CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



Application Filed: 12/9/2021 Date of Revision:

Applicant: SMITH, S & E PROPERTIES, LLC



PROPERTY INFORMATION

General Location: North side of Hardin Valley Drive, west side of Mission Hills Lane

Other Parcel Info.:

Tax ID Number: 116 06704 Jurisdiction: County

Size of Tract: 8.85 acres

Accessibility: Access is via Hardin Valley Road, a minor arterial with a pavement width of 20.5 ft within 60 ft of right-

of-way, and Mission Hill Lane, a local street with a central divider median within 100 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Connor Creek, vacant land -- A (Agricultural)

South: Residences, vacant land -- A (Agricultural) and PR (Planned Residential) East: Mission Hill Lane, vacant land -- A (Agricultural) and PR (Planned Residential)

West: Vacant land -- PR (Planned Residential)

Proposed Use: Detached residential subdivision Density: 2.94 du/ac

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 12041 & 12119 Hardin Valley Rd.

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Mission Hills

No. of Lots Proposed: 26 No. of Lots Approved: 26

Variances Requested: 1) Reduce the minimum vertical curve (crest) K value from 25 to 20 ta VPI STA 3+10 on Road 'A'.

2) Reduce the minimum vertical curve (sag) K value from 25 to 15 at the intersection of Road 'A' and

Hardin Valley Road.

3) Reduce the minimum intersection separation between Mission Hill Lane and Road 'A' from 400 ft to

368 ft.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Withdraw the concept plan as requested by the applicant.

Staff Recomm. (Full):

Comments: This concept plan was approved by the Planning Commission in February 2022 and was remanded

back to the Planning Commission by Knox County Chancery Court in September 2023. The applicant

is withdrawing this application and has submitted a new concept plan and development plan

application for the same property (12-SF-23-C / 12-G-23-DP -- Lantern Park).

This proposal is a 26-lot subdivision that revises the 18-lot Mission Hills subdivision approved in September 2021 (7-SA-21-C / 7-C-21-UR). The new proposal includes an additional 1.87 acres along Mission Hill Lane on the east side of the property and is part of the Hoppe property that wraps around the subject site. A concept plan for the Hoppe property was also recently approved (9-SB-21-C / 9-C-21-UR). Removing the 1.87 acres does not make the Hoppe property exceed its maximum allowed density of 3 du/ac. The proposed changes to the concept plan are listed below.

Changes Since The Previous Concept Plan Approval 1) Increasing the number of lots from 18 to 26.

2) The development now has frontage on Mission Hill Lane.

3) Five (5) lots directly access Mission Hill Lane.

4) The applicant's surveyor verified that the existing Hardin Valley Road right-of-way width is 25 ft from the road centerline along this frontage. The parcel map shows a 40 ft right-of-way from the road centerline, and it was unknown if this was correct. The applicant is dedicating 35 ft right-of-way from the road centerline.

5) The number of detention ponds has been reduced from 2 to 1.

Action: Withdrawn Meeting Date: 12/14/2023

Details of Action:

Summary of Action: Withdraw the concept plan as requested by the applicant.

Date of Approval: Postponements: 1/13/2022

Date of Withdrawal: 12/14/2023 Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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

Ordinance Number: 204479-1 Other Ordinance Number References:

Disposition of Case: Other Disposition of Case, Second Reading:

If "Other":

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Amendments:	Amendments:
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Remanded to Planning Commission (9/27/2023)

Date of Legislative Appeal: Effective Date of Ordinance:

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