

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
400 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 4-SA-16-C **Related File Number:** 4-D-16-UR
Application Filed: 2/22/2016 **Date of Revision:**
Applicant: IDEAL ENGINEERING SOLUTIONS

PROPERTY INFORMATION

General Location: Northwest side of Hardin Valley Rd., northeast of Brighton Farms Blvd.
Other Parcel Info.:
Tax ID Number: 103 108.03, 108.05, 108.06 & OTHER: 108.07 **Jurisdiction:** County
Size of Tract: 69.7 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: Residence and 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:** 3.26 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) 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: Laurel Ridge

No. of Lots Proposed: 227 No. of Lots Approved: 227

Variations Requested:

1. Reduction of the intersection spacing along Hardin Valley Rd., between Road A and Berrywood Dr., from 400' to 93'.
2. Reduction of the horizontal curve radius on Road C at STA 17+01, from 250' to 200'.
3. Reduction of the horizontal curve radius on Road E at STA 17+35, from 250' to 125'.
4. Reduction of the horizontal curve radius on Road E at STA 20+57, from 250' to 125'.
5. Reduction of the horizontal curve radius on Road E at STA 22+27, from 250' to 125'.
6. Broken back tangent variance on Road E between STA 21+73.45 and STA 22+26.55, from 150' to 53.1'.
7. Vertical curve variance on Road A at STA 0+60, from K=25 to K=15.96 (125' to 80').

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 1-7 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 16 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, and shall be installed at the time the street improvements are installed for the subdivision. The side of the street that the sidewalks are to be located on shall be worked out with the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision.
4. Revising the concept plan to provide a stub-out street connection from Road A to the two large parcels located to the east and west of this site (Tax parcels 103-10801 & 103-10804) subject to approval by the Knox County Department of Engineering and Public Works and Planning Commission Staff.
5. The intersection of Road A with Roads B and D shall be designed as a two way stop condition.
6. Design of the temporary turnaround at the end of Road E subject to approval of the Knox County Department of Engineering and Public Works.
7. 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.
8. 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.
9. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
10. 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.
11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 12. Placing a note on the final plat that all lots will have access only to the internal street system except for the two lots for the existing home sites on Hardin Valley Rd. and Sam Lee Rd.
 13. Including a line of sight easement on the final plat across Lots 57 and 58 in order to provide the needed sight distance for the curve in Road E.
 14. 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.
 15. 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.
 16. 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 a 69.7 acre tract into 227 detached residential lots at a density of 3.26 du/ac. The property is located on the northwest side of Hardin Valley Rd. northeast of Brighton Farms Blvd. 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 on one side of all streets and will connect to the existing sidewalks located along Hardin Valley Rd.

The Planning Commission recommended approval of a rezoning to PR (Planned Residential) at a density of up to 4 du/ac. on March 10, 2016. The Knox County Commission will consider the rezoning request to PR (Planned Residential) at a density of up to 4 du/ac. on April 25, 2016.

Staff has recommended a condition that a stub-out street be provided to the two large parcels located to the east and west of this site (Tax parcels 103-10801 & 103-10804). While these two parcels have frontage on Hardin Valley Rd., additional access points along Hardin Valley Rd. should be avoided when alternative access connections can be provided.

The preliminary site grading plan identified a potential problem with having adequate building sites in the area of Lots 74-89. Staff has recommended a condition that the applicant provide a detailed grading plan prior to design plan approval that documents that adequate building sites are available on all proposed lots.

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.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior boundaries of this subdivision. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts. The standard rear yard setback for the low density and general residential zoning districts is 25'.

Action:

Approved

Meeting Date: 4/14/2016

Details of Action:

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 (Amended at MPC 4-14-16) . The sidewalks shall remain bonded until the end of the project and shall be installed as the development progresses. The initial phase I sidewalks from Hardin Valley Road to the amenity center shall be installed first. All sidewalks in Phase I shall be 100% completed before the developer can begin Phase 2 of the subdivision. The side of the street that the sidewalks are to be located on shall be worked out with the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision.
4. Revising the concept plan to provide a stub-out street connection from Road A to the two large parcels located to the east and west of this site (Tax parcels 103-10801 & 103-10804) subject to approval by the Knox County Department of Engineering and Public Works and Planning Commission Staff.
5. The intersection of Road A with Roads B and D shall be designed as a two way stop condition.
6. Design of the temporary turnaround at the end of Road E subject to approval of the Knox County Department of Engineering and Public Works.
7. 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.

8. 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.

9. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.

10. 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.

11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

12. Placing a note on the final plat that all lots will have access only to the internal street system except for the two lots for the existing home sites on Hardin Valley Rd. and Sam Lee Rd.

13. Including a line of sight easement on the final plat across Lots 57 and 58 in order to provide the needed sight distance for the curve in Road E.

14. 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.

15. 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.

16. 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.

Summary of Action:

APPROVE variances 1-7 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 16 conditions as amended:

Date of Approval:

4/14/2016

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: