

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 7-SI-26-C Related File Number: 7-I-26-DP
Application Filed: 5/26/2026 Date of Revision:
Applicant: KHUSHI 2021, LLC

PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd, east of Marietta Church Rd
Other Parcel Info.:
Tax ID Number: 129 12607 Jurisdiction: County
Size of Tract: 10.64 acres
Accessibility: Access is proposed via a private street with 20-ft pavement width within a right-of-way width of 40 ft, which is accessed from Hardin Valley Road, a minor arterial with 21 ft of pavement width within a right-of-way width that varies from 46-48 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Agriculture/forestry/vacant land - A (Agricultural)
South: Single family residential - PR (Planned Residential) up to 2 du/ac
East: Rural residential, agriculture/forestry/vacant land - A (Agricultural)
West: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 2 du/ac
Proposed Use: Density: 0.56 du/ac
Planning Sector: Northwest County Plan Designation: SMR (Suburban Mixed Residential), HP (Hillside Ridgeway P
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 0 HARDIN VALLEY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 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: Khushi 2021, LLC

No. of Lots Proposed: 6 **No. of Lots Approved:** 0

Variances Requested: VARIANCES:

1. Reduce the minimum K value of private Road 'A' from 25 to 15.2 at PVI station 4+06.18.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. Increase the maximum grade of private Road 'A' from 12% to 14%.

2. Reduce the minimum pavement width of private Road 'A' from 26 ft to 20 ft.

ALTERNATIVE DESIGN STANDARD REQUIRING ENGINEERING APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED):

1. Increase the maximum intersection grade from 1% to 2% at the intersection of Hardin Valley Road and private Road 'A'.

2. Reduce the minimum right-of-way width of private Road 'A' from 50 ft to 40 ft.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Samiul Haque

Staff Recomm. (Abbr.): Approve the variance to reduce the K value of private Road 'A' from 25 to 15.2 at PVI station 4+06.18, based on the following evidence of hardships.

A. The property sits higher than Hardin Valley Road and features very steep slopes at the rear, limiting the majority of the development to the front area. There is an approximate 40-ft elevation change from the edge of Hardin Valley Road to the eastern boundary of the proposed right-of-way.

B. The property's unique topography makes it challenging to meet the required K values without substantial grading.

C. Approval of the variance is not expected to be detrimental to public safety, health, or welfare, as the requested location is away from Hardin Valley Road and only six lots are served by this dead-end private road.

The Engineering and Public Works Department recommends approval of this request based on the justification provided by the applicant.

Approve the requested 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. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Connecting to sanitary sewer and meeting other relevant utility provider requirements.
4. Providing street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
5. Before recording 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.
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 this 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. Providing a note on the final plat that Lot 1 shall be restricted from accessing Hardin Valley Road.
8. Certifying that the required sight distance is available along Hardin Valley Road in both directions at the Road 'A' intersection, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
9. Land disturbance within the HP area shall not exceed 3.3 acres, as recommended by the slope

analysis (attached). Before any deforestation or grading occurs in the common area, a grading plan and a plan showing the locations of existing trees shall be submitted to Planning staff to ensure compliance with this requirement. Undergrowth in the undisturbed HP areas may be cleared for passive recreational uses, such as walking trails. Selective tree removal is permissible to remove invasive species or to alleviate safety hazards, such as trees that are falling, dead, or dying.

Comments:

This request is to subdivide a 10.64-acre property along Hardin Valley Road into 6 lots to be served by a new private right-of-way. 5 of the lots, as well as the private street, are clustered in the front of the subject property, where it is relatively flatter. The rear portion includes a 3.12-acre sixth lot in a flag lot configuration and a 4.25-acre common area that is steep and largely forested. Although flag lots are typically required to connect to a public street, the Engineering and Public Works department supports the flag lot off a private road here, as an alternative access standard under Section 3.03.F of the Subdivision Regulations.

VARIANCE AND ALTERNATIVE DESIGN STANDARDS

The development proposes significant grading to meet the minimum required Rate of Vertical Curvature (K value) near its intersection with Hardin Valley Road. Meeting the vertical curve requirement for the entire private road will require additional grading on this site, which is partially within the HP area. The requested alternative design standards, including reduced pavement width and increased pavement grade, will also result in less grading. Planning and Engineering staff support these requests, given the property's topographical challenges and the fact that the private road will serve only six lots with no through connectivity. A large number of guest parking spaces are not expected with this 6-lot subdivision, so there are no apparent concerns with the pavement width reduction.

Action:

Approved with Conditions

Meeting Date: 7/9/2026

Details of Action:

Summary of Action:

Approve the variance to reduce the K value of private Road 'A' from 25 to 15.2 at PVI station 4+06.18, based on the following evidence of hardships.

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The Engineering and Public Works Department recommends approval of this request based on the justification provided by the applicant.

Approve the requested 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:

7/9/2026

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

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: