

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SE-06-C Related File Number: 2-J-06-UR
Application Filed: 1/9/2006 Date of Revision:
Applicant: BEN TESTERMAN CONSTRUCTION COMPANY
Owner: BEN TESTERMAN CONSTRUCTION CO.

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northwest side of Hardin Valley Rd., southeast of Steele Rd.
Other Parcel Info.:
Tax ID Number: 117 34.05 Jurisdiction: County
Size of Tract: 60.54 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a pavement width of 22' within a 95' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned A agricultural, RA and PR residential. Development consists of a mixture of single family subdivisions and rural density housing. The site for the new west Knox County high school adjoins the western boundary of this proposed development.
Proposed Use: Detached single family subdivision and detached condominium development Density: 2.89 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:
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: The Glen at Hardin Valley

Surveyor: Benchmark Associates, Inc.

No. of Lots Proposed: 103 **No. of Lots Approved:** 0

Variances Requested:

1. Horizontal curve variance from 250' to 150' at sta 36+05 of Road A
2. Broken back curve tangent variance from 150' to 96.33' at between sta 2+75 and sta 3+71 of Road 2
3. Vertical curve variance from 325' to 200' at sta 1+73 of Road 3

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE variances 1- 3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 15 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. All street turn-around within the proposed condominium section of the development must meet AASHTO requirements.
4. No grading is to commence on the Conner Creek crossing until approval is granted by the Federal Emergency Management Agency.
5. Raising the elevation of Road 1 per the requirements of the Knox County Dept. of Engineering and Public Works
6. Placing a note on the final plat that all structures will be located at least 50' from the top of any sinkholes (closed contour area) on this site, as determined by the Tennessee Department of Environment and Conservation. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the required buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. An engineered footing is required for any structures within the 50' sinkhole buffer.
7. Establishing riparian buffers as required by the Knox county Dept. of Engineering and Public Works and/or the Tenn. Dept. of Environment and Conservation
8. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of environment and Conservation
9. Implementing all recommendations of the Traffic Impact Study for this project
10. Construction of sidewalks on one side of every street in the development, including the condominium sections. The sidewalk is to be a minimum of 4' wide with a planting strip between the back of the curb and the sidewalk that is 2' or more in width
11. Prior to certification of the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the common area and any other commonly held assets.
12. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County Ord. (91-1-102).
13. Place a note on the final plat that all lots will only have access from the internal street system.
14. Meeting all requirements of the approved Use-on-Review development plan.
15. 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: This site is located on the north side of Harding Valley Rd. It is located between the existing Brighton Farms Subdivision and the proposed new west Knox County high school. The applicant is proposing a residential development that will consist of 100 detached single family dwellings, 75 residential condominiums. In addition, the development will contain common areas that will contain a walking trail, a clubhouse and swimming pool and sidewalks on one side of every street. The site was rezoned to PR (Planned Residential at 1-4 du/ac earlier this year. The plan as proposed will result in a development density of 2.89 du/ac.

Conner Creek crosses this site. As a result, the applicant will have to maintain riparian buffers as required by the Tenn. Dept. of conservation and Knox County. Due to the proposed elevation of the boulevard entrance road, the Federal Emergency Management Agency will have to approve the design of the road before any construction can commence.

A traffic study was prepared by the applicant's engineer as required by MPC's rules. The study recommends improvements that will include a left turn lane, a deceleration lane and other improvements at the entrance to the development. The traffic impact of this project and the new high school will create a noticeable impact in the immediate area.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services. West Knox Utility District can provide water and sewer, electrical service will be provided by Lenoir City Utilities Board and natural gas will be provided by KUB.
2. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Karns Middle, and Karns High Schools. When the new high school is completed, attendance zones will be redrawn.
3. The proposed detached single-family subdivision and attached condominium development is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached single family dwellings.
4. Drainage will be directed into the existing drainageways on this site. Stormwater detention, grading and drainage plans will be required that meet the City of Knoxville's regulations.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 2.89 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knoxville Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District.
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property. The dwellings proposed in this development will be of similar value to a number of the houses in this area.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments. Hardin Valley Rd. is classified as a minor arterial street. With that classification, it is expected to collect traffic from this and the surrounding residential areas and provide a route to other major streets in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 4 du/ac, which is consistent with the Sector Plan. The proposed development density of 2.89 dwellings per acre is within the development density permitted by the Sector Plan and current zoning of the site.

MPC Action:

Approved

MPC Meeting Date: 4/13/2006

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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Emergency Management Agency.

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Summary of MPC action: APPROVE variances 1- 3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
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Date of MPC Approval: 4/13/2006 **Date of Denial:** **Postponements:** 2/9/2006-3/9/2006

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Commission

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: