SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:**	**9-SE-26-C**	**AGENDA ITEM #:**	**29**
	9-D-26-DP	**AGENDA DATE:**	**9/10/2026**

▶ **SUBDIVISION:**	**VINING MILL**
▶ **APPLICANT/DEVELOPER:**	**HOMESTEAD LAND HOLDINGS, LLC**
OWNER(S):	Brian Mohney Homestead Land Holdings, LLC
TAX IDENTIFICATION:	129 12601 **View map on KGIS**
JURISDICTION:	County Commission District 6
STREET ADDRESS:	0 ENGLISH IVY LN
▶ **LOCATION:**	**Southern terminus of English Ivy Ln, east of Marietta Church Rd**
GROWTH POLICY PLAN:	Planned Growth Area, Rural Area
FIRE DISTRICT:	Karns Fire Department
WATERSHED:	Hickory Creek, Conner Creek
▶ **APPROXIMATE ACREAGE:**	**40.7 acres**
▶ **ZONING:**	**PR (Planned Residential) up to 2 du/ac**
PLACE TYPE:	SMR (Suburban Mixed Residential), RC (Rural Conservation), HP (Hillside Ridgetop Protection)
▶ **EXISTING LAND USE:**	**Agriculture/Forestry/Vacant Land**
▶ **PROPOSED USE:**	**Detached residential subdivision**
SURROUNDING LAND USE AND ZONING:	North: Single family residential - PR (Planned Residential) up to 2 du/ac South: Rural residential, agriculture/forestry/vacant land - A (Agricultural) East: Rural residential, agriculture/forestry/vacant land - A (Agricultural), PR (Planned Residential) up to 2 du/ac West: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 2 du/ac
▶ **NUMBER OF LOTS:**	**39**
SURVEYOR/ENGINEER:	Russell N. Rackley, PE Rackley Engineering
ACCESSIBILITY:	Access is via English Ivy Lane, a local street with 26 ft of pavement width within a 50-ft of right-of-way.
▶ **SUBDIVISION VARIANCES REQUIRED:**	**VARIANCES** **None.** **ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL** **1. Reduce the horizontal radius on Leatherback Rd from 250 ft to 209 ft around 11+00.** **2. Reduce the horizontal radius on English Ivy Rd from 250 ft to 150 ft around 18+00.** **3. Reduce the horizontal radius on English Ivy Rd from 250 ft to 150 ft around 12+00**

4. Reduce the horizontal radius on English Ivy Rd from 250 ft to 100 ft around 9+50.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)
1. Reduce pavement width to 22 ft for all proposed public roads.
2. Increase the intersection grade at English Ivy Rd and Leatherback Rd from 1% to 1.34%.

STAFF RECOMMENDATION:

- **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 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 Vining Mill Subdivision – Traffic Impact Study (Ajax, 12/1/2021) 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 south (parcel 129 128) and a stub-out to the north (parcel 130AA00212). The stub-outs shall be provided on the final plat and identified for future connection. The location of the stub-outs 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 English Ivy 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.

- **Approve the Development Plan for up to 39 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 Hardin Valley Rd east of Gallaher Ferry Rd, and is zoned PR (Planned Residential) with a density of up to 2 du/ac. Phase 3 of Vining Mill subdivision is 39 lots on approximately 40.7 acres. This brings the density of the total development to 1.5 du/ac.

The streets are public with sidewalks running along Leatherback Rd and English Ivy Rd. Leatherback Rd connects with Briggs Station subdivision (9-SD-26-C/9-C-26-DP), the adjacent subdivision to the south, and continues through Vining Mill to connect with Catatoga (5-SB-21-C/5-D-21-UR) subdivision to the north. The pavement width varies from 26 ft to 22 ft on the road sections where there are no house lots. This is to reduce the disturbance within the Hillside Protection area, which covers nearly the entire property.

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 SMR (Suburban Mixed-Residential) and 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 SMR and RC place types.
B. Suburban Mixed Residential areas feature street and path connections to adjacent neighborhoods. The development has provided stub-outs to properties to the north and south.
C. 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 proposal is to disturb 16.9 acres within the 40.7-acre area.
D. The disturbance within the Hillside protection area is 16.1 acres, which is within the recommended disturbance from the slope analysis of 19.13 acres.

3) KNOX 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 Briggs Station and Catatoga subdivisions are consistent with Policy 14.2 plan for improving network connectivity. Vining Mill, Catatoga, and Briggs Station subdivisions will have access to 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 Planned Growth and Rural Areas of the Growth Plan. The purposes of the Planned Growth Designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. This development is in alignment with these goals.
B. The Rural Area allows residential development with a density of up to 2 dwelling units per acre, but only if certain conditions are met (Section 4.3). Otherwise, the maximum density allowed is 1 du/ac.. The subject property meets the criteria defined in the Growth Policy Plan for 2 du/ac, and the zoning is consistent with this density.

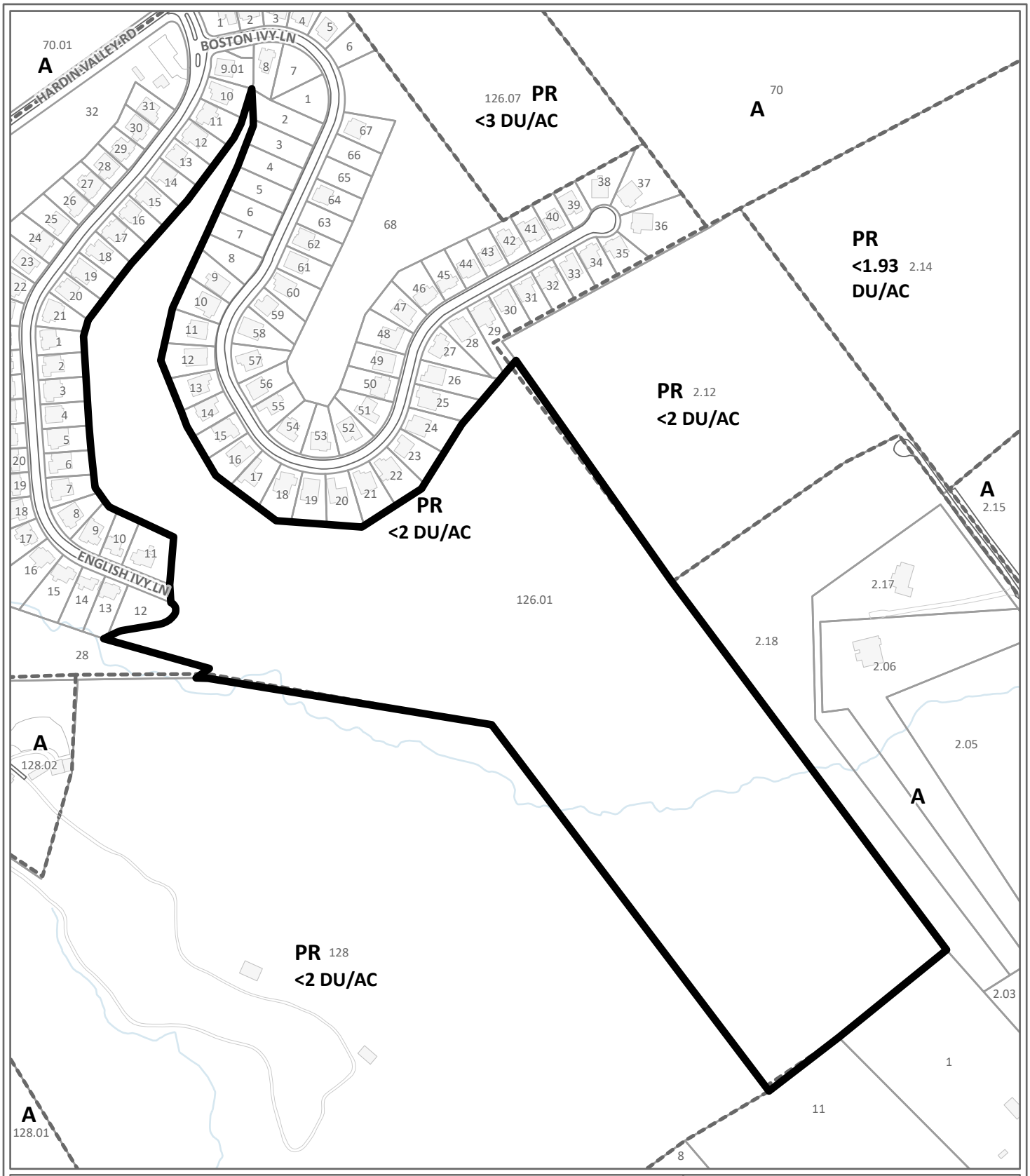
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 14 (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-SE-26-C / 9-D-26-DP**

