

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 9-SD-26-C Related File Number: 9-C-26-DP
Application Filed: 7/27/2026 Date of Revision:
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: East side of Marietta Church Rd, northeast of Broady Glan Ln
Other Parcel Info.:
Tax ID Number: 129 128 Jurisdiction: County
Size of Tract: 94 acres
Accessibility: Access is via Marietta Church Road, a minor collector with a 19-ft pavement width within 40-50 ft of right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: 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
Proposed Use: Detached residential subdivision Density: 2 du/ac
Planning Sector: Northwest County Plan Designation: RC (Rural Conservation), HP (Hillside Ridgetop Protection)
Growth Policy Plan: Rural Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 1928 MARIETTA CHURCH RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Briggs Station

No. of Lots Proposed: 131 No. of Lots Approved: 0

Variances Requested: 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.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the Concept Plan subject to 9 conditions.

Staff Recomm. (Full):

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.

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.

Action: Approved with Conditions **Meeting Date:** 9/10/2026

Details of Action:

Summary of Action: Approve the Concept Plan subject to 9 conditions.

Date of Approval: 9/10/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** ☐ **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**