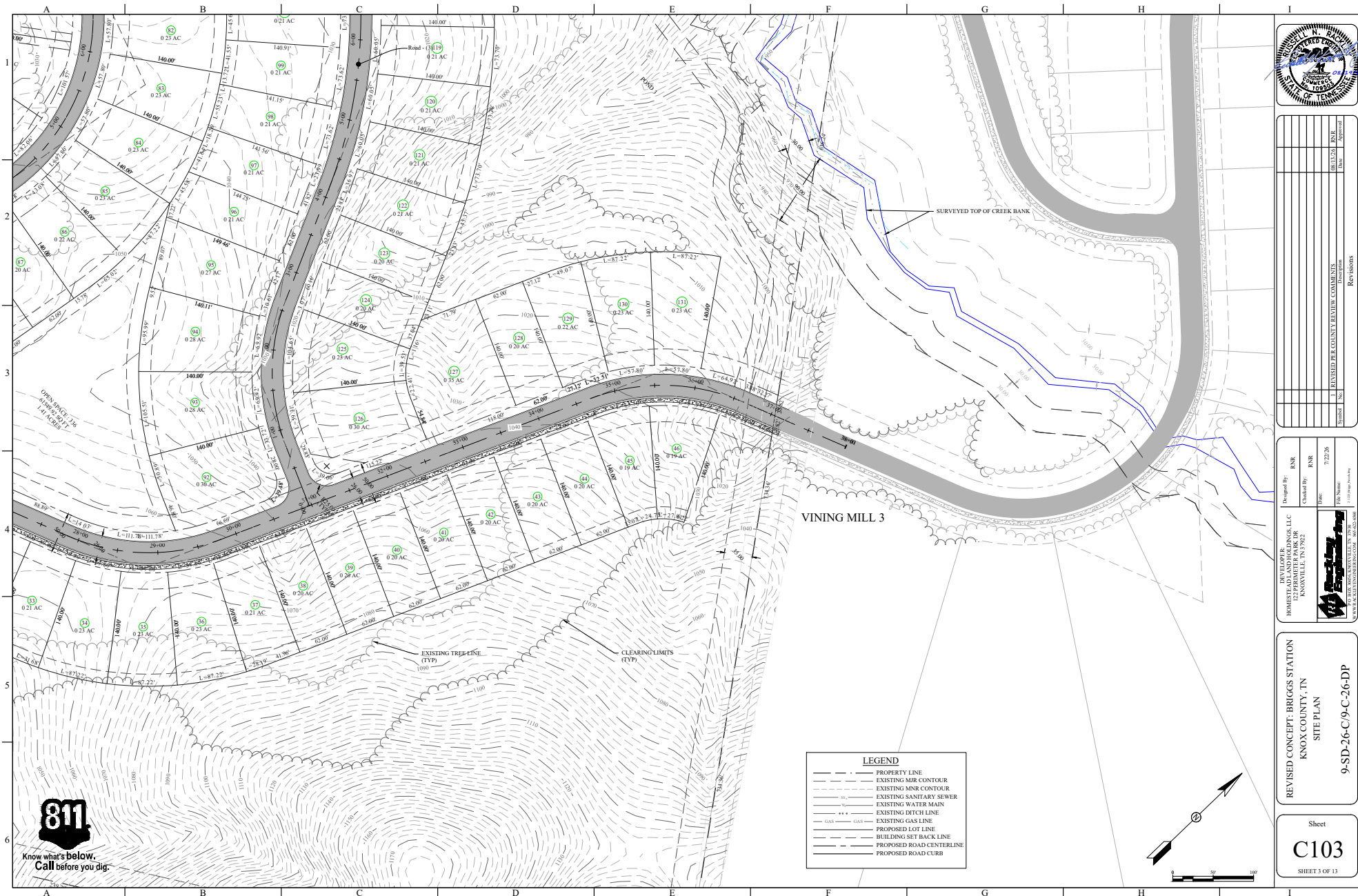
Revisions	
Revised	Comments
1	REVISED PER COUNTY REVIEW COMMENTS
2	
3	
4	
5	
6	

DESIGNED BY: RMR	CHECKED BY: RMR
DATE: 7/22/26	FILE NAME: 9-SD-26-C-9-C-26-DP
PROJECT NAME: BRIGGS STATION	PROJECT NUMBER: 9-SD-26-C-9-C-26-DP

