

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 5-SD-19-C **Related File Number:** 5-G-19-UR
Application Filed: 3/25/2019 **Date of Revision:**
Applicant: HARDIN VALLEY LAND PARTNERS

PROPERTY INFORMATION

General Location: South side of Hardin Valley Road, West of Pellissippi Parkway, South end of Steele Rd.
Other Parcel Info.:
Tax ID Number: 117 027 & 02508 **Jurisdiction:** County
Size of Tract: 30.5 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a 3-5 lane street section within an 88' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land - CA (General Business)
South: Vacant land - A (Agricultural)
East: Vacant land - A (Agricultural)
West: Residences and vacant land - A (Agricultural) and CA (General Business)
Proposed Use: Attached Residential Subdivision **Density:** 2.98 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 Hardin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) / CA (General Business)
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: Steele Road Subdivision

No. of Lots Proposed: 91 No. of Lots Approved: 0

Variations Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduction of the intersection radii for the right-of-way for Road A at Hardin Valley Rd., from 75' to 0'.
2. Horizontal curve variance on Road A at STA 1+00.19, from 250' to 150'.
3. Horizontal curve variance on Road A at STA 13+47.12, from 250' to 150'.
4. Maximum street grade variance on Road A from STA 1+03.75 to STA 13+38.53, from 12% to 14%.
5. Reduction of the K-Value on Road A at STA 1+03.75, from K=25 to K=15.
6. Reduction of the minimum lot width for access from 25' to 20'.

APPROVED WAIVER:

1. Intersection grade waiver on Road A, from 1% up to 2%.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-6 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 10 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. Implementation of any recommended improvements identified in the Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., dated May 1, 2019 and as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff.
4. The final design and details for implementation of the intersection improvements for Road A at Hardin Valley Rd., including any traffic signal modification and pedestrian crossing improvements, 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.
5. 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.
6. At the design plan stage of the subdivision, the applicant shall submit a parallel parking plan for on street guest parking to the Knox County Department of Engineering and Public Works and Planning staff for review and approval.
7. At the design plan stage of the subdivision, the details and timing of the slope reforestation plan shall be worked out with the Knox County Department of Engineering and Public Works and Planning staff.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the private streets, storm water system, common area and any other commonly held assets.
10. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

Comments: The applicant is proposing to subdivide a 30.5 acre tract into 91 attached residential lots at a density of 2.98 du/ac. The property is located on the south side of Hardin Valley Rd. directly south of Steele Rd.

A concept plan/use on review approval (11-SC-15-C/11-H-15-UR) was granted for this site by the Planning Commission on November 12, 2015 for 61 detached residential lots. To address site grading

issues, a revised concept plan (9-SC-16-C) was approved by the Planning Commission on September 8, 2016 for 60 lots with approval of a reduction of the public street right-of-way to 40' and the pavement width to 22 feet as permitted under Section 69-10 of the Subdivision Regulations. On October 23, 2017, the Knox County Commission approved a rezoning request (6-G-17-RZ) for a density increase for the PR zoning for up to 3 du/ac.

Under this new application, the proposed subdivision will be served by private streets with access out to Hardin Valley Rd. at the signalized intersection with Steele Rd. The private streets will have a 40' right-of-way with a pavement width of 22'. Pavers are proposed as the pavement surface.

The applicant has requested a variance from the Subdivision Regulations to reduce the minimum lot width for access from 25' to 20'. The proposed townhouse units would include a one car garage with a parking space in front of the garage. With the proposed site grading for the townhouse units and the reduced pavement width for the street, staff is recommending a condition that the applicant submit a parallel parking plan for on street guest parking.

The proposed subdivision will include sidewalks on one side of all streets that will allow for a connection to the proposed amenity area and the existing sidewalks located along Hardin Valley Rd.

Action: Approved **Meeting Date:** 5/9/2019

Details of Action:

Summary of Action: APPROVE variances 1-6 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 10 conditions.

Date of Approval: 5/9/2019 **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:**