Petitioner: Homestead Land Holdings, LLC

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

Map No: 129
Jurisdiction: County

0 430
Feet

N

Original Print Date: 7/29/2026
*Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902*

Exhibit A. Contextual Images

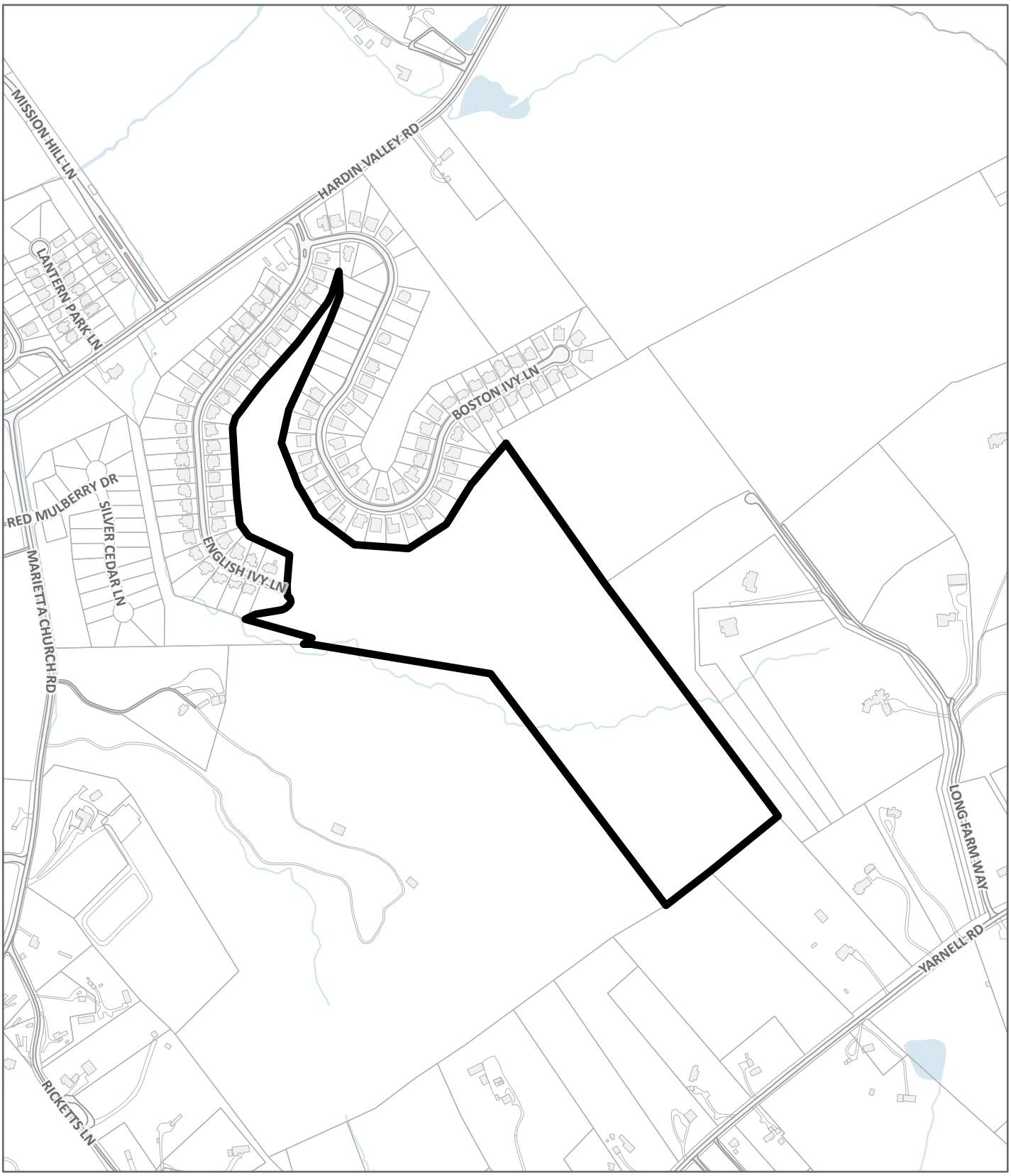
AERIAL MAP

Case boundary

0 430
Feet

N

Exhibit A. Contextual Images



LOCATION MAP **9-D-26-DP / 9-SE-26-C**

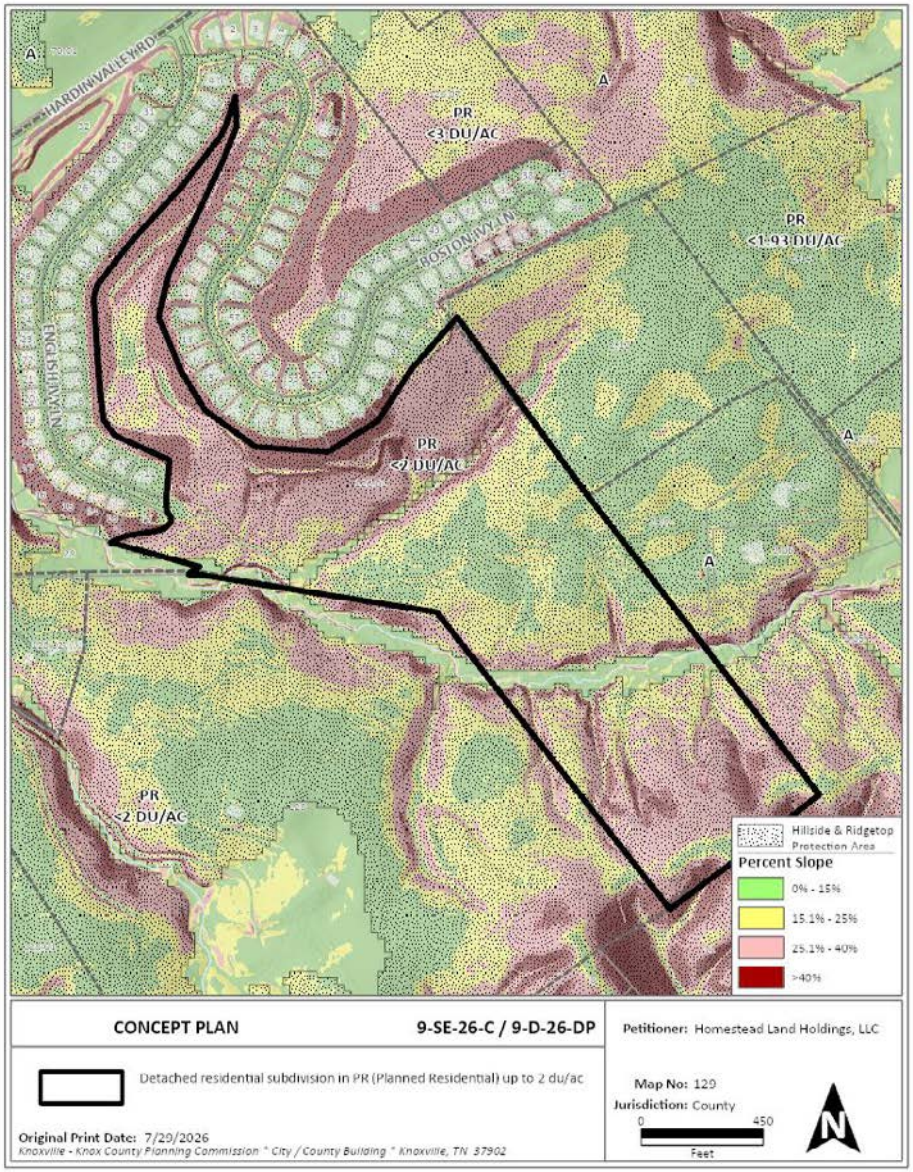
Case boundary

0 690
Feet

N

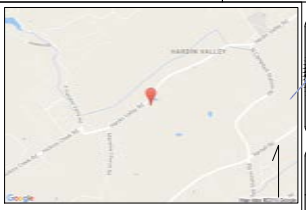
Staff - Slope Analysis
Case: 9-SE-26-C

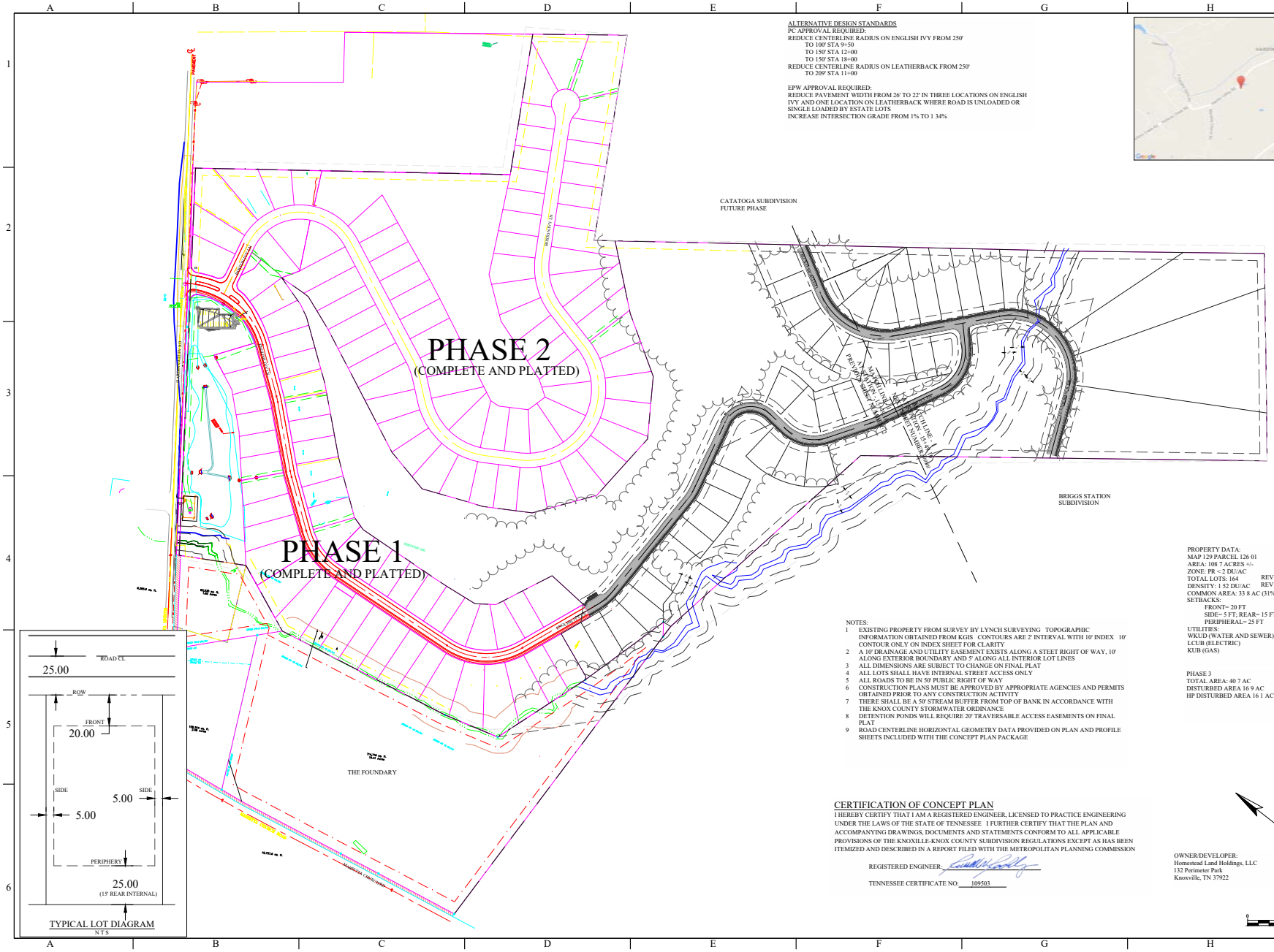
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	**51.56**		
Non-Hillside	2.59	N/A	
0-15% Slope	7.77	100%	7.77
15-25% Slope	13.38	50%	6.69
25-40% Slope	18.91	20%	3.78
Greater than 40% Slope	8.93	10%	0.89
Ridgetops			
Hillside Protection (HP) Area	48.98	Recommended disturbance budget within HP Area (acres)	**19.13**
		Percent of HP Area	**39.1%**



ALTERNATIVE DESIGN STANDARDS
PC APPROVAL REQUIRED:
REDUCE CENTERLINE RADIUS ON ENGLISH IVY FROM 250'
TO 100' STA 9+50
TO 150' STA 12+00
TO 150' STA 18+00
REDUCE CENTERLINE RADIUS ON LEATHERBACK FROM 250'
TO 209' STA 11+00

EPW APPROVAL REQUIRED:
REDUCE PAVEMENT WIDTH FROM 26' TO 22' IN THREE LOCATIONS ON ENGLISH IVY AND ONE LOCATION ON LEATHERBACK WHERE ROAD IS UNLOADED OR SINGLE LOADED BY ESTATE LOTS
INCREASE INTERSECTION GRADE FROM 1% TO 1 34%





TYPICAL LOT DIAGRAM
N T S

NOTES:
