

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



**File Number:** 12-SB-21-C                      **Related File Number:** 12-E-21-UR  
**Application Filed:** 10/26/2021                      **Date of Revision:**  
**Applicant:** HOMESTEAD LAND HOLDINGS, LLC

## PROPERTY INFORMATION

**General Location:** Southeast side of Hardin Valley Road and Marietta Church Road intersection  
**Other Parcel Info.:**  
**Tax ID Number:** 129 126.03, 126.04, 126.05 & OTHER: 126.01 (PART OF    **Jurisdiction:** County  
**Size of Tract:** 20.9 acres  
**Accessibility:** Access is via Marietta Church Rd., a minor collector with a 19 ft pavement width within 40-50 ft of right-of-way, and via Hardin Valley Road, a minor arterial with a 22 ft pavement width within 70 ft of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Houses and vacant land  
**Surrounding Land Use:** North: Vacant land, rural residential -- PR (Planned Residential), CA (General Business), CR (Rural Commercial)  
South: Rural residential -- A (Agricultural)  
East: Single family residential -- PR (Planned Residential)  
West: Rural residential, vacant land -- A (Agriculture), PR (Planned Residential)  
**Proposed Use:** Detached residential subdivision and 1 commercial lot                      **Density:** 2.55 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 12054 , 12044 & 11952 Hardin Valley Road & 0 English Ivy Lane  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential), CA (General Business) & CR (Rural Commercial)  
**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: Long/Donahue Subdivision

No. of Lots Proposed: 47      No. of Lots Approved: 0

Variances Requested: VARIANCES

1) Reduce the minimum vertical curve from K=25 to K=20 on Road 'B' at STA 2+00.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL

1) Increase the maximum road grade from 12% to 14% on Road 'B' at STA 4+50.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1) Increase the maximum intersection grade from 1% to 1.5% on Road 'A' at the Marietta Church Road intersection.

2) Increase the maximum intersection grade from 1% to 2% on Road 'A' at the Road 'B' intersection.

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.):** Approve the requested variance and the alternative design standard on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

Approve the Concept Plan subject to 8 conditions.

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Providing legal access to all common areas as proposed or as approved by Planning staff and Knox County Engineering and Public Works during the design plan phase.
4. Obtaining approval from Knox County Engineering and Public Works for all requested alternative design standards requiring their approval or revising the concept plan as necessary to meet the standards of the Subdivision Regulations.
5. Partnering with Knox County to implement improvements to the Marietta Church Road and Hardin Valley Road intersection by providing funding commensurate to the traffic volumes added to this intersection by the development. The details regarding the shared costs of the improvements for this intersection shall be worked out during the design plan phase.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the open space areas, the drainage system and any amenities.
8. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

**Comments:** VARIANCE

1. Reduce the minimum vertical curve from K=25 to K=20 on Road 'B' at STA 2+34.40

- a) This sag vertical curve in Road 'B' is located at the intersection of Road 'A'. Since Road 'B' is a dead-end in both directions and almost all traffic will turn onto Road 'A' and not continue on Road 'B' through this intersection, the reduced K value will not pose a safety concern.
- b) The reduced K value will help reduce the amount of grading required within the HP (Hillside Protection) area.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL

- 1) Increase the maximum grade on Road 'B' from 12% to 14% at STA 4+50.
  - a) The maximum grade requested is only required for approximately 2-3 ft and then gets less steep in either direction from that point.
  - b) The increased road grade will help reduce the amount of grading required within the HP (Hillside Protection) area.
  - c) Article 4 (Alternative Design Standards), Section 4.01 (Hillside and Ridgetop Protection Area Development Standards) of the Subdivision Regulations allows the Planning Commission to approve a maximum grade of 15% for local streets in the HP (Hillside Protection) area. The road design plans must still be approved by Knox County Engineering and Public Works during the design plan phase.

**ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL**

1. Increase the maximum intersection grade from 1% to 1.5% on Road 'A' at the Marietta Church Road intersection.
  - a) Knox County Engineering and Public Works is requiring this intersection to accommodate an ADA-compliant crosswalk.
  - b) The maximum intersection grade of 1% is required to ensure that all intersections can accommodate an ADA-compliant crosswalk which allows for a maximum cross slope of 2%. The closer the engineered design is to 2%, the less construction tolerance there is and the greater chance the cross slope will be greater than 2% when installed.
2. Increase the maximum intersection grade from 1% to 2% on Road 'A' at the Road 'B' intersection.
  - a) The Subdivision Regulations allow Knox County Engineering and Public Works to approve an intersection grade up to 3% when a pedestrian crossing is not proposed. The Knox County sidewalk ordinance does not require a sidewalk on the new internal streets and the developer is not proposing a private sidewalk network.

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This proposal is to create 46 residential lots on 18.422 acres and 1 commercial lot on 2.5 acres (47 lots total). The commercial lot is part of the Concept Plan because it is a new lot and it is less than 5 acres in size, however, it will not be part of the Long/Donahue residential subdivision. The residential subdivision is zoned PR (Planned Residential) and will include 46 lots on 18.422 acres with a density of 2.97 du/ac. The residential portion of the property is split zoned with PR (Planned Residential) up to 3 du/ac (10.126 acres) and up to 2 du/ac (8.3 acres). The maximum average density is 2.55 du/ac, however, the southern portion of the development that is zoned PR up to 2 du/ac cannot exceed 2 du/ac (16 lots). Two lots are split between the two PR zone districts and staff is considering those to be part of the portion of the property that is zoned PR up to 3 du/ac.. The lot distribution in the subdivision is consistent with the PR zoning.

The portion of the property that is zoned PR up to 2 du/ac was rezoned in 2016 (7-J-16-RZ) and was formally part of the Vining Mill subdivision to the east that was approved in 2017 (1-SC-17-C). This concept plan for the Long Donahue Property and the revised concept plan for Vining Mill on this agenda (12-SC-21-C) will remove this area from the Vining Mill subdivision and the proposed secondary access to Marietta Church Road. The revised Vining Mill concept plan proposes a new secondary access through the previously approved Catatoga subdivision to the east (5-SB-21-C).

The residential portion of this proposal, excluding Lot 46 with the existing house, has 12.15 acres of 16.31 acres (74.5%) within the HP (Hillside Protection) area. The slope analysis recommends a maximum of 7.3 acres of disturbance within the HP area and this proposal includes approximately 7.3 acres of disturbance within the HP area.

**Action:** Approved **Meeting Date:** 12/9/2021

**Details of Action:**

**Summary of Action:** Approve the requested variance and the alternative design standard on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

Approve the Concept Plan subject to 8 conditions.

**Date of Approval:** 12/9/2021 **Date of Denial:** **Postponements:**

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

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Chancery Court

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

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

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**