

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



**File Number:** 9-SB-21-C                      **Related File Number:** 9-C-21-UR  
**Application Filed:** 7/26/2021                      **Date of Revision:**  
**Applicant:** HOMESTEAD LAND HOLDINGS, LLC

## PROPERTY INFORMATION

**General Location:** North side of Hardin Valley Road, north of the intersection with Marietta Church Road  
**Other Parcel Info.:**  
**Tax ID Number:** 116 06701                      **Jurisdiction:** County  
**Size of Tract:** 36.77 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; Deer Crossing Drive, a local street with a pavement width of 26-ft within 50-ft of right-of-way; and Mission Hill Lane, a local street with a pavement width of 26-ft within 100-ft of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agricultural and vacant land  
**Surrounding Land Use:** North: Residences -- PR (Planned Residential)  
South: Hardin Valley Road, rural residential, vacant land -- A (Agricultural) and PR (Planned Residential)  
East: Vacant land, Mission Hill Lane -- A (Agricultural), PR (Planned Residential) and CA (General Business)  
West: Residences -- PR (Planned Residential)  
**Proposed Use:** Detached and attached residential subdivision                      **Density:** 2.2 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 12119 Hardin Valley Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) (pending)  
**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: Hoppe Subdivision

No. of Lots Proposed: 80                      No. of Lots Approved: 80

Variances Requested: VARIANCES:

1. REDUCE THE MINIMUM TANGENT BETWEEN BROKEN BACK CURVES FROM 150' TO 96.76' ON ROAD 1 FROM STA 6+00 TO STA 7+00.
2. REDUCE THE MINIMUM ANGLE OF INTERSECTION FROM 75 DEGREES TO 71 DEGREES AT THE ROAD 2 INTERSECTION WITH ROAD 1.
3. REDUCE THE MINIMUM ANGLE OF INTERSECTION FROM 75 DEGREES TO 74 DEGREES AT THE ROAD 3 INTERSECTION WITH ROAD 1.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. REDUCE THE MINIMUM HORIZONTAL RADIUS FROM 250' TO 100' ON ROAD 1 (TWO LOCATIONS).
2. REDUCE THE MINIMUM PAVEMENT WIDTH ON ROAD 4 FROM 26' TO 20'.

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 variance 1-3 and alternative design standards 1-2 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 10 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 (County Ord. 91-1-102).
3. Implementation of the recommended street and intersection improvements outlined in the Hoppe Property Subdivision Transportation Impact Study prepared by Ajax Engineering, as last revised on August 23, 2021, and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
4. Obtaining approval from Knox County Commission to rezone the property to PR (Planned Residential) with a density that allows the development as proposed, or the number of lots must be reduced to be consistent with the approved density.
5. Providing a greenway easement on the final plat on south side of Connor Creek per the requirements of the Knox County Parks and Recreation department.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
9. 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.
10. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas and drainage system.

Comments: This proposal is for an 80-lot residential subdivision on approximately 36.7 acres at a density of 2.2 du/ac. The application to rezone the property from A (Agricultural) and CA (General Business) to PR (Planned Residential) up to 3 du/ac is still pending Knox County Commission approval (5-F-21-RZ).

The application was postponed until their September 27, 2021, meeting. The Planning Commission recommended approval of the PR zoning up to 3 du/ac.

The main accesses to the site are from Hardin Valley Road at the Marietta Church Road intersection and Mission Hill Lane, which is the access road for the Massey Creek subdivision to the north. Access will also be provided to Deer Crossing Drive in the Hunters Way subdivision. A greenway easement will be provided along the south side of Connor Creek, with the final location and width of the easement to be determined during the design plan phase. Approximately 11 acres of the 36.77-acre site is within the Hillside Protection (HP) area (see the attached slope analysis). The recommended maximum land disturbance within the HP area is 7.2 acres and according to the applicant, 6.8 acres of the HP area will be disturbed (sheet C104).

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

**Details of Action:**

**Summary of Action:** Approve variance 1-3 and alternative design standards 1-2 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 10 conditions.

**Date of Approval:** 9/9/2021 **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:** **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:**