1 EXISTING PROPERTY FROM SURVEY BY LYNCH SURVEYING TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS CONTOURS ARE 2' INTERVAL WITH 10' INDEX 10' CONTOUR ONLY ON INDEX SHEET FOR CLARITY
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 THERE SHALL BE A 50' STREAM BUFFER FROM TOP OF BANK IN ACCORDANCE WITH THE KNOX COUNTY STORMWATER ORDINANCE
8 DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAT
9 ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS INCLUDED WITH THE CONCEPT PLAN PACKAGE

PROPERTY DATA:
MAP 129 PARCEL 126 01
AREA: 108 7 ACRES +/-
ZONE: PR < 2 DU/AC
TOTAL LOTS: 164 REVISED
DENSITY: 1 52 DU/AC REVISED
COMMON AREA: 33 8 AC (31%) REVISED
SETBACKS:
FRONT= 20 FT
SIDE= 5 FT; REAR= 15 FT
PERIPHERAL= 25 FT
UTILITIES:
WKUD (WATER AND SEWER)
LCUB (ELECTRIC)
KUB (GAS)

PHASE 3
TOTAL AREA: 40 7 AC
DISTURBED AREA 16 9 AC
HP DISTURBED AREA 16 1 AC

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

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

0 150' 300'

RONALD L. N. RACKLEY
REGISTERED ENGINEER
CERTIFICATE NO. 109503
STATE OF TENNESSEE
09/14/16

Symbol	No.	Description	Date	Approved
	6	REVISED PER COUNTY REVIEW COMMENTS	09/14/26	RNR
	5	REVISED CONCEPT FOR PHASE 3, CONNECT TO EAST	07/27/26	RNR
	4	REVISED PER COUNTY REVIEW COMMENTS	10/26/21	RNR
	3	REVISED PHASE 3 TO ALLOW ROAD TO WEST	6/30/17	RNR
	2	REVISED BOSTON IVY LN AND LOT WIDTHS	5/20/17	RNR
	1	REVISED PER COUNTY REVIEW COMMENTS, ADD DIMENSIONS	12/21/16	RNR

Revisions

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
122 PERIMETER PARK DR
KNOXVILLE, TN 37922

