

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 6-SB-23-C Related File Number: 6-B-23-DP
Application Filed: 4/24/2023 Date of Revision:
Applicant: URBAN ENGINEERING, INC.

PROPERTY INFORMATION

General Location: South side of Hardin Valley Dr, south of Brighton Farms Blvd
Other Parcel Info.:
Tax ID Number: 117 034 Jurisdiction: County
Size of Tract: 31.1 acres
Accessibility: Access is via Hardin Valley Road, a minor arterial with 40-ft of pavement width within 80-ft to 100-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single-family residential, Private recreation, Rural residential -- RA (Low Density Residential), PR (Planned Residential), A (Agricultural)
South: Single-family residential, Rural residential -- A (Agricultural)
East: Single-family residential -- PR (Planned Residential)
West: Vacant land, Rural residential -- A (Agricultural)
Proposed Use: Attached residential subdivision Density: 1.99 du/ac
Sector Plan: Northwest County Sector Plan Designation: RR (Rural Residential), HP (Hillside Protection)
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)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: RR (Rural Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cruz Farms

No. of Lots Proposed: 62 **No. of Lots Approved:** 0

Variances Requested: VARIANCES

1. Reduce the minimum intersection separation between centerlines of Road 'A' and Brighton Farms Blvd from 400 ft to 290 ft.
2. Reduce the minimum intersection separation between centerlines of Road 'A' and Brooke Willow Blvd from 400 ft to 310 ft.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum lot frontage from 25 ft to 20 ft, as presented in the Concept Plan.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

** See attached variance and alternative design request form

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the requested variances and alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 8 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) Certifying that the minimum sight distance can be obtained to the east along Hardin Valley Drive at the Road 'A' access point during the design plan phase and before grading permits are issued.
- 4) Providing the proposed walking trail between the subject to the subdivision and the associated Maya Hills subdivision (6-SC-23-C / 6-C-23-DP).
- 5) Implement the roadway improvement recommendations outlined in the Cruz Landing & Maya Hills Subdivisions Transportation Impact Study prepared by Ajax Engineering, as last revised on May 19, 2023, and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff. The design details and timing 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.
- 6) Providing a sidewalk on Road 'A'.
- 7) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 8) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

Comments: This proposal is for a 62-lot attached residential subdivision on approximately 31 acres, with a 1.99 du/ac density. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2 du/ac in June 2022 (5-E-22-RZ). This proposal is associated with the proposed subdivision of the adjacent property to the west, the Maya Hills subdivision (6-SC-23-C / 6-C-23-DP). These are being considered separately because they can be developed independently.

TRANSPORTATION

The proposed access point is nearly centered between the access for the two subdivisions on the north side of Hardin Valley Road. This will require intersection separation variances, which are discussed below. The subject lot has frontage directly across from Brighton Farms Blvd and could line up the intersections, which would be the ideal situation. However, existing underground utilities would need to

be moved to make this intersection location viable, and these are not easy to move.

A left turn lane is required, which will require restriping the existing middle turn lane. A consistent middle turn lane will also be striped west of Brooke Willow Blvd. The restriping will not require the pavement width of Hardin Valley Drive to be widened.

VARIANCES AND ALTERNATIVES DESIGN STANDARDS

The applicant requests a reduction of the minimum intersection separation in both directions and the minimum lot frontage for the skinnier townhouse lots.

The minimum intersection separation is 400 ft on arterial streets, measured from the centerline of each intersection. The intersection separation to Brighton Farms Blvd to the east is 290 ft, and to Brooke Willow Blvd to the west is 310 ft. The traffic study details how the center turn lane has to be restriped to provide the required queuing length. The proposed intersection separation provides adequate space for the turn lanes, and no other safety concerns were identified based on the request.

The minimum lot frontage is 25 ft, however, the Planning Commission can approve a reduction to 20 ft for attached houses if guest parking is provided. The applicant's engineer states there is room for approximately 18 on-street parking opportunities, which are mainly between the driveways of the larger townhouse units.

Action: Approved with Conditions **Meeting Date:** 6/8/2023

Details of Action:

Summary of Action: Approve the requested variances and alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 8 conditions.

Date of Approval: 6/8/2023 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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:**