

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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400 Main Street
Knoxville, Tennessee 37902
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File Number: 5-SA-17-C **Related File Number:** 5-B-17-UR
Application Filed: 3/22/2017 **Date of Revision:**
Applicant: HOMESTEAD LAND HOLDINGS, LLC

PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd., east side of Marietta Church Rd.
Other Parcel Info.:
Tax ID Number: 129 12601 AND PART OF 126 **Jurisdiction:** County
Size of Tract: 117 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a 22' pavement width within a 40' - 60' right-of-way, and Marietta Church Rd., a minor collector street with a 19' pavement width within a 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land - A (Agricultural) and PR (Planned Residential)
South: Vacant land - A (Agricultural)
East: Vacant land - A (Agricultural)
West: Rural residential and vacant land / A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 1.64 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 2010 Marietta Church Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & PR 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: Vining Mill

No. of Lots Proposed: 192 No. of Lots Approved: 0

Variances Requested:

1. Reduce sag k from 25 to 20 on English Ivy Ln at STA 1+06.
2. Reduce centerline radius from 250 to 150 on English Ivy Ln at STA 43+00.
3. Reduce centerline radius from 250 to 203 on Boston Ivy Ln at STA 3+00.
4. Increase maximum road grade from 12% to 12.58% on Boston Ivy Ln at STA 6+00.
5. Increase maximum road grade from 12% to 13.31% on Velvet Leaf Ln at STA 2+25.
6. Reduce crest k from 25 to 19 on Velvet Leaf Ln at STA 4+05.
7. Reduce centerline radius from 250 to 150 on Leatherback Rd at STA 4+00.
8. Reduce centerline radius from 250 to 223 on Leatherback Rd at STA 9+50.
9. Reduce centerline radius from 250 to 100 on Leatherback Rd at STA 12+00.
10. Reduce centerline radius from 250 to 100 on Leatherback Rd at STA 13+75.
11. Increase maximum road grade from 12% to 14.63% on Leatherback Rd at STA 2+00.
12. Increase maximum road grade from 12% to 15% on Leatherback Rd at STA 12+60.
13. Reduce sag k from 25 to 15 at intersection Leatherback Rd and Marietta Church Rd.
14. Reduce crest k from 25 to 19 on Leatherback Rd at STA 4+43.
15. Reduce sag k from 25 to 20 on Leatherback Rd at STA 10+20.
16. Reduce transition radius for the Needlegrass Ln cul-de-sac from 75' to 25' on inside of road centerline curve.

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 1-16 because the site's topography and shape restricts 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. Installation of the separate westbound left turn lane on Hardin Valley Road with a storage bay length of a minimum of 100 feet as identified in the Traffic Impact Study (TIS) prepared by Ajax Engineering and dated November 28, 2016. This turn lane should be installed prior to the 60th building permit, which is stated in the TIS.
5. The final design and details for implementation of the intersection improvements for English Ivy Ln. at Hardin Valley Rd. 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.
6. At the design plan stage of the subdivision review, increased side yard setbacks may be required by the Knox County Department of Engineering and Public Works for lots along street grades of 10% or greater.
7. During the design plan stage of the subdivision review the applicant shall work with the Knox County Department of Engineering and Public Works and Planning Commission staff to minimize the clearing and grading of the common areas identified on the concept plan. When the grading and stormwater plans are finalized, a plan shall be prepared that identifies the areas within the common area that are to remain as natural undisturbed areas. These areas shall be identified on the final plat and protective covenants for the subdivision as natural undisturbed area with a prohibition on any clearing and grading except what would be needed for a passive trail system. The boundary for the natural undisturbed areas shall be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.

8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Obtaining any grading and slope easements that will be needed for grading the site.
10. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing the blueline stream on the property.
11. 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.
12. Placing a note on the final plat that the vehicular access for all lots is limited to the internal street system.
13. 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:

A concept plan/use-on-review approval was granted by the Planning Commission for Vining Mill Subdivision on January 12, 2017. The concept plan included 190 lots on 111 acres at a density of 1.71 du/ac. The applicant is now adding 6 additional acres located at the northeast corner of the site to the subdivision. The addition of this property allows for some design changes that will result in a reduction of the street grade for Boston Ivy Ln. With the addition of the 6 acres, 2 additional lots have been added. The proposed subdivision now includes 192 lots on 117 acres at a reduced density of 1.64 du/ac. The Planning Commission had recommended approval of the rezoning of the 6 acres to PR (Planned Residential) at a density of up to 2 du/ac on April 13, 2017. The Planning Commission had recommended approval of the rezoning of the original 111 acres to PR (Planned Residential) at a density of up to 2 du/ac on August 11, 2016. The Knox County Commission approved that rezoning request on September 26, 2016.

The proposed subdivision will be served by public streets with access out to both Hardin Valley Rd. and Marietta Church Rd. 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.

Staff had evaluated street connections from this development into adjoining tracks of land and it was determined that the subdivision layout and steep topography did not provide any logical street connections. Staff is encouraging the applicant to work with any adjoining land owners that would be interested in connecting to the proposed street network within this subdivision.

While this site is not within the parental responsibility zone, sidewalks will be provided on one side of English Ivy Ln. from Hardin Valley Rd. to Leatherback Dr. and along Leatherback Dr. to Marietta Church Rd. This will provide pedestrian access along the two main streets with a connection to the amenity area that is being provided at the main entrance to the subdivision at Hardin Valley Rd.

The proposed subdivision layout includes a significant amount of common area which includes 31.64 acres (27% of the site). The majority of the common area includes the steeper portions of the site. The preliminary grading plan is limiting the disturbance into these common areas. The applicant has expressed a willingness to work with staff to reduce the impact on the common area. Approximately 21.8 acres of the common area will remain undisturbed. The areas of the site that can remain undisturbed must be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.

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

Action:

Approved

Meeting Date: 5/11/2017

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).
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6. At the design plan stage of the subdivision review, increased side yard setbacks may be required by the Knox County Department of Engineering and Public Works for lots along street grades of 10% or greater.
7. During the design plan stage of the subdivision review the applicant shall work with the Knox County Department of Engineering and Public Works and Planning Commission staff to minimize the clearing and grading of the common areas identified on the concept plan. When the grading and stormwater plans are finalized, a plan shall be prepared that identifies the areas within the common area that are to remain as natural undisturbed areas. These areas shall be identified on the final plat and protective covenants for the subdivision as natural undisturbed area with a prohibition on any clearing and grading except what would be needed for a passive trail system. The boundary for the natural undisturbed areas shall be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Obtaining any grading and slope easements that will be needed for grading the site.
10. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for crossing the blue line stream on the property.
11. 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.
12. Placing a note on the final plat that the vehicular access for all lots is limited to the internal street system.
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Summary of Action:

APPROVE variances 1-16 because the site's topography and shape restricts 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:

5/11/2017

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: