

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



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

PROPERTY INFORMATION

General Location: South side of Hardin Valley Dr, southwest of Brooke Willow Blvd
Other Parcel Info.:
Tax ID Number: 117 033,034.02,PART OF 034 Jurisdiction: County
Size of Tract: 28.41 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: Single Family Residential, 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: Vacant land -- PR (Planned Residential)
West: Single-family residential, Rural residential -- A (Agricultural)
Proposed Use: Attached residential subdivision Density: 1.94 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: Maya Hills

No. of Lots Proposed: 55 **No. of Lots Approved:** 0

Variances Requested: VARIANCES
1. None

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 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 6 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) Providing the proposed walking trail between the subject to the subdivision and the associated Cruz Landing subdivision (6-SB-23-C / 6-B-23-DP).
- 4) 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.
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) 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 55-lot attached residential subdivision on approximately 28.4 acres, with a 1.94 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 east, the Cruz Landing subdivision (6-SB-23-C / 6-B-23-DP). These are being considered separately because they can be developed independently.

TRANSPORTATION

The proposed access point is located just east of the turn lane tapers for the eastern entrance to the Hardin Valley school campus. A left turn lane on Hardin Valley Drive is required at the entrance to the subdivision, which will require restriping the travel lanes similar to the east and west of the site so there is a continuous middle turn lane. The restriping will not require the pavement width of Hardin Valley Drive to be widened.

VARIANCES AND ALTERNATIVES DESIGN STANDARDS

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 on-street parking between the driveways of the larger townhouse units and off-street parking will be provided adjacent to the centralized mail facility and at the amenity area at the cul-de-sac (not shown).

Action: Approved

Meeting Date: 6/8/2023

Details of Action:

Summary of Action: Approve the requested 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 6 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: