

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



**File Number:** 4-SB-26-C                      **Related File Number:** 4-D-26-DP  
**Application Filed:** 2/23/2026                      **Date of Revision:**  
**Applicant:** JOSH SANDERSON/PRIMOS LAND COMPANY LLC

## PROPERTY INFORMATION

**General Location:** North of Barkley Knoll Ln and Pepper Bush Ln intersection  
**Other Parcel Info.:**  
**Tax ID Number:** 103 072                      **Jurisdiction:** County  
**Size of Tract:** 48.58 acres  
**Accessibility:** Access is via Barkley Knoll Lane, a local street with a pavement width of 26 ft within a 50-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land, Water  
**Surrounding Land Use:** North: Agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac, F (Floodway)  
South: Agriculture/forestry/vacant land, single family residential - PR (Planned Residential) up to 3 du/ac, A (Agricultural)  
East: Single family residential, multifamily residential - PR (Planned Residential) up to 3 du/ac, PR (Planned Residential) up to 2.5 du/ac  
West: Agriculture/forestry/vacant land, rural residential - A (Agricultural)  
**Proposed Use:** 40 single family lots                      **Density:** 0.89  
**Planning Sector:** Northwest County                      **Plan Designation:** RL (Rural Living), RC (Rural Conservation), SP (Stream Pro)  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 11503 BARKLEY KNOLL LN  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 3 du/ac, F (Floodway)  
**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: Hayden Farm

No. of Lots Proposed: 42                      No. of Lots Approved: 0

Variations Requested: VARIANCES

1. Reduce the K value from 25 to 14.29 Road A sta 0+37 to 2+11
2. Reduce the K value from 25 to K=24.76 Road A sta 3+72 to 5+11
3. Reduce the K value from 25 to K=17.28 at end of Road B sta 7+44 to 8+72
4. Road A reduce tangent from 150 ft to 116.9 ft sta 5+10 to 6+26
5. Road A reduce tangent from 150 ft to 135 ft sta 11+46 to 12+81
6. Road A reduce tangent from 150 ft to 59 ft sta 3+83 to 4+42

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the horizontal curve from 250' to 215' on Road A 0+90 to 3+92
2. Reduce the horizontal curve from 250' to 220' on Road A 21+50

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the intersection grade from 1% to 2% at Road A and B
2. Increase the intersection grade from 1% to 2% at Road A and Barkley Knoll
3. Pavement width reduction from 26 ft to 22 ft

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 variance to reduce the K value from 25 to 14.29 at sta Road A from sta 0+37 to 2+11.  
A. Due to the existing steeper topography along Road A, a reduction of the vertical curve length is needed to keep site grading balanced.  
B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.  
C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the K value from 25 to K=24.76 at Road A from sta 3+72 to 5+11.  
A. Due to the existing steeper topography along Road A, a reduction of the vertical curve length is needed to keep site grading balanced.  
B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.  
C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the K value from 25 to K=17.28 at the end of Road B from sta 7+44 to 8+72.  
A. Due to the existing steeper topography along Road B, a reduction of the vertical curve length is needed to keep site grading balanced.  
B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.  
C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the Road A tangent from 150 ft to 116.9 ft from sta 5+10 to 6+26.  
A. The property has steep topography in this location.  
B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.  
C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the Road A tangent from 150 ft to 135 ft from sta 11+46 to 12+81.  
A. The property has steep topography in this location.  
B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.  
C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the Road A tangent from 150 ft to 59 ft from sta 3+83 to 4+42.  
A. The property has steep topography in this location.  
B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.  
C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

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 10 conditions.

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. 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.
4. Providing a sight distance easement through the horizontal curve radius less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveway that cannot be located outside the sight distance easement must have a 20-ft depth outside the sight distance easement.
5. Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval during the design plan phase regarding the potential stream. The required stream buffers must be provided on the final plat if this is determined to be a stream. This may impact several lots, which may have to be consolidated or eliminated to provide buildable area outside the stream buffers.
6. Obtaining a Letter of Map Revision from FEMA (LOMR-F) to update the flood zones and base elevations on the property to accommodate the fill in the floodplain or putting the floodplain below the No Fill line, in a common area (Lots 25-42).
7. Installation of sidewalks on Roads A and B, as shown on the concept plan.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.
10. Before certification of the final plat for the subdivision, establish 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.

**Comments:**

The request is for a 42-lot single family lot subdivision on 47 acres, Phase III of Hayden Farms. A stub out was provided with the original subdivision. The roads will have a reduced pavement width from 26 ft to 22 ft because of the steep slopes, and sidewalks will be provided.

**Action:**

Approved with Conditions

**Meeting Date:** 4/9/2026

**Details of Action:**

**Summary of Action:**

Approve the variance to reduce the K value from 25 to 14.29 at sta Road A from sta 0+37 to 2+11.  
A. Due to the existing steeper topography along Road A, a reduction of the vertical curve length is

needed to keep site grading balanced.

B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the K value from 25 to  $K=24.76$  at Road A from sta 3+72 to 5+11.

A. Due to the existing steeper topography along Road A, a reduction of the vertical curve length is needed to keep site grading balanced.

B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the K value from 25 to  $K=17.28$  at the end of Road B from sta 7+44 to 8+72.

A. Due to the existing steeper topography along Road B, a reduction of the vertical curve length is needed to keep site grading balanced.

B. The topography and shape of the property are unique and have not been created by any person having an interest in the property.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the Road A tangent from 150 ft to 116.9 ft from sta 5+10 to 6+26.

A. The property has steep topography in this location.

B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the Road A tangent from 150 ft to 135 ft from sta 11+46 to 12+81.

A. The property has steep topography in this location.

B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the Road A tangent from 150 ft to 59 ft from sta 3+83 to 4+42.

A. The property has steep topography in this location.

B. The lots have been clustered in the buildable areas to minimize disturbance in the Hillside Protection Area.

C. This is a road with low traffic volumes, and the variation is not great enough to cause detriment to public safety, health, or welfare, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

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 10 conditions.

**Date of Approval:**

4/9/2026

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**