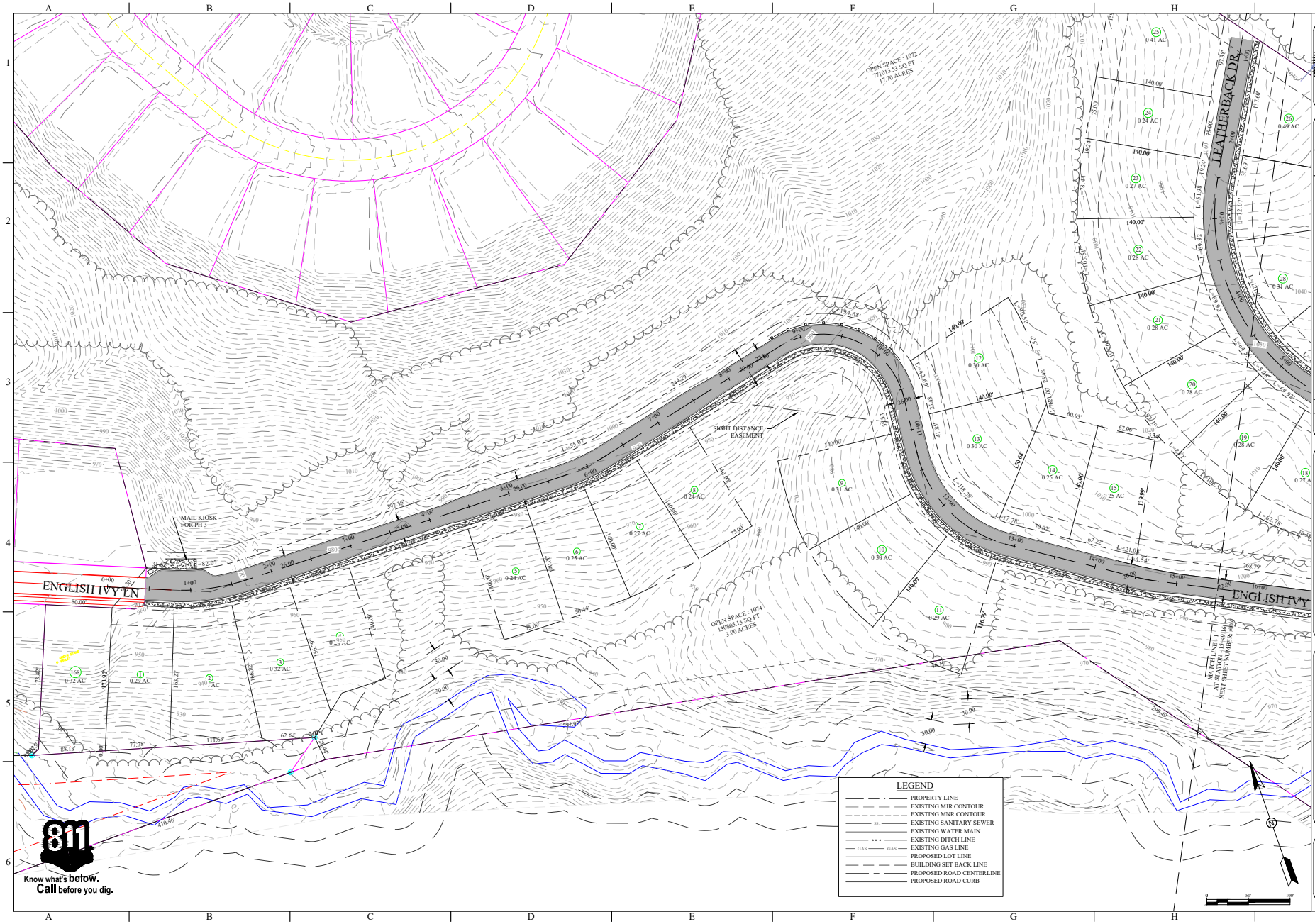
Designed By: RNR
Checked By: RNR
Date: 11/2/3/16
File Name: [illegible]

Rackley Engineering
RONALD RACKLEY ENGINEERING, LLC
[illegible] 865-254-500

CONCEPT OF VINING MILL
KNOX COUNTY, TN
INDEX SHEET

9-SE-26-C/9-D-26-DP

Sheet
C100



Symbol	No.	Revisions	Date	Approved
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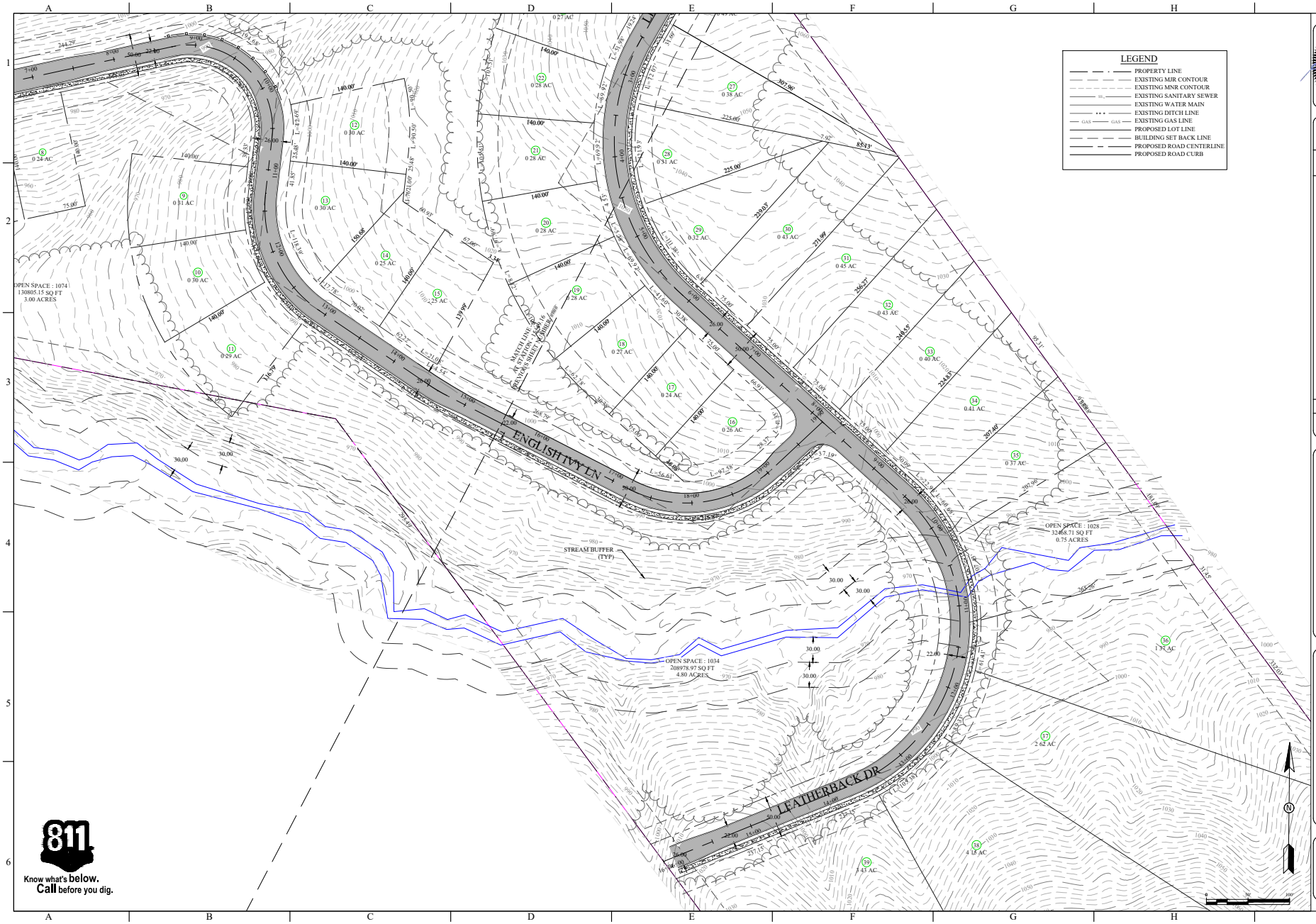
Designed By: RNR
Checked By: RNR
Date: 7/27/26
File Name: 2300 VC map1 Point.dwg

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
11121 KINGSTON PIKE, STE 200
KNOXVILLE, TN 37922

REVISED CONCEPT: VINING MILL PHASE 3
KNOX COUNTY, TN
SITE PLAN
9-SE-26-C/9-D-26-DP

Sheet
C102
SHEET 2 OF 9



Symbol	No.	Description	Date	Approved
	2	MOVED INSTALLATION SAMBRING INTO VIEW WINDOW	08/10/26	RNR
	1	REVISED PER COUNTY REVIEW COMMENTS	04/08/26	RNR