REVISED CONCEPT, BRIGGS STATION
KNOX COUNTY, TN
SITE PLAN
9-SD-26-C-9-C-26-DP

Sheet
C102
SHEET 2 OF 13

811
Know what's below.
Call before you dig.
OPEN SPACE : 292
1142617.58 SQ FT
26.23 ACRES

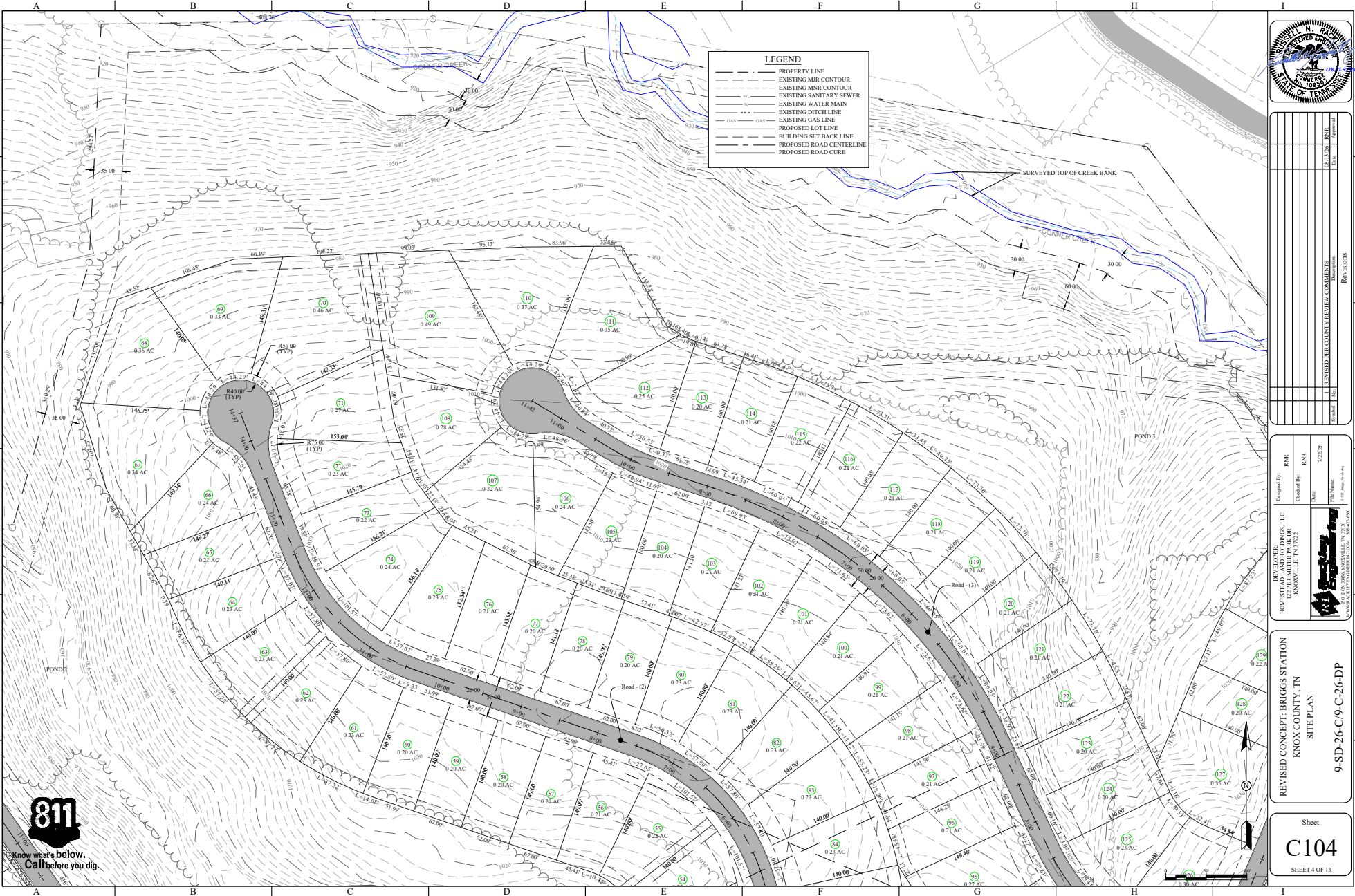


Revisions	
Revised	Comments
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2	
3	
4	
5	
6	

Designed By:	RSR
Checked By:	RSR
Date:	7/22/26
File Name:	9-SD-26-C/9-C-26-DP
Project Name:	122 PERIMETER PARK DR KNOXVILLE, TN 37922
Client:	HOMESTEAD AND HOLDINGS, LLC

REVISED CONCEPT BRIGGS STATION
KNOX COUNTY, TN
SITE PLAN
9-SD-26-C/9-C-26-DP

Sheet
C103
SHEET 3 OF 13

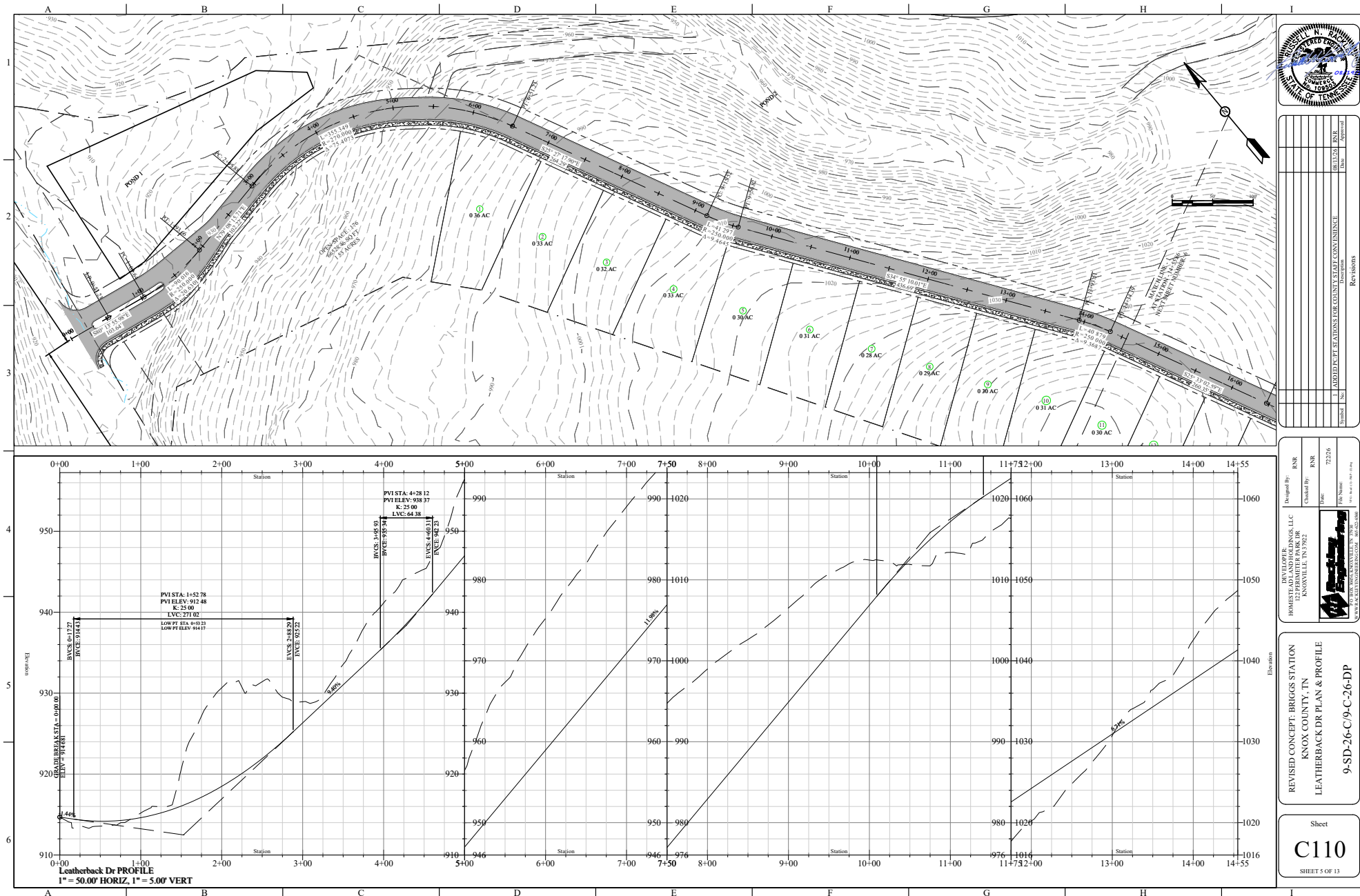


Revisions	
Revised	Comments
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2	
3	
4	
5	
6	

Designed By:	RSK
Checked By:	RSK
Date:	7/22/26
File Name:	1 - 100 Map Drawing
Project Name:	HOMESTEAD LAND HOLDINGS, LLC 127 PERIMETER PARK DR KNOXVILLE, TN 37922
Project Number:	9-SD-26-C/9-C-26-DP

REVISED CONCEPT, BRUGGS STATION
KNOX COUNTY, TN
SITE PLAN

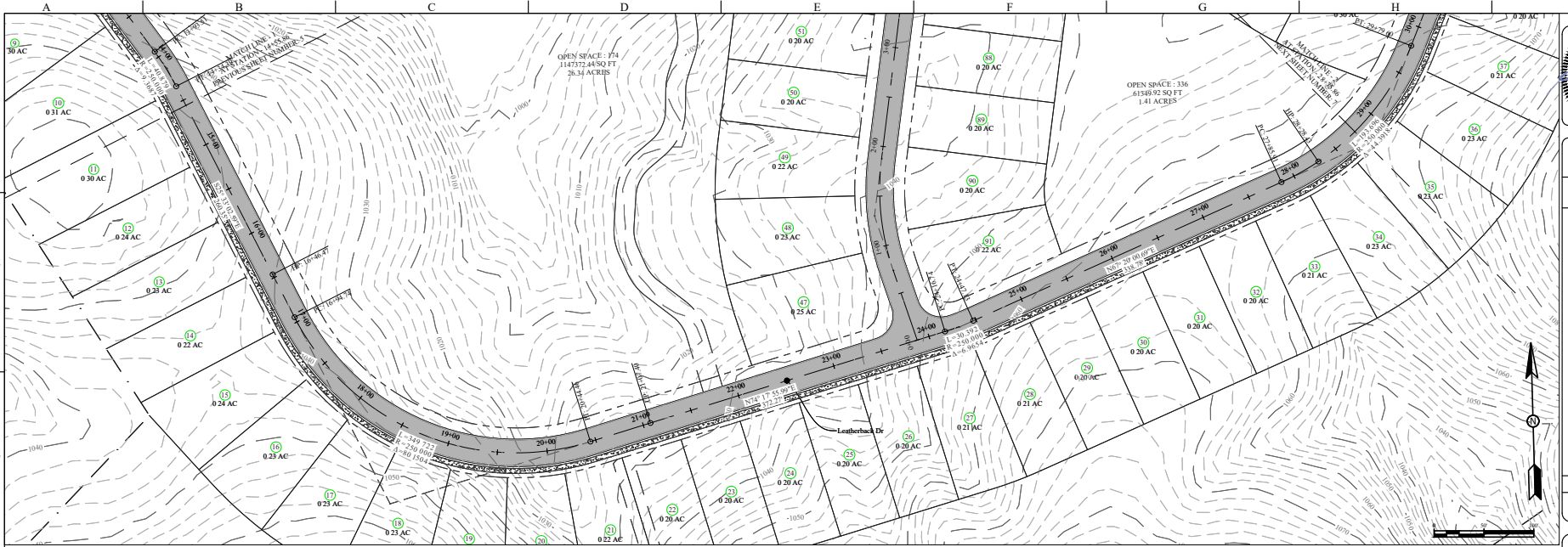
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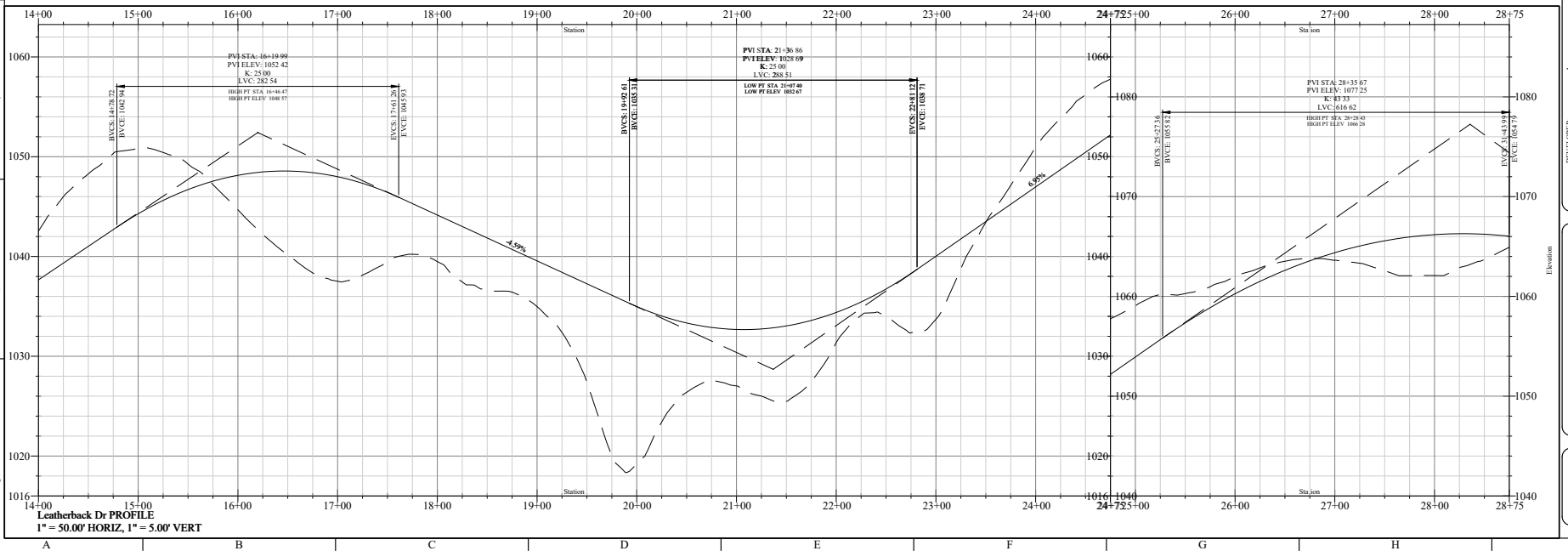
Revisions	
Revised	By
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Designed By:	RSR
Checked By:	RSR
Date:	7/22/24
File Name:	9-SD-26-C-9-C-26-DP
Sheet:	C110

