

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 1-SE-17-C **Related File Number:** 1-I-17-UR
Application Filed: 11/28/2016 **Date of Revision:**
Applicant: VERTEX DEVELOPMENT

PROPERTY INFORMATION

General Location: Northwest side of Hardin Valley Rd., southwest of Conners Creek Circle.
Other Parcel Info.:
Tax ID Number: 103 10804 **Jurisdiction:** County
Size of Tract: 20.52 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a 3 lane street section within an 60' right-of-way (88' required).

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land and residence - PR (Planned Residential) and A (Agricultural)
South: Residences - PR (Planned Residential)
East: Residences - PR (Planned Residential)
West: Subdivision under construction - PR (Planned Residential)
Proposed Use: Detached Residential Subdivision **Density:** 2.73 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

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

Street: 11103 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: Vertex Development on Hardin Valley Road

No. of Lots Proposed: 56 **No. of Lots Approved:** 56

Variances Requested:

1. Intersection spacing variance on Hardin Valley Rd., between Berrywood Dr. and proposed Road A, from 400' to 240'.
2. Vertical curve variance on Road A at STA 0+75, from 150' to 90'.
3. Horizontal curve variance on Road A at STA 21+25, from 250' to 150'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-3 because the site's topography, site features and location restrict compliance with the Subdivision Regulations and the proposed variances 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 Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. 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.
4. Street B shall connect to the main subdivision street for Laurel Ridge Subdivision that is currently under construction to the west. The street connection shall be improved to the requirements of the Knox County Department of Engineering and Public Works.
5. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
6. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
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 property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.
9. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to subdivide this 20.52 acre tract into 56 detached residential lots and common area (4.69 acres) at a density of 2.73 du/ac. This property is located on the northwest side of Hardin Valley Rd., southwest of Conners Creek Circle and northeast of Berrywood Dr. The Planning Commission had recommended approval of a rezoning of this property to PR (Planned Residential) at a density of up to 4 du/ac on December 8, 2016. The Knox County Commission will consider the rezoning request on January 23, 2017.

The primary access street for the subdivision will be out to Hardin Valley Rd. at a location approximately 240 feet northeast of Berrywood Dr. The subdivision also includes a proposed street connection to the main subdivision street for Laurel Ridge Subdivision that is currently under

construction to the west. The street connection will allow for two access points out to Hardin Valley Rd. for the two subdivisions.

The site is located within the parental responsibility zone. Sidewalks are being provided on one side of all internal streets and will connect to the existing sidewalk along Hardin Valley Rd. In addition to providing a future pedestrian connection to the schools, the sidewalks will provide an amenity for the residents to safely walk to neighbor's homes and for use for exercise. One of the general provisions for the PR zoning district is that it encourages open space for recreational use. The addition of sidewalks would in part meet that objective. The subdivision will also have 4.69 acres of common area which is primarily being established around Conners Creek and some larger sinkhole features.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all subdivision boundaries except for the northeast boundary that adjoins Conners Creek Subdivision. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts.

Action: Approved **Meeting Date:** 1/12/2017

- Details of Action:**
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Summary of Action: APPROVE variances 1-3 because the site's topography, site features and location restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

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Date of Approval: 1/12/2017 **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: