

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 1-SC-20-C Related File Number: 1-E-20-UR
Application Filed: 11/25/2019 Date of Revision:
Applicant: HARDIN VALLEY LAND PARTNERS

PROPERTY INFORMATION

General Location: Southeast of intersection of Hardin Valley Road & Steel Road.
Other Parcel Info.:
Tax ID Number: 117 027 AND OTHER: PART OF 02508 & 02509 **Jurisdiction:** County
Size of Tract: 33.3 acres
Accessibility: Access is via Hardin Valley Road, a minor arterial street with a 3-5 lane street section within an 88' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land - CA (General Business)
South: Vacant land - A (Agricultural)
East: Vacant land - A (Agricultural)
West: Residences and vacant land - A (Agricultural) and CA (General Business)
Proposed Use: Attached Residential Subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 11446 & O Hardin Valley Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & CA (General Business)
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: Steele Landing

No. of Lots Proposed: 133 No. of Lots Approved: 0

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:
1. Reduce the intersection radii for the right-of-way for Road A at Hardin Valley Rd., from 75' to 0'.
2. Reduce minimum horizontal curve radius from 250' to 150' for Road "A" from STA 1+00.19 to STA 2+92.51.
3. Reduce minimum horizontal curve radius from 250 ft to 150 ft for Road "A" from STA 13+47.12 to STA 15+82.74.
4. Reduce minimum K-value from K= 25 to K= 15 for Road "A" at STA 1+01.91.
5. Reduce minimum lot width from 25' to 20'.

WAIVER REQUIRING PLANNING COMMISSION APPROVAL:
1. Increase maximum road grade from 12% to 14% for Road "A" from STA 1+03.75 to STA 13+38.53.

APPROVED WAIVER BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS:
1. Intersection grade waiver for Road A at Hardin Valley Road, from 1% up to 1.5%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-5 and waiver 1 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances and waiver will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Implementation of any recommended improvements identified in the Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., dated October 16, 2019 and as approved by the Knox County Department of Engineering and Public Works and Planning staff.
4. The final design and details for implementation of the intersection improvements for Road A at Hardin Valley Rd., including any traffic signal modification and pedestrian crossing improvements, shall be worked out between the applicant and the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
5. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
6. At the design plan stage of the subdivision, the details and timing of the slope reforestation plan shall be worked out with the Knox County Department of Engineering and Public Works and Planning staff.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the private streets, storm water system, common area and any other commonly held assets.
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.

Comments: The applicant is proposing to subdivide a 33.3 acre tract into 133 attached residential lots at a density of 4.36 du/ac. The density is based on the 30.5 acres that are zoned PR at a recently approved density of 4.4 du/ac. All the residential lots are located on the PR zoned property. The remaining 2.28

acres are zoned CA and include the realigned private right-of-way and proposed amenity area.

This is the fourth concept plan submitted for this site by the applicant with the last concept plan (5-SD-19-C / 5-G-19-UR) being approved on May 9, 2019 for 91 lots. This application has been submitted to add 42 lots as a result of the recent density increase approved by the Knox County Commission for this site changing the maximum density from 3 du/ac to 4.4 du/ac.

Under this new application, the proposed subdivision will be served by private streets with access out to Hardin Valley Rd. at the signalized intersection with Steele Rd. The private streets will have a 40' right-of-way with a pavement width of 22'. Pavers are proposed as the pavement surface.

The applicant has requested a variance from the Subdivision Regulations to reduce the minimum lot width for access from 25' to 20'. The proposed townhouse units would include a one car garage with a parking space in front of the garage. With the proposed site grading for the townhouse units and the reduced pavement width for the street, staff has expressed concern with the applicant that there may not be adequate parking for residents and guests on site.

The proposed subdivision will include sidewalks on one side of all streets that will allow for a connection to the proposed amenity area and the existing sidewalks located along Hardin Valley Rd.

Action: Approved **Meeting Date:** 1/9/2020

Details of Action:

Summary of Action: APPROVE variances 1-5 and waiver 1 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances and waiver will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions.

Date of Approval: 1/9/2020 **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:**