REVISED CONCEPT, BRUGGS STATION
KNOX COUNTY, TN
LEATHERBACK DR PLAN & PROFILE
9-SD-26-C-9-C-26-DP



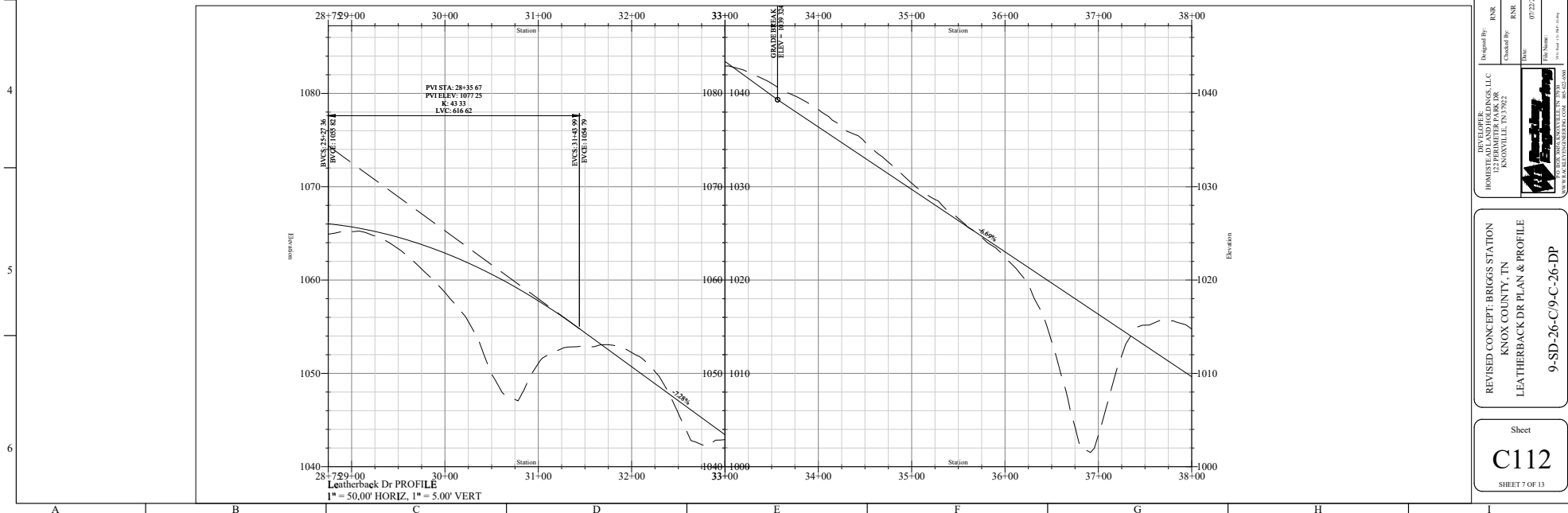
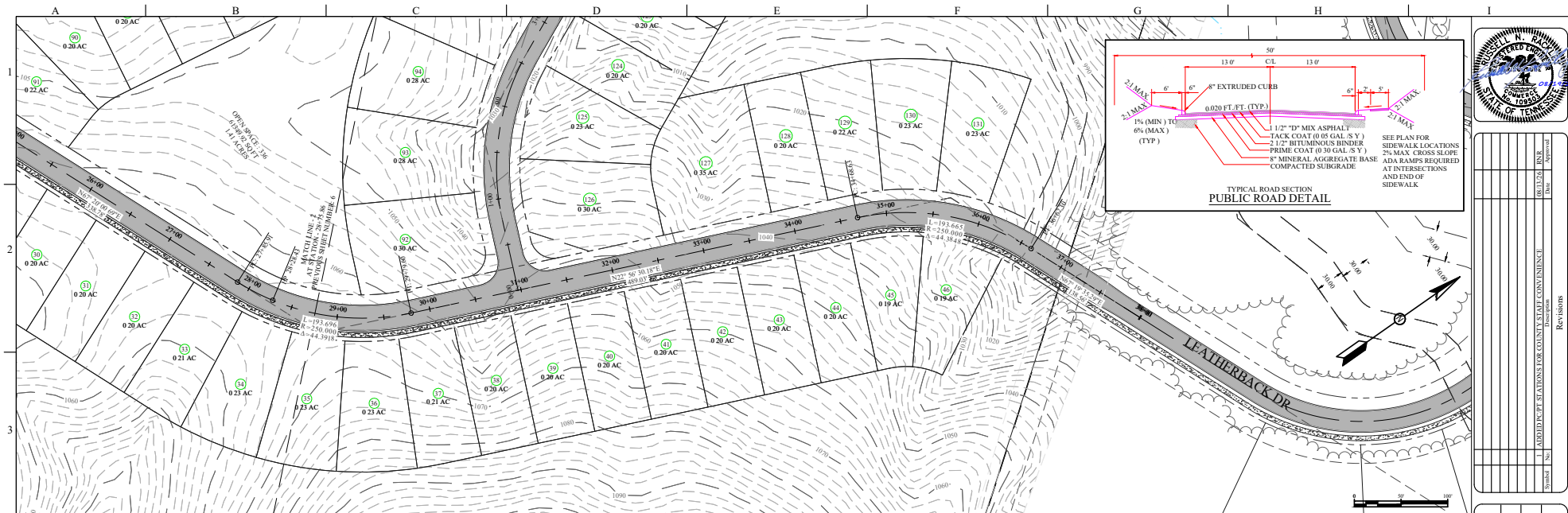
Revisions	Revised	By	Date	Approved
1. ADD/DELETE STATIONS FOR COUNTY STATE CONFORMANCE			06/13/26	RNB



Designed By:	RNB
Checked By:	RNB
Date:	7/22/26
File Name:	9-SD-26-C-9-C-26-DP
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REVISED CONCEPT BRUGGS STATION
KNOX COUNTY, TN
LEATHERBACK DR PLAN & PROFILE
9-SD-26-C-9-C-26-DP

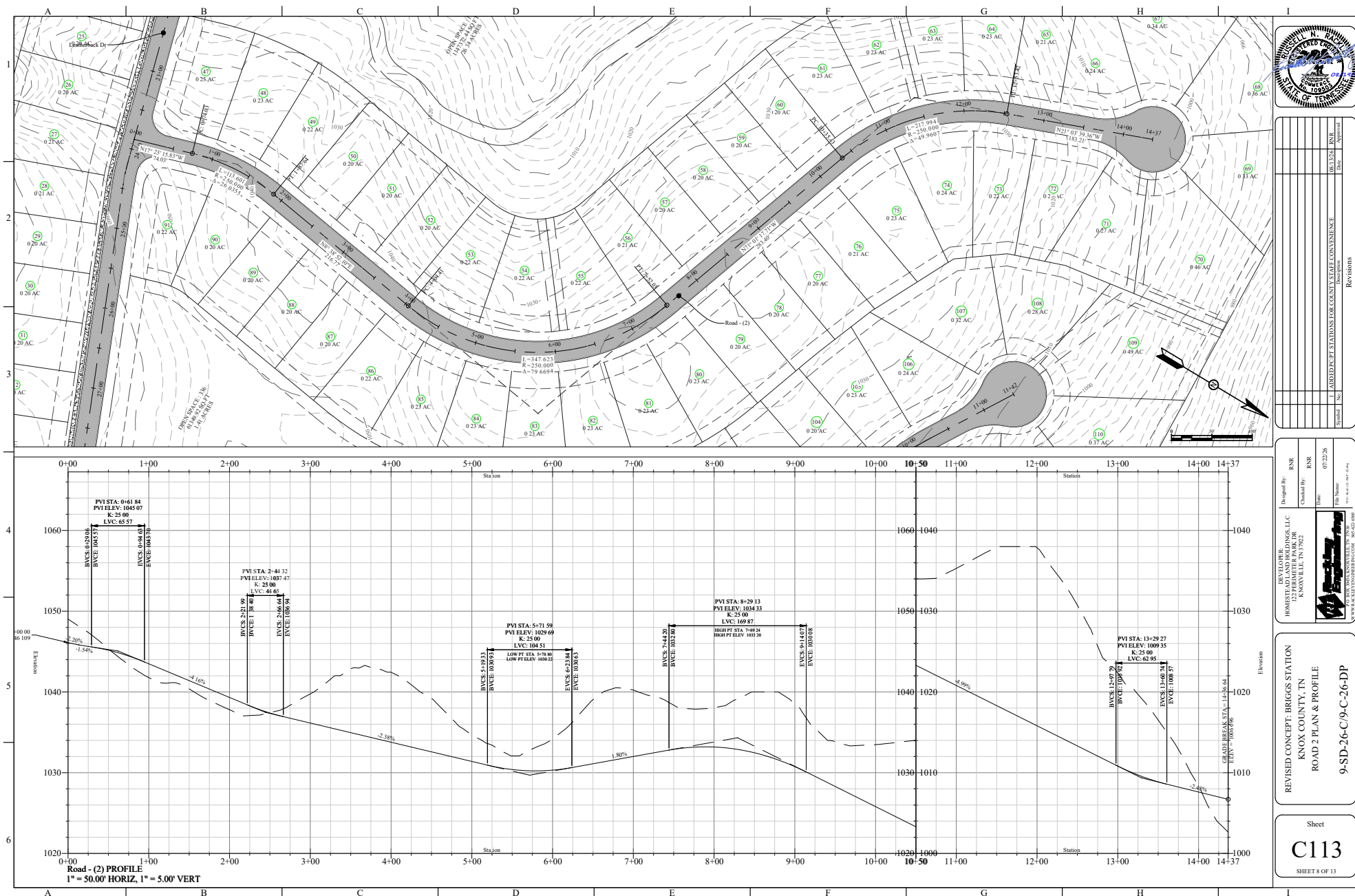
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SHEET 6 OF 13



Revisions	Revised By	Checked By	Date
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 CHECKED BY: RSR
 DATE: 07/22/26
 FILE NAME: 9-SD-26-C-26-DP
 PROJECT: HOMESTEAD AND HOODINGS, LLC
 122 PERIMETER PARK DR
 KNOXVILLE, TN 37922
 DRAWN BY: RSR
 DATE: 07/22/26

REVISED CONCEPT BRUGGS STATION
 KNOX COUNTY, TN
 LEATHERBACK DR PLAN & PROFILE
 9-SD-26-C-26-DP

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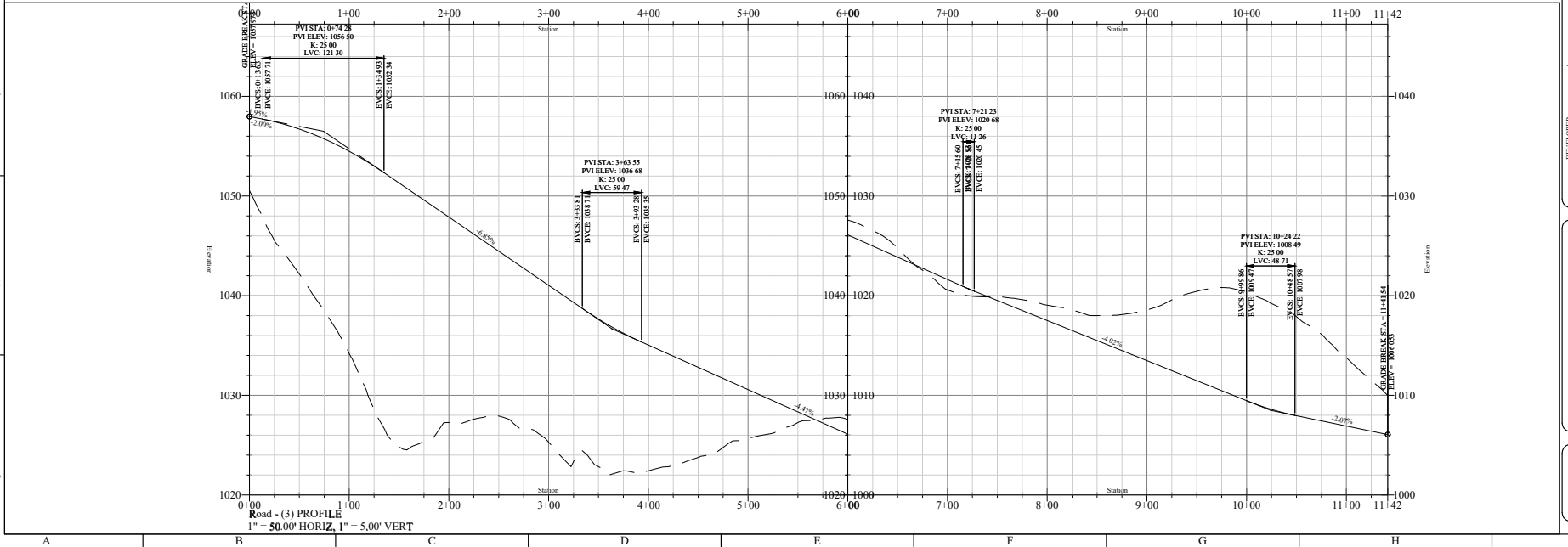
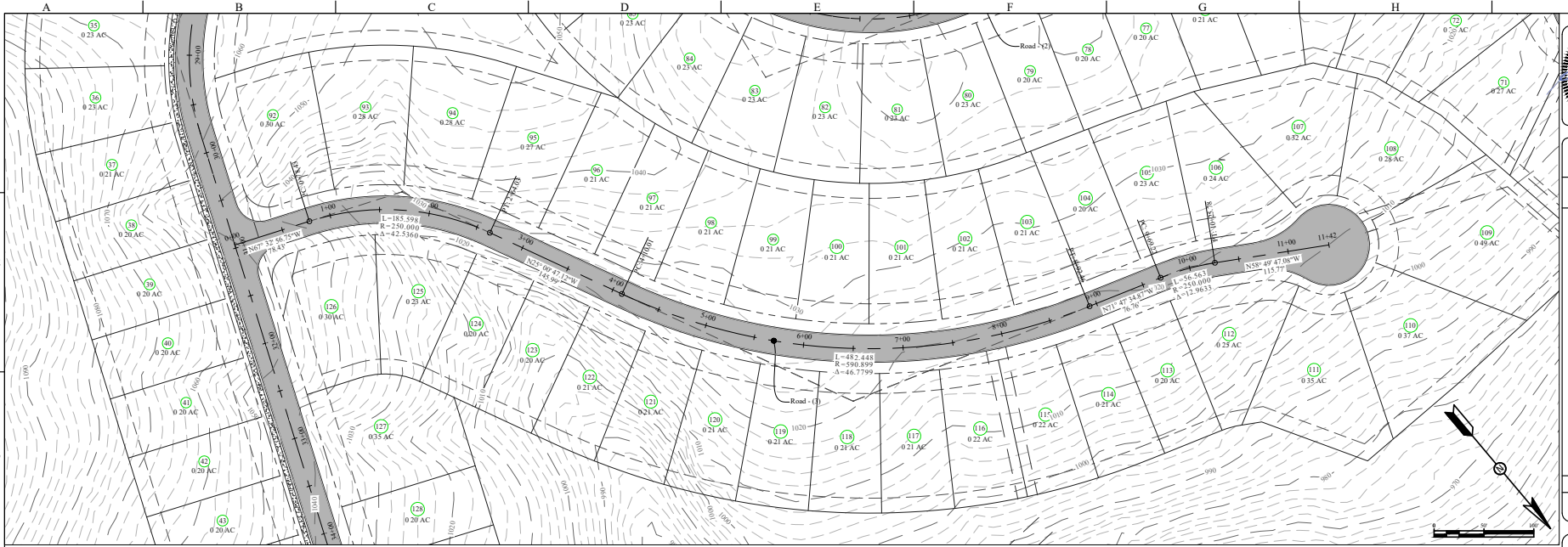
DEVELOPER: HOMESTEAD LAND HOLDINGS, LLC 1125 W. YORK KNOXVILLE, TN 37922	Designed By:	RNR
	Checked By:	RNR
	Date:	07/22/26
	File Name:	



