CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 6-SF-17-C Related File Number: 6-I-17-UR

Application Filed: 4/25/2017 Date of Revision:

Applicant: BALL HOMES



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: North side Hardin Valley Rd., west of Steele Rd.

Other Parcel Info.:

Tax ID Number: 117 006.01 Jurisdiction: County

Size of Tract: 15.18 acres

Accessibility: Access is via Hardin Valley Rd., a minor arterial street with 22' of pavement width within 90' of right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural and detached house

Surrounding Land Use: This property is located just west of Steele Rd. and the Hardin Valley Schools in an area developed

with agricultural and rural to low density residential uses under A and PR zones, and office and

commercial uses under CR and CA zones.

Proposed Use: Detached residential subdivision Density: 2.77 du/ac

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 11521 Hardin Valley Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 3 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

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Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: The Brooke at Hardin Valley

No. of Lots Proposed: 42 No. of Lots Approved: 0

Variances Requested: S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 9 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, including requirements referenced in condition #4 below. 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. Meeting the 6 requirements listed under "Developer Responsibility" in Exhibit A (attached), for the installation of a culvert and sidewalk crossing the creek (Pitts Spring) along Hardin Valley Rd.
- 5. Installation of the sidewalk in the full length of the 10' greenway access easement, between lots 17 & 18, when the sidewalk is installed along the frontage of lot 17.
- 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7. 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.
- 8. Placing a note on the final plat that the vehicular access for all lots is limited to the internal street system.
- 9. 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:

Action: Approved Meeting Date: 6/8/2017

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).
- 3. Installation of sidewalks as identified on the concept plan, including requirements referenced in condition #4 below. 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. Meeting the 6 requirements listed under "Developer Responsibility" in Exhibit A (attached), for the installation of a culvert and sidewalk crossing the creek (Pitts Spring) along Hardin Valley Rd.
- 5. Installation of the sidewalk in the full length of the 10' greenway access easement, between lots 17
- & 18, when the sidewalk is installed along the frontage of lot 17.
- 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7. 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.
- 8. Placing a note on the final plat that the vehicular access for all lots is limited to the internal street system.
- 9. 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.

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Summary of Action: APPROVE the Concept Plan subject to 9 conditions.

Date of Approval: 6/8/2017 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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