Revisions

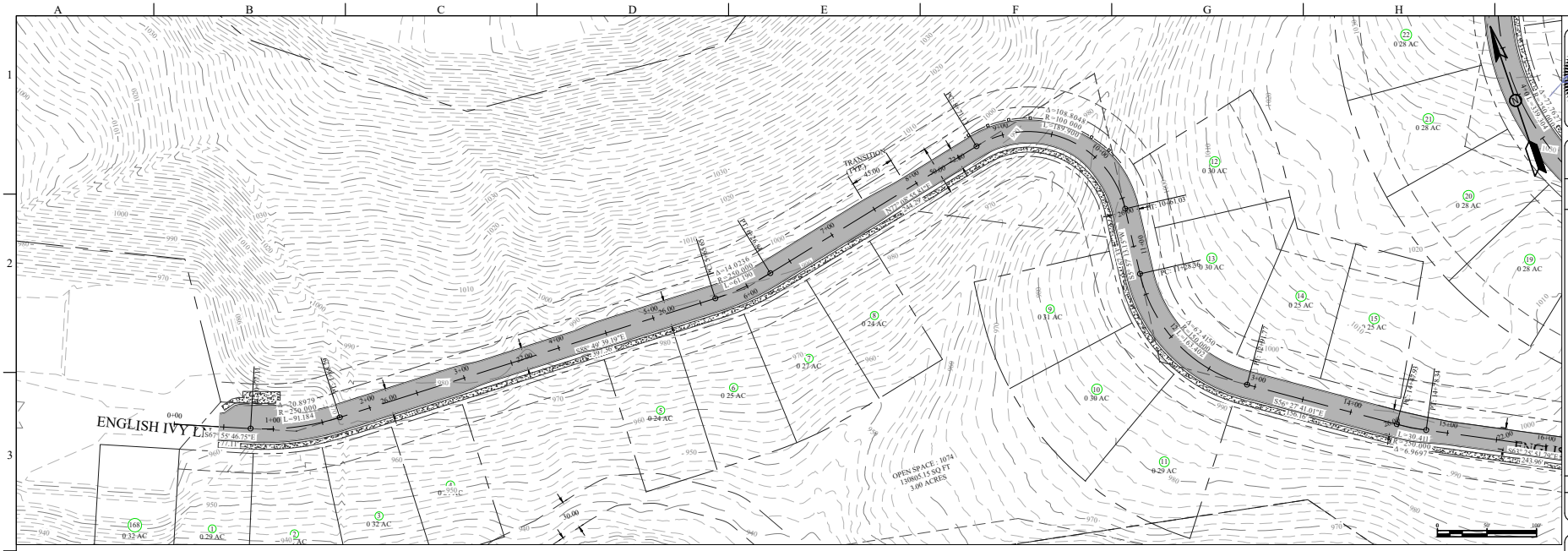
DEVELOPER
HOMESTEAD LAND HOLDINGS, LLC
TIM HOWARD PROPERTIES, INC
KNOXVILLE, TN 37922

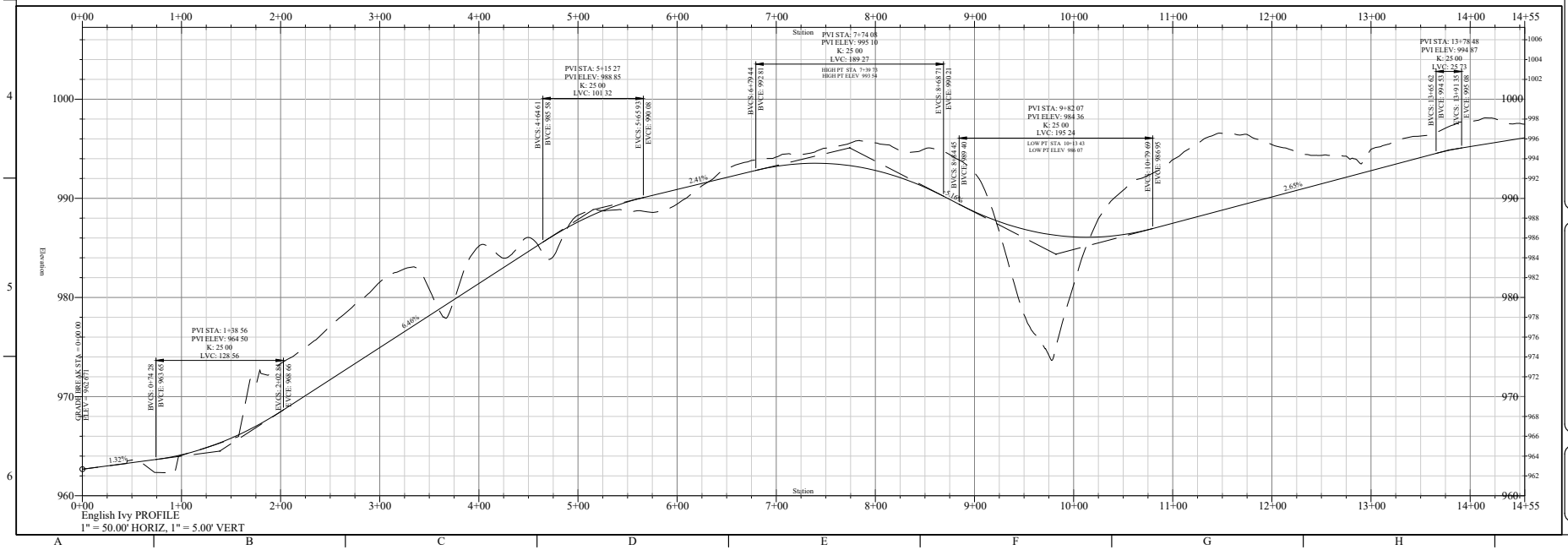
Designed By: RNR
Checked By: RNR
Date: 7/27/26
File Name: 2026 VC map 1 Footer.dwg

P.O. BOX 30024, KNOXVILLE, TN 37930
WWW.KALEYENGINEERING.COM 865-925-0040

REVISED CONCEPT: VINING MILL PHASE 3
TIM HOWARD PROPERTIES, INC
KNOX COUNTY, TN
SITE PLAN
9-SE-26-C/9-D-26-DP

Sheet
C103
SHEET 3 OF 9





English Ivy PROFILE
1" = 50.00' HORIZ, 1" = 5.00' VERT

Symbol	No.	Description	Date	Approved
	1	ADDED PC/PT STATIONS FOR COUNTY STAFF CONVENIENCE	08/13/26	RNR

Revisions

Designed By: RNR
Checked By: RNR
Date: 7/27/26
File Name: V:\ENGLISH IVY PLAN.dwg
V:\ENGLISH IVY PROFILE.dwg

DEVELOPER
HOMESTEAD LAND HOLDINGS, LLC
TED MOSER, PROJECT MGR
KNOXVILLE, TN 37922

REVISED CONCEPT: VINING MILL PHASE 3
TIPTON STATION ROAD
KNOX COUNTY, TN
ENGLISH IVY PLAN & PROFILE
9-SE-26-C/9-D-26-DP

Sheet
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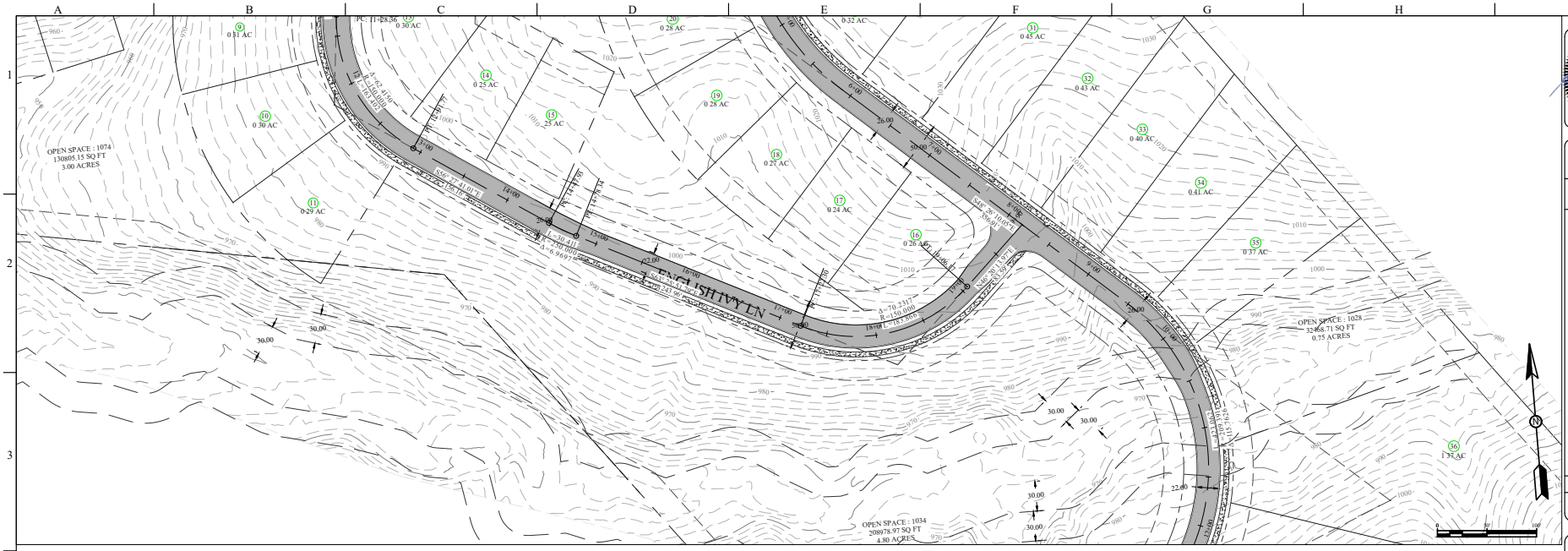
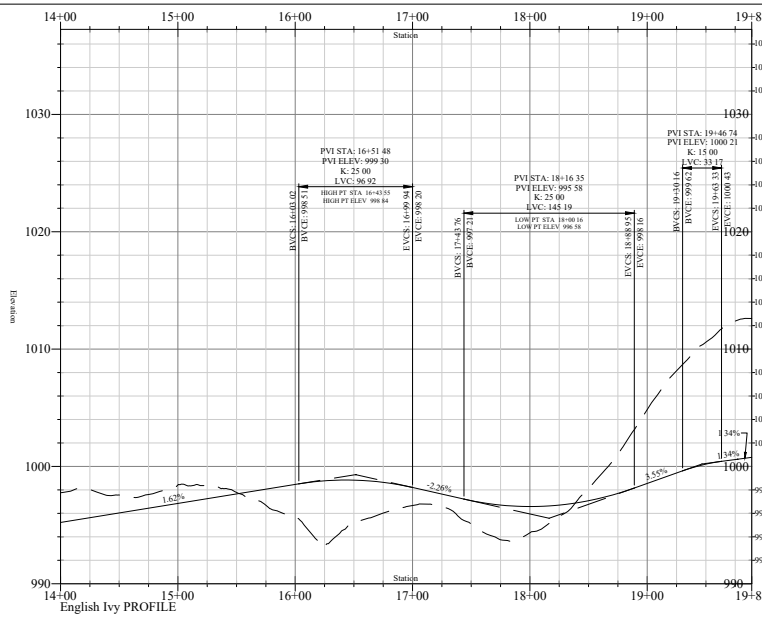
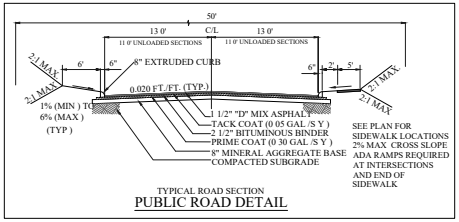
SHEET 4 OF 9





English Ivy PROFILE
1" = 50.00' HORIZ, 1" = 5.00' VERT



TYPICAL ROAD SECTION
PUBLIC ROAD DETAIL

Symbol	No.	Description	Date	Approved
	1	ADDED PC/PT STATIONS FOR COUNTY STAFF CONVENIENCE	08/13/26	RNR

Revisions

Designed By: RNR
Checked By: RNR
Date: 7/27/26
File Name: V:\1-PROJECTS\9-SE-26-C\9-D-26-DP.dwg

DEVELOPER:
HOMESTEAD LAND HOLDINGS, LLC
TERRY WHITE, MANAGER
KNOXVILLE, TN 37922

P.O. BOX 30814, KNOXVILLE, TN 37930
WWW.RAGANTYSURVEYING.COM 865-925-0040

REVISED CONCEPT: VINING MILL PHASE 3
KNOX COUNTY, TN
ENGLISH IVY PLAN & PROFILE
9-SE-26-C/9-D-26-DP

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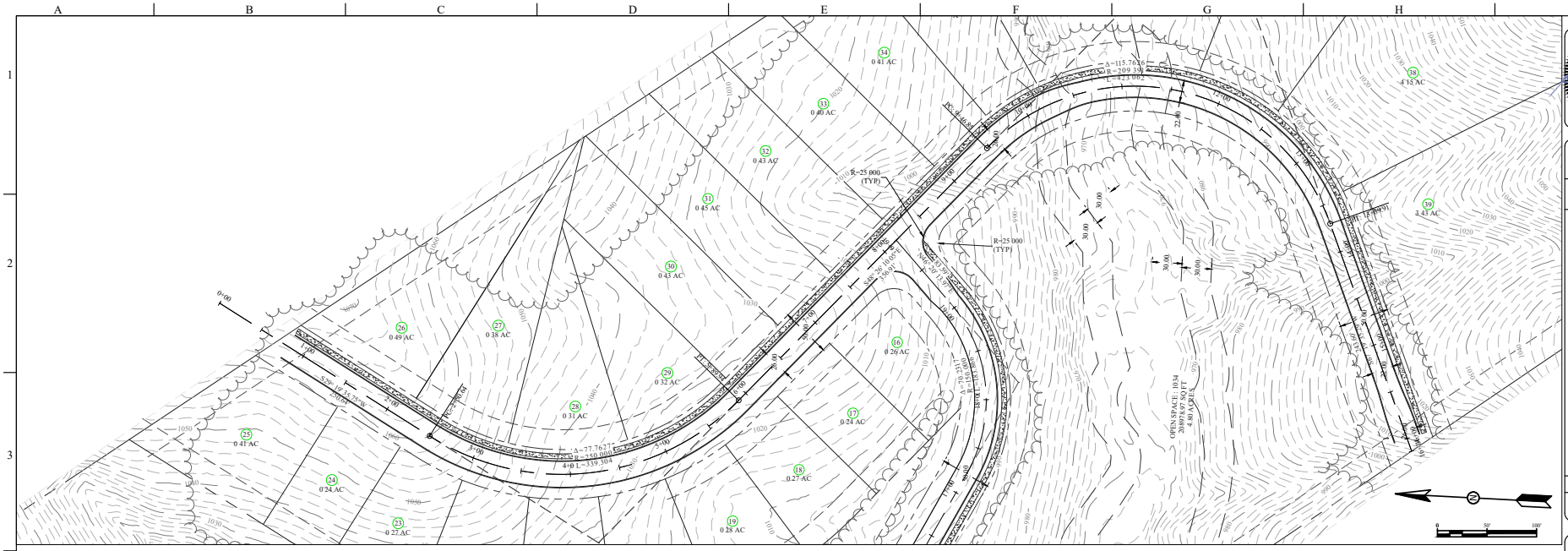
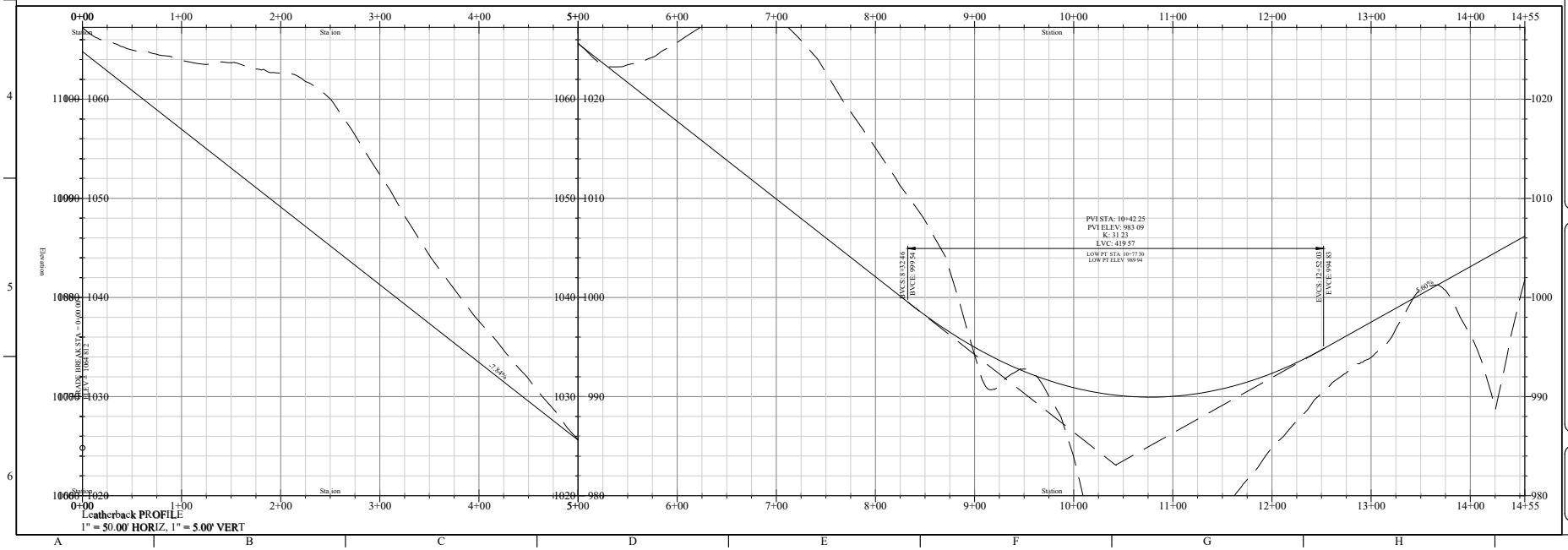
SHEET 5 OF 9