WPA Engineering, Inc.
 1000 W. 10th Street, Suite 100
 Waco, TX 76798-3800
 WWW.WPAENGINEERING.COM 800-622-6500

REVISED CONCEPT: BRIGGS STATION
KNOX COUNTY, TN
ROAD 2 PLAN & PROFILE
9-SD-26-C/9-C-26-DP

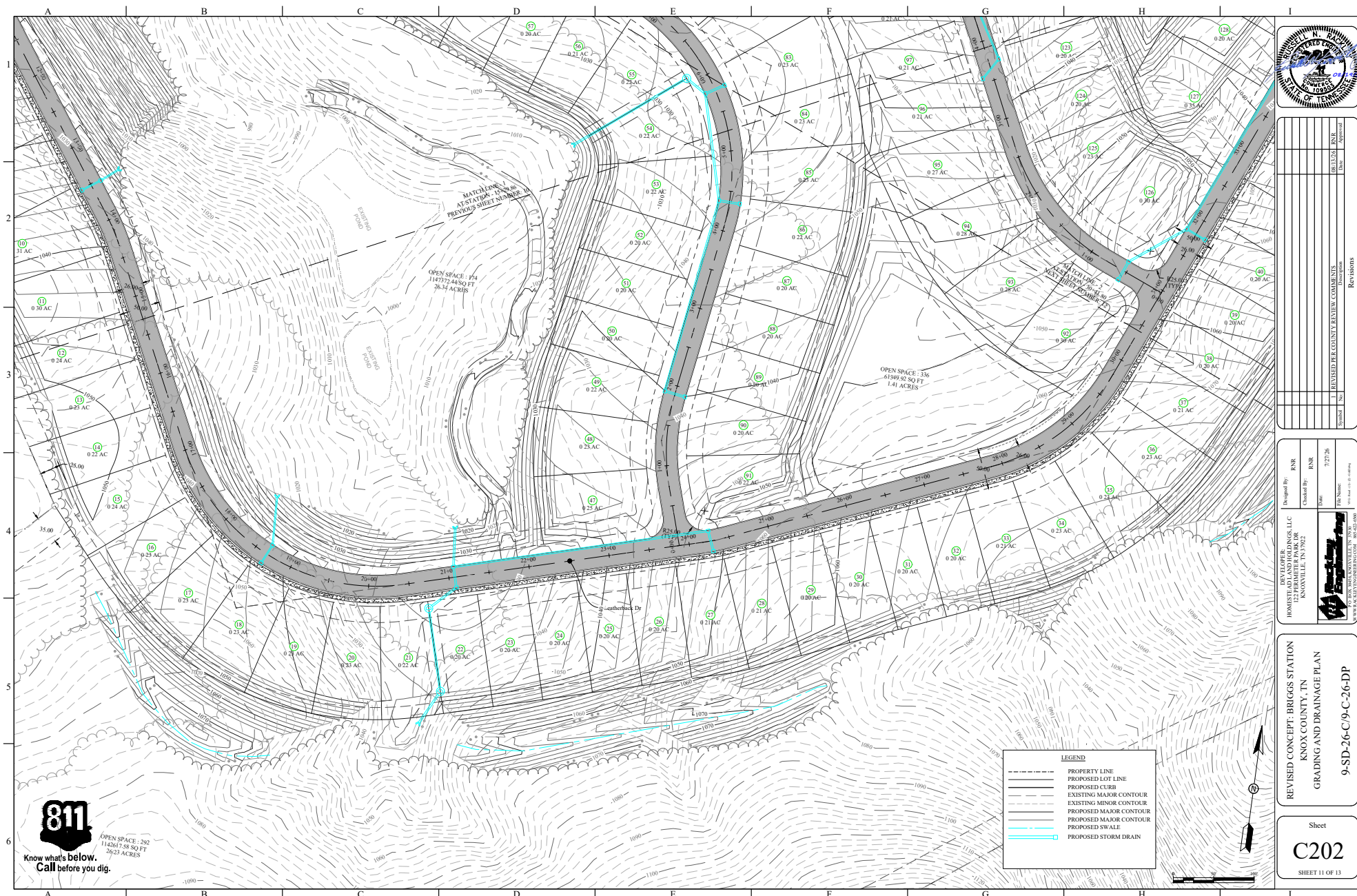
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SHEET 8 OF 13



