

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

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www.knoxmpc.org

File Number: 10-SD-16-C **Related File Number:**
Application Filed: 8/29/2016 **Date of Revision:**
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: Northwest side of Hardin Valley Rd., west of Berrywood Dr.
Other Parcel Info.:
Tax ID Number: 103 10803, 10805, 10806,10807 **Jurisdiction:** County
Size of Tract: 46 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: Vacant land / A (Agricultural)
West: Residences / RA (Low Density Residential) and A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 3.09 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: 11137 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
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: Laurel Ridge, Phase Two

No. of Lots Proposed: 142 No. of Lots Approved: 142

Variances Requested:

1. Horizontal curve radius on Road B at STA 0+47, from 250' to 125'.
2. Horizontal curve radius on Road B at STA 1+46, from 250' to 125'.
3. Horizontal curve radius on Road D at STA 16+90, from 250' to 125'.
4. Reverse curve tangent variance on Road B at STA 1+38, from 50' to 8.87'.
5. Reverse curve tangent variance on Road B at STA 9+41, from 50' to 43.46'.

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

APPROVE the Concept Plan subject to 13 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. The three stub-out street connection to the adjoining property that are shown on the Concept Plan shall be improved to the requirements of the Knox County Department of Engineering and Public Works.
5. Prior to obtaining a design plan approval for the subdivision, submitting a detailed grading plan to the Knox County Department of Engineering and Public Works and Planning Commission Staff that documents all proposed lots will have adequate building sites and yard areas with driveway grades not exceeding a 15% grade. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
6. Implementation of the intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Ajax Engineering as revised on March 30, 2016. 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.
7. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
8. 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.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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, recreational amenities and drainage system.
11. Submitting a final plat for review and approval of the combination of Tax Parcel 103-10801 and the 4.1 acre portion of Tax Parcel 103-10805 that is located on the west side of Road A at the entrance of the subdivision. The approved plat shall be recorded prior to the approval of the first final plat for this

subdivision.

12. 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.

13. Meeting all applicable conditions of the Planning Commission's approvals for 4-SA-16-C and 4-D-16-UR.

Comments:

The Planning Commission approved a Concept Plan and Use on Review application (4-SA-16-C/4-D-16-UR) for this site that is located on the northwest side of Hardin Valley Rd., northeast of Brighton Farms Blvd., on April 14, 2016. The approved Concept Plan included 227 detached residential lots at a density of 3.26 du/ac. The Knox County Commission had approved the rezoning request to PR (Planned Residential) at a density of up to 4 du/ac. on April 25, 2016.

The applicant is proposing a revision to the approved Concept Plan and has submitted a revised concept plan that divides the subdivision into two phases. The first phase which includes 27.7 acres with a total of 55 lots is the southeastern portion of the site which has direct access off of Hardin Valley Rd. This portion of the subdivision remains unchanged from the original approval except for some slight adjustment to the lots. The second phase of the subdivision includes changes to the street layout and lots with a total of 142 lots on 46 acres. The revised Concept Plan that is before the Planning Commission for review and approval is Phase II. The proposed subdivision with the changes will have a total of 197 lots with a density of 2.67 du/ac.

The proposed subdivision will be served by public streets with access out to Hardin Valley Rd. While the property fronts on a section of Sam Lee Rd. it is not at a location that would be acceptable for a second street connection. The proposed subdivision will include sidewalks that will connect to the existing sidewalks located along Hardin Valley Rd. The revised Concept Plan includes three stub-out streets to the larger parcels located to the northeast and southwest side of the proposed subdivision. The stub-out streets are recommended to be improved to the adjoining property.

A Traffic Impact Study was prepared by Ajax Engineering for this development with the last revision date being March 30, 2016. The study recommends turn lane improvements on Hardin Valley Rd. at the proposed subdivision entrance.

Action: Approved **Meeting Date:** 10/13/2016

Details of Action:

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

APPROVE the Concept Plan subject to 13 conditions

Date of Approval: 10/13/2016 **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:**