CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

Planning
KNOXVILLE | KNOX COUNTY

File Number: 9-SE-26-C **Related File Number:** 9-D-26-DP

Application Filed: 7/27/2026 **Date of Revision:**

Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Southern terminus of English Ivy Ln, east of Marietta Church Rd

Other Parcel Info.:

Tax ID Number: 129 12601 **Jurisdiction:** County

Size of Tract: 40.7 acres

Accessibility: Access is via English Ivy Lane, a local street with 26 ft of pavement width within a 50-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land

Surrounding Land Use: 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

Proposed Use: Detached residential subdivision **Density:** 1.5 du/ac

Planning Sector: Northwest County **Plan Designation:** SMR (Suburban Mixed Residential), RC (Rural Conservatio

Growth Policy Plan: Planned Growth Area, Rural Area

Neighborhood Context:

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

Street: 0 ENGLISH IVY LN

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: Vining Mill

No. of Lots Proposed: 39 **No. of Lots Approved:** 0

Variances Requested: 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%.

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 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.

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 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.

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.

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

Details of Action:

Summary of Action: 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.

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:**