Revisions			
Revised	By	Date	Description

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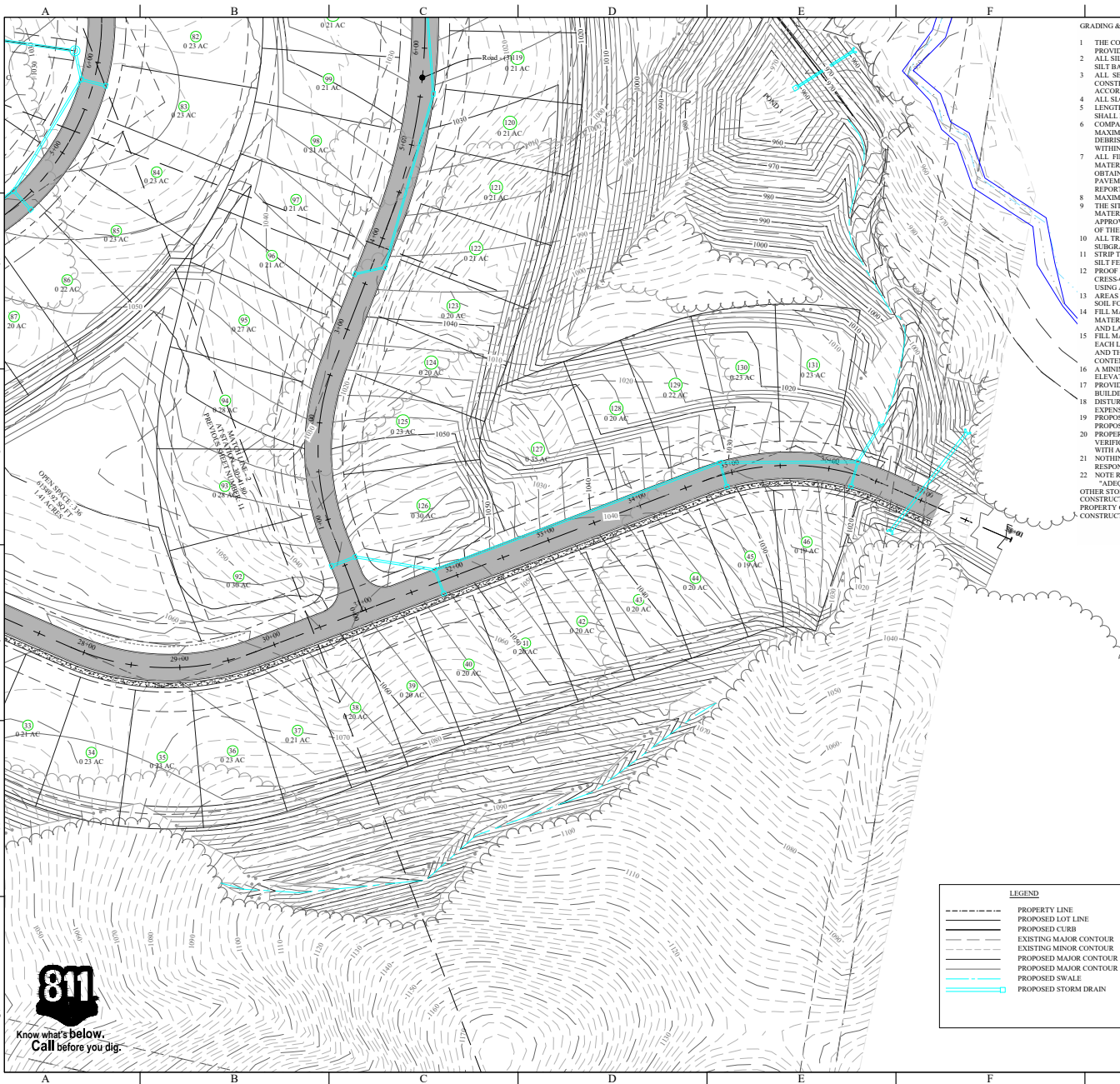
REVISED CONCEPT BRUGGS STATION
 KNOX COUNTY, TN
 ROAD 3 PLAN & PROFILE
 9-SD-26-C-9-C-26-DP

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DEVELOPER:	Designed By:
HOMESTEAD LAND HOLDINGS, LLC 1227 PERIMETER PARK DR. KNOXVILLE, TN 37922	RNR
	Checked By:
	RNR
	Date:
	7/27/26
	File Name:
P.O. BOX 3004, KNOXVILLE, TN 37930	W:\B\B-10-1-01.dwg

REVISED CONCEPT: BRIGGS STATION
KNOX COUNTY, TN
GRADING AND DRAINAGE PLAN
9-SD-26-C/9-C-26-DP

Sheet
C202
SHEET 11 OF 13



GRADING & DRAINAGE NOTES

- 1 THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION
 - 2 ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING NO GRADING SHALL BE DONE UNTIL SILT BARRIERS AND DETENTION FACILITIES ARE CONSTRUCTED
 - 3 ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING ALL SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE SEDIMENT CONTROL HANDBOOK
 - 4 ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE
 - 5 LENGTH OF RIP RAP AREA SHALL BE SIX TIMES THE DIAMETER OF THE STORM DRAIN PIPE WIDTH OF RIP RAP AREA SHALL BE 3 TIMES THE DIAMETER AT THE MOUTH OF THE PIPE AND TWO TIMES THE DIAMETER AT DOWNSTREAM END
 - 6 COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698) BACK FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR
 - 7 ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR ASTM D698 AND AT LEAST 98% OF STANDARD PROCTOR WITHIN 1 FOOT BELOW PAYMENT SUBGRADE FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR
 - 8 MAXIMUM SLOPE OF EMBANKMENT SHALL BE 2:1 HORIZONTAL TO 1:1 VERTICAL
 - 9 THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT
 - 10 ALL TREE STUMPS, BOLLERS, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SUBGRADE ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SUBGRADE
 - 11 STRIP TOPSOIL TO A MINIMUM DEPTH OF 16 INCHES AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE
 - 12 PROOF ROLL ALL AREAS TO RECEIVE FILL PROOF ROLL WITH A FULL LOADED TANDEM AXLE DUMP TRUCK USING A CROSS-CROSS PATTERN (4 PASSES MIN) AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT ENGINEER
 - 13 AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL OR APPROVED STONE
 - 14 FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL FROZEN MATERIAL AND TRASH FILL MATERIAL SHALL ALSO BE FREE OF STONES OR OTHER MATERIAL LARGER THAN 6 INCHES AND LARGER THAN 4 INCHES IN THE TOP 6 INCHES OF EMBANKMENT
 - 15 FILL MATERIAL SHALL BE PLACED IN LOOSE HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS COMPACT EACH LAYER TO AT LEAST 90% MAXIMUM DRY DENSITY THE UPPER 4 INCHES OF FILL BENEATH PAVEMENTS AND THE UPPER 12 INCHES BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT
 - 16 A MINIMUM 6 INCH LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEEDED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS
 - 17 PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE FROM DRIVING DURING THE CONSTRUCTION OF ROADWAY AND BUILDING AREAS WATER SHALL NOT BE ALLOWED TO POND ON SUBGRADE AREAS
 - 18 DISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE
 - 19 PROPOSED GRADES SHOWN ON THESE PLANS ARE FINISHED GRADES, UNLESS NOTED OTHERWISE EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT INTERVALS AND ARE ON NAVD83
 - 20 PROPERTY AND TOPOGRAPHIC SURVEY OBTAINED FROM KGB AND IS ON TND83 COORDINATES FIELD SURVEY VERIFICATION OF GRADES AND LINES FOR CONNECTIONS SHALL BE REQUIRED CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES
 - 21 NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD SAFETY OF THE GENERAL PUBLIC
 - 22 NOTE REQUIRED BY KNOX COUNTY
- *ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTORS OR PROPERTY OWNERS FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR CONTRACTOR *

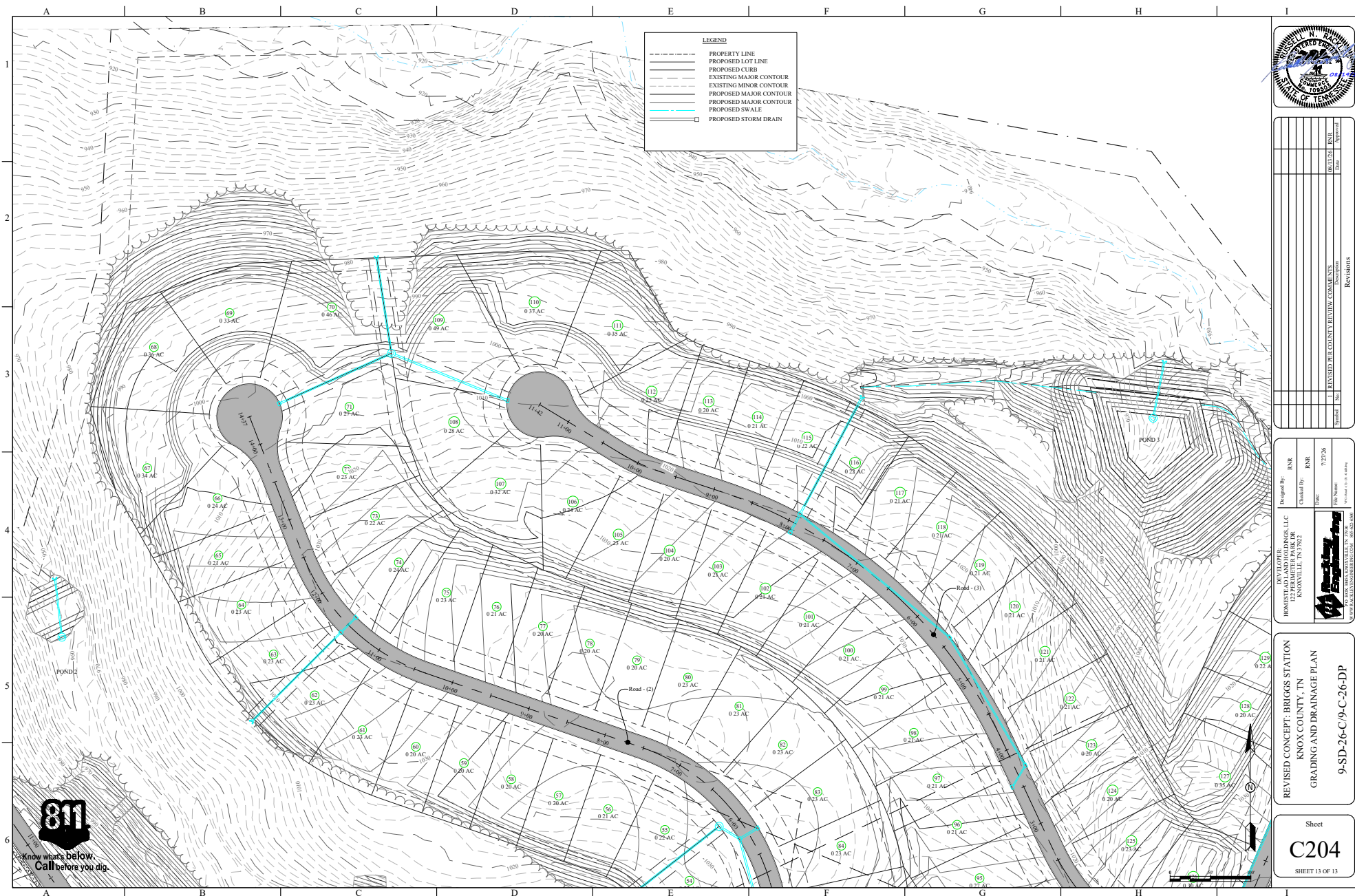


Revised	By	Date	Revisions
1	REVISOR	08/13/26	RNR
2			
3			
4			
5			
6			

Designed By: RNR	Checked By: RNR	Date: 7/27/26
Drawn By: RNR	File Name: 9-SD-26-C-9-C-26-DP	10-10-2026
KNOX COUNTY 127 PERIMETER PARK DR KNOXVILLE, TN 37922		
KNOX COUNTY 127 PERIMETER PARK DR KNOXVILLE, TN 37922		

REVISED CONCEPT, BRIGGS STATION
KNOX COUNTY, TN
GRADING AND DRAINAGE PLAN
9-SD-26-C-9-C-26-DP

Sheet
C203
SHEET 12 OF 13

[illegible]

 DEVELOPER HOMESTEAD ENGINEERS, LLC 122 PRIMERITE PARK DR. KNOXVILLE, TN 37922	Designed By: RNR	7/27/26
	Checked By: RNR	Date: 7/27/26
File Name: 915 Road 116, 116, 116, 116		805-625-0500

REVISED CONCEPT: BRIGGS STATION
KNOX COUNTY, TN
GRADING AND DRAINAGE PLAN
9-SD-26-C/9-C-26-DP

Sheet
C204
SHEET 13 OF 13

Alternative Design Standards

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

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

Alternative Design Standards Requiring Planning Commission Approval

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

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

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

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

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

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

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

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

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

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

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

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

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

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

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.



Signature

Russell N. Rackley

Printed Name

08/17/26

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:

Increase intersection grade from 1% to 2% at Road 3 and Leatherback

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:

Increase intersection grade from 1% to 1.54% at Road 2 and Leatherback

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:

Increase intersection grade from 1% to 1.44% at Marietta Church Rd and Leatherback

Approval required by: Planning Commission ☐ Engineering ☒

Engineering supports the alternative design standard 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.

8/29/26

Date to be Posted

9/11/26

Date to be Removed

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

☐ Yes ☐ No

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


Applicant Signature

Anderson Baker
Applicant Name

7/27/26
Date