

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 5-SE-25-C Related File Number: 5-J-25-DP
Application Filed: 3/24/2025 Date of Revision:
Applicant: HEARTLAND DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: East side of Pickens Gap Rd, east of Tarklin Valley Rd terminus
Other Parcel Info.:
Tax ID Number: 150 044, 04402, 04403, 04404, 04405, 04406, 04407 OT **Jurisdiction:** County
Size of Tract: 84.56 acres
Accessibility: Access is via Pickens Gap Road, a minor collector with a pavement width that varies from 17 ft to 22 ft within a right-of-way width that varies from 50 ft to 75 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Agriculture/forestry/vacant land - RB (General Residential), A (Agricultural)
South: Agriculture/forestry/vacant land, single family residential, rural residential - A (Agricultural)
East: Agriculture/forestry/vacant land - A (Agricultural)
West: Single family residential, rural residential - A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 1.99 du/ac
Planning Sector: South County **Plan Designation:** RL (Rural Living), RC (Rural Conservation), HP (Hillside Rid
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 8922 PICKENS GAP RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR(k) (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: PICKENS GAP ROAD SUBDIVISION
No. of Lots Proposed: 168 No. of Lots Approved: 0
Variances Requested: VARIANCES
1. None

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:
1. Reduce the minimum horizontal curve radius on Road-A from 250 ft to 100 ft at STA 0+10.
2. Reduce the minimum horizontal curve radius on Road-A from 250 ft to 100 ft at STA 0+72.41 and 1+34.23.
3. Reduce the minimum horizontal curve radius on Road-A from 250 ft to 100 ft at STA 3+72.09 and 4+01.54.
4. Reduce the minimum horizontal curve radius on Road-A from 250 ft to 100 ft at STA 5+87.25 and 6+03.41.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):
1. Increase the maximum intersection grade from 1 percent to 2 percent on Road-C at Road-A.

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 alternative design standards based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Staff Recomm. (Full): Approve the Concept Plan subject to 11 conditions.

- 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 an 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) Implementing the recommendations of Pickens Gap Road Subdivision Transportation Impact Study (TIS) (AJAX Engineering, revised 4/15/2025) as required by Knox County Engineering and Public Works during the design plan phase, including but not limited to, widening the Pickens Gap Road pavement to a minimum of 18 ft from Road-A to the Tarklin Valley Road intersection and restricting exiting traffic to right-out only onto Pickens Gap Road by installing a non-mountable curbed island. The design of the curbed island is to be finalized during the design plan phase.
- 5) If required during the design plan phase, entering into a memorandum of understanding with Knox County Engineering and Public Works for completing off-site improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).
- 6) Maintaining a 35-ft non-disturbance buffer and installing a Type 'B' landscape screen (Exhibit D) where there is no existing vegetation along the northern boundary of the development per the condition of the PR (Planned Residential) zone (4-V-24-RZ). The detailed landscape plan must be submitted to Planning staff for review and approval before grading permits are issued.
- 7) High visibility fencing must be installed along the 35-ft non-disturbance buffer before clearing and grading activities begin and maintained until site and building construction are complete.
- 8) Obtaining all necessary permits from the Tennessee Department of Environment and Conservation.
- 9) 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.
- 10) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

11) 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:

CONCEPT PLAN COMMENTS SECTION:

This proposal is a revision of the Pickens Gap Rd Subdivision to move the access point to the northern frontage with Pickens Gap Road, 303 ft south of the Tarkin Valley Road intersection. Otherwise, the internal road network has remained similar to the original approval (11-SE-24-C / 11-H-24-DP). The total number of residential lots has been reduced by one lot to 168.

ZONING CONDITIONS

The property was rezoned from RB (General Residential) and A (Agricultural) to PR(k) (Planned Residential) up to 2 du/ac in June 2024 (4-V-24-RZ). The rezoning was approved subject to two conditions: 1) There can be no grading within the 35-ft non-disturbance vegetation zone along the north property line, and 2) where there is no existing vegetation (trees) in the 35-ft non-disturbance vegetation zone, a type B landscape screen is required.

TRANSPORTATION IMPACT STUDY (TIS) – Exhibit B

The TIS was revised to evaluate the new access location to Pickens Gap Road. The recommendations include a detailed analysis of the existing road width from the proposed access to the Tarkin Valley Road intersection. The TIS estimates that an approximately 80-ft length of roadway will need to be widened to obtain the minimum 18-ft pavement width.

HYDROLOGIC (STREAM) DETERMINATION – Exhibit C

The applicant has obtained a stream determination from the Tennessee Department of Environment and Conservation (TDEC). Of the four potential streams on the site, only the one that runs along the Pickens Gap Road frontage was determined to be a stream. The subdivision's access will require an Aquatic Resource Alteration Permit (ARAP) from TDEC. The other potential streams were determined to be "wet weather conveyances" and can be modified without an ARAP.

Action: Approved with Conditions **Meeting Date:** 5/8/2025

Details of Action:

Summary of Action: Approve the alternative design standards based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 11 conditions.

Date of Approval: 5/8/2025 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville-Knox County Planning Commission

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:**