Leatherback PROFILE
1" = 50.00' HORIZ, 1" = 5.00' VERT

Symbol	No.	Description	Date	Approved
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Revisions

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Checked By: RNR
Date: ------
File Name: W:\CAD\LEATHERBACK DR.dwg

DEVELOPER
HOMESTEAD LAND HOLDINGS, LLC
TERRY WOMACK, MANAGER
KNOXVILLE, TN 37922

P.O. BOX 8008, KNOXVILLE, TN 37933
R.WALKER@VINGMILLENGLCOM 865-925-0040

REVISED CONCEPT: VINING MILL PHASE 3
KNOX COUNTY, TN
LEATHERBACK DR PLAN & PROFILE

9-SE-26-C/9-D-26-DP

Sheet
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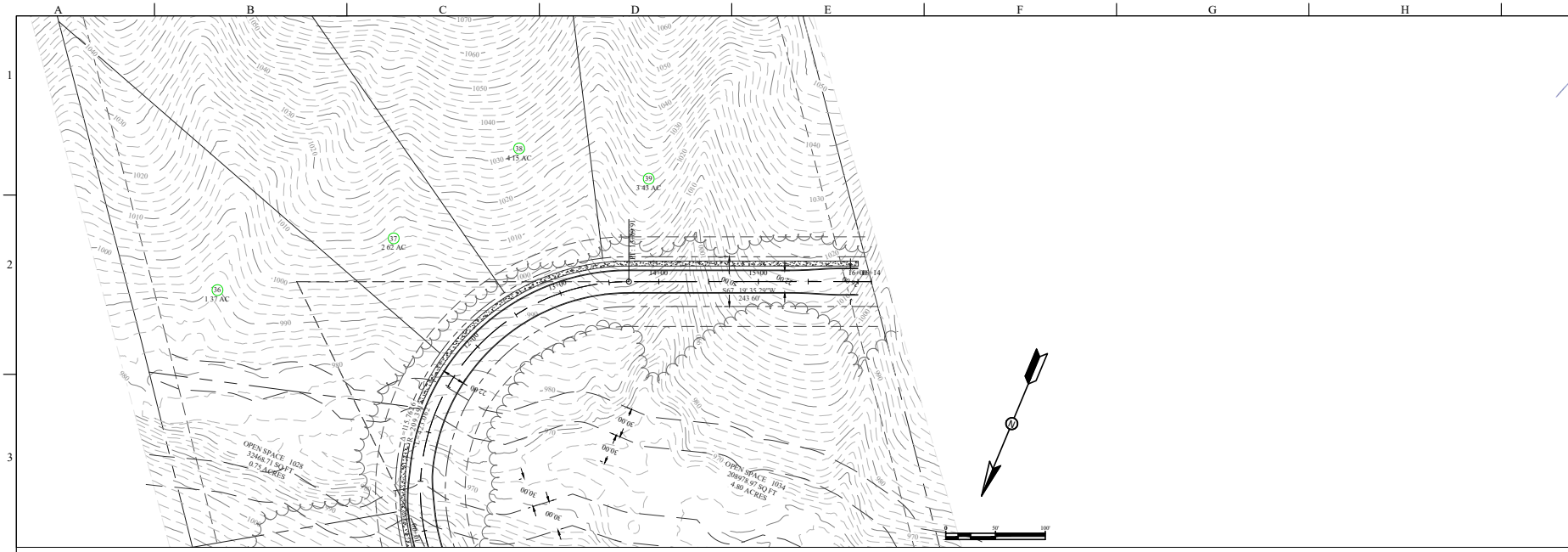
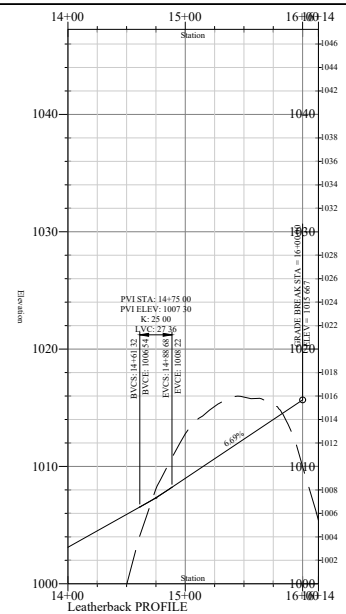
SHEET 6 OF 9





Leatherback PROFILE
1" = 50.00' HORIZ, 1" = 5.00' VERT

Symbol	No.	Description	Date	Approved
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Revisions

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Checked By: RNR
Date: ------
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DEVELOPER
HOMESTEAD LAND HOLDINGS, LLC
11 TRIDENT PARK DRIVE
KNOXVILLE, TN 37922

P.O. BOX 30814, KNOXVILLE, TN 37930
WWW.BARGERENGINEERING.COM 865-525-0040

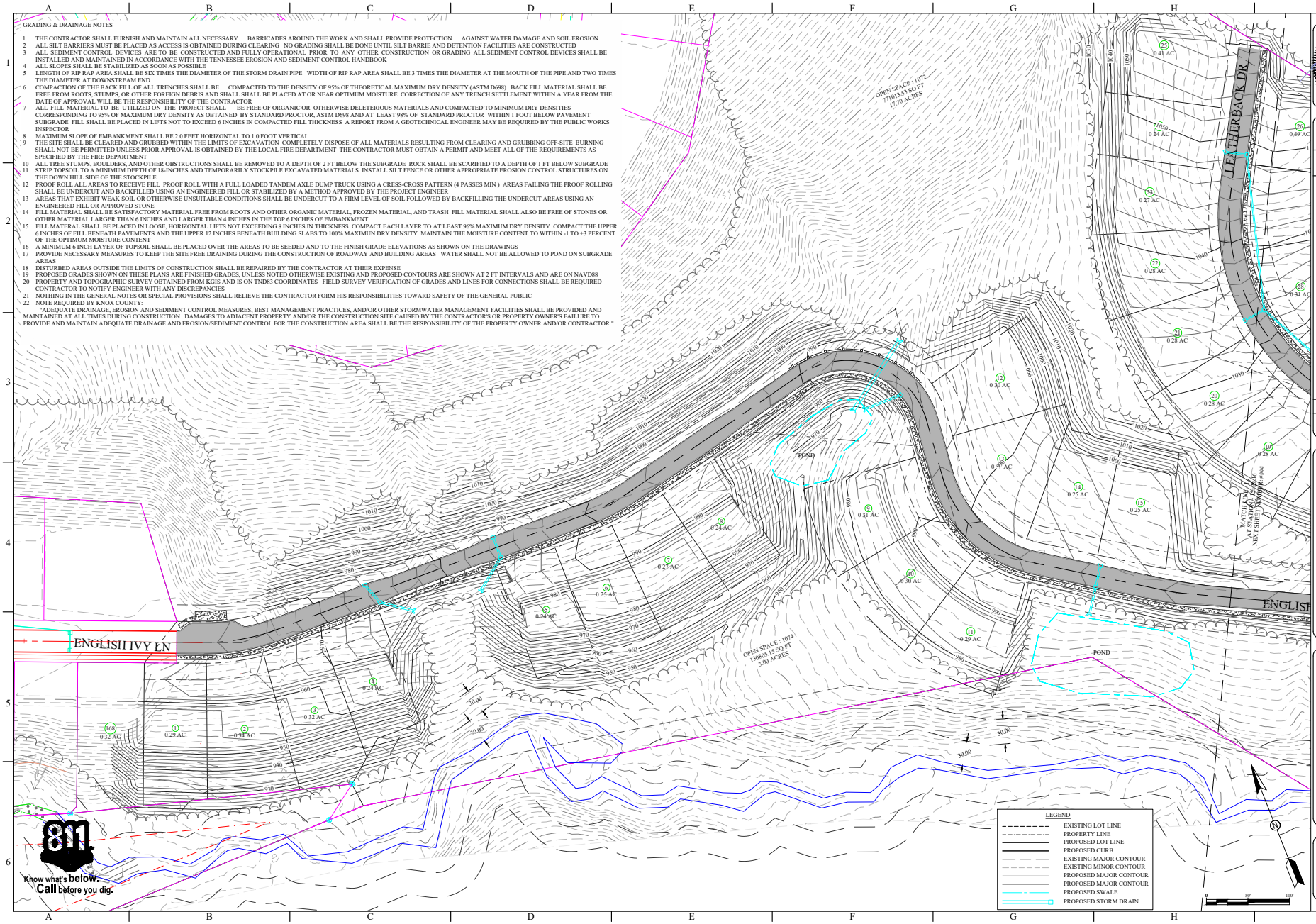
REVISED CONCEPT: VINING MILL PHASE 3
KNOX COUNTY, TN
LEATHERBACK DR PLAN & PROFILE

9-SE-26-C/9-D-26-DP

Sheet
C132
SHEET 7 OF 9

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 BARRIE 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 TENNESSEE EROSION AND 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 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 PAVEMENT 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 0 FEET HORIZONTAL TO 1 0 FOOT 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, BOULDERS, 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 18-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 CRESS-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 MATERAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN THICKNESS COMPACT EACH LAYER TO AT LEAST 96% MAXIMUM DRY DENSITY COMPACT THE UPPER 6 INCHES OF FILL BENEATH PAVEMENTS AND THE UPPER 12 INCHES BENEATH BUILDING SLABS TO 100% MAXIMUN 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 DRAINING 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 NAVD88
20 PROPERTY AND TOPOGRAPHIC SURVEY OBTAINED FROM KGIS 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 FORM 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 CONTRACTOR'S OR PROPERTY OWNER'S 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 "



Symbol	No.	Description	Date	Approved
	1	REVISED PER COUNTY REVIEW COMMENTS	08/14/26	RNR

Revisions

Designed By: RNR
Checked By: RNR
Date: 7/27/26
File Name: 9-SE-26-C-9-D-26-DP v1.0 - Grading and Drainage

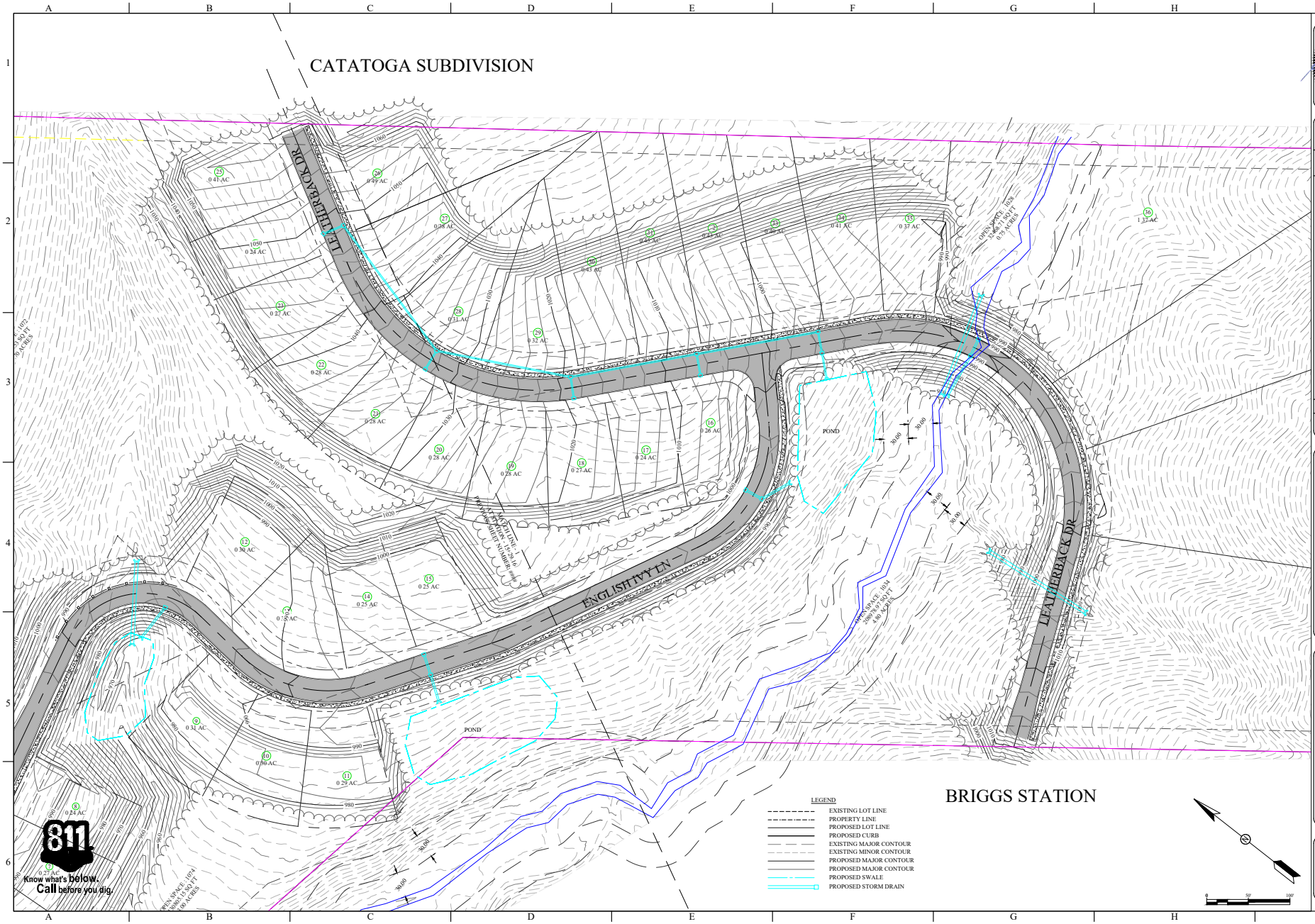
DEVELOPER
HOMESTEAD LAND HOLDINGS, LLC
11121 KINGSTON PIKE, SUITE 200
KNOXVILLE, TN 37922

P.O. BOX 30428, KNOXVILLE, TN 37930
WWW.RACELEYENGINEERING.COM 865-525-0040

REVISED CONCEPT: VINING MILL PHASE 3
TAX MAP 108, PARCEL 1.00
KNOX COUNTY, TN
GRADING AND DRAINAGE

9-SE-26-C/9-D-26-DP

Sheet
C201
SHEET 8 OF 9



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Revisions

Designed By: RNR
Checked By: RNR
Date: 7/27/26
File Name: 9-SE-26-C/9-D-26-DP

DEVELOPER
HOMESTEAD LAND HOLDINGS, LLC
TIM WHITE, MANAGER
KNOXVILLE, TN 37922

REVISED CONCEPT: VINING MILL PHASE 3
KNOX COUNTY, TN
GRADING AND DRAINAGE
9-SE-26-C/9-D-26-DP

Sheet
C202
SHEET 9 OF 9

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	Printed Name	Date
	Russell N. Rackley	08/17/26

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 centerline radius from 250 to 100' sta 9+50 English Ivy

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:

Reduce centerline radius from 250 to 150' sta 12+00 English Ivy

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:

Reduce centerline radius from 250 to 150' sta 18+00 English Ivy

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:

Reduce centerline radius from 250 to 209' sta 11+00 Leatherback

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:

Reduce road width from 26' to 22' three locations on English Ivy and one location on Leatherback where road is unloaded or single loaded with estate lots

Approval required by: Planning Commission ☐ Engineering ■

Engineering supports the alternative design standard requested

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

Engineering Comments:

6. Alternative Design Standard Requested:

Increase intersection grade at English Ivy and Leatherback from 1% to 1.34%.

Approval required by: Engineering

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