

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SD-18-C **Related File Number:** 6-L-18-UR
Application Filed: 4/30/2018 **Date of Revision:**
Applicant: HARDIN VALLEY FARM DEVELOPMEN, INC

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
4 0 0 M a i n S t r e e t
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

PROPERTY INFORMATION

General Location: East side of Sam Lee Rd., west of Solway Rd.
Other Parcel Info.:
Tax ID Number: 103 PART OF 07205 **Jurisdiction:** County
Size of Tract: 19.862 acres
Accessibility: Access is via Sam Lee Rd., a collector street with a pavement width of 18' within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Hayden Hill Subdivision, Phase 1 - PR (Planned Residential) / TO (Technology Overlay)
South: Vacant land - PR (Planned Residential) & PR (Planned Residential) / TO (Technology Overlay) pending
East: Apartments - OB (Office, Medical, and Related Services) / TO (Technology Overlay)
West: Vacant land - PR (Planned Residential)
Proposed Use: Attached and Detached Residential Subdivision **Density:** 4.08 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: 11048 Sam Lee 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:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Hayden Hill - Future Units

No. of Lots Proposed: 81 No. of Lots Approved: 0

Variances Requested: 1. Horizontal curve radius variance at STA 13+00 on Road K, from 250' to 150'.
2. Intersection angle variance at the intersection of Road K and Sugarberry Road, from 75 degrees to 70.38 degrees.

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 and 2 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 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 (County Ord. 91-1-102)
3. Construction of 5' wide sidewalks with a minimum of a 2' wide planting strip, as shown on the revised concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act and the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Submitting to Planning Commission 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 revise a 19.862 acre portion of Hayden Hill Subdivision from 51 previously approved detached residential lots to 80 attached residential lots and 1 detached residential lot. The site is located near the center of the subdivision.

The Planning Commission had considered a similar request (4-SB-18-C/4-A-18-UR) for a concept plan approval for this site at their April 12, 2018 meeting to change the previous approval of 51 detached residential lots to 82 attached residential lots. That request was denied by the Planning Commission. The applicant has met with representatives from the neighborhood to gain support for the proposed change in the type of residential units being proposed in this interior portion of the subdivision.

The Planning Commission had recommended approval of a rezoning application (3-B-18-RZ) to increase the overall density for this site from up to 2.5 du/ac to up to 3.0 du/ac on March 8, 2018. The Knox County Commission approved the request on April 23, 2018.

The original concept plan for the subdivision (9-SE-15-C/9-H-15-UR) was approved by the Planning Commission on September 10, 2015 for a total of 261 detached residential lots at a density of approximately 2.3 du/ac. Final plats have been recorded for the first phase of the subdivision with 124 lots on 54.997 acres. The remaining 86 detached residential lots on 38.442 acres will continue to be developed under the previously approved concept plan which will expire on September 10, 2020.

Action: Approved

Meeting Date: 6/14/2018

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 (County Ord. 91-1-102)
3. Construction of 5' wide sidewalks with a minimum of a 2' wide planting strip, as shown on the revised concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act and the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

5. Submitting to Planning Commission 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.

Summary of Action:

APPROVE variances 1 and 2 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 conditions:

Date of Approval:

6/14/2018

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: