

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION

### CONCEPT PLAN

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

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400 Main Street  
Knoxville, Tennessee 37902  
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**File Number:** 7-SA-15-C                      **Related File Number:** 7-C-15-UR  
**Application Filed:** 6/3/2015              **Date of Revision:**  
**Applicant:** SHADY GLEN, LLC

### PROPERTY INFORMATION

**General Location:** South side of Hardin Valley Rd., southern end of Westcott Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 104 084 & 01708                      **Jurisdiction:** County  
**Size of Tract:** 94.82 acres  
**Accessibility:** Access is via Hardin Valley Rd., a minor arterial street with 4 lanes and a center median with a required 100' right-of-way

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** This site is located in an area along Hardin Valley Rd., that includes a mix of industrial, commercial and low to medium density residential development that has occurred under I, PC, PR, RA and A zoning.  
**Proposed Use:** Detached residential subdivision and 248 apartment units                      **Density:** 4.41 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:** 10105 Hardin Valley Res  
**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:** Hardin Valley Subdivision

**No. of Lots Proposed:** 170      **No. of Lots Approved:** 170

**Variances Requested:**

1. Increase maximum street grade on Road D at STA 1+07.11 through STA 4+31.62, from 12% to 15%.
2. Increase maximum street grade on Road E at STA 1+54.79 through STA 3+40, from 12% to 15%.
3. Reduce the horizontal curve radius on Road C at STA 10+59.77, from 250' to 100'.
4. Reduce broken back curve tangent on Road E at STA 2+11.79 through STA 2+99.21, from 150' to 87.42'.

**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 1-4 because the site's topography restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 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. Revising the typical lot setbacks so that the side yard setbacks are a minimum of 5 feet and adding a note that the side yard setback along street grades over 10% shall be increased to 10 feet (Remove Variance and Zoning Request Note #6).
4. Revising the concept plan by eliminating the sidewalk crossing of Road A just west of the intersection with Road B, and providing a sidewalk along the south side of Road A between Roads B and C. Sidewalks shall be installed as identified on the revised concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act ( ADA) and shall be installed at the time the street improvements are installed for the subdivision.
5. Implementation of the intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc. as revised on August 24, 2015. The details for the timing and costs associated with a traffic signal warrant analysis and possible traffic signal at the development entrance onto Hardin Valley Rd. 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.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. The median crossing for the new driveway access to Road A for the residence at 10100 Hardin Valley Rd. shall be widened to meet the requirements of the Knox County Department of Engineering and Public Works. When the driveway connection is completed, the existing access driveway out to Hardin Valley Rd. shall be closed.
8. Including a sight distance easement across Lot 83 on the final plat.
9. Prior to obtaining a design plan approval for the subdivision, submitting a detailed grading plan to the Knox County Department of Engineering and Public Works and Planning Commission Staff that documents all proposed lots will have adequate building sites with driveway grades not exceeding a 15% grade. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
10. The concept plan shall be modified for the common area located at the southwestern end of the development by eliminating the reference to the conservation easement and incorporating that area into the common area. The 20' access easement between Lots 126 and 127 that provides access to the common area shall be changed to become part of the common area. The common area shall be identified on the concept plan, final plat and protective covenants for the subdivision as a natural undisturbed area with a prohibition on any clearing and grading except what would be needed for a passive trail system. The boundary line between the lots and common area shall be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.
11. Prior to certification of the final plat for the subdivision, establishing a homeowners association for

the purpose of maintaining the storm water system, common area and any other commonly held assets.

12. 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:**

The applicant is proposing a residential development on a 94.82 acre tract located on the south side of Hardin Valley Road directly south of Westcott Blvd. and the Westbridge Business Park. The proposed development will include a 248 unit apartment complex and a detached residential subdivision with 170 lots. A proposed public street which will be located approximately 800 feet east of Westcott Blvd. will serve as the single access point for the development. The subdivision will be served by public streets. A private driveway system will provide access to the apartment complex.

The Planning Commission recommended approval of a sector plan amendment to medium density residential and a rezoning to PR (Planned Residential) at a density of up to 6 du/ac. on February 12, 2015 for 84.82 acres of the 94.82 acre site. The Knox County Commission approved the sector plan amendment and the rezoning on March 23, 2015. The Planning Commission recommended approval of a request to increase the density on the remaining 10 acres from 4 du/ac to 6 du/ac on August 13, 2015. The Knox County Commission will consider that request on September 28, 2015.

The proposed subdivision will include sidewalks on one side of all streets. A common area of approximately 10 acres is located at the southwest corner of the subdivision which is the steeper portion of the site. This common area is to remain as a natural undisturbed area with a prohibition on any clearing and grading except what would be needed for a passive trail system. The boundary line between the lots and common area shall be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.

The main entrance for the proposed apartment complex will be off of the main access street for the subdivision approximately 475 off of Hardin Valley Rd. The apartment complex will include 9 three story buildings with between 24 to 28 dwelling units in each building. The majority of the proposed parking will be located in surface parking areas with 48 spaces located within four of the buildings. An amenity area is being provided near the main entrance to the complex that includes a clubhouse and pool area. Sidewalks will be provided through the complex and will connect to the sidewalk system that serves the subdivision. There will be an emergency access driveway at the southwest corner of the complex that will connect to the main access street for the subdivision.

A Traffic Impact Study was prepared by Fulghum MacIndoe & Associates, Inc. for this development with the last revision date being August 24, 2015. The study concluded that the existing street system will continue to operate at acceptable levels of services with the proposed development. Staff has recommended a condition that the details for the timing and costs associated with a future traffic signal warrant analysis and possible traffic signal at the development entrance onto Hardin Valley Rd. 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.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior boundaries of this Subdivision which can be approved by the Planning Commission.

**Action:**

Approved

**Meeting Date:** 9/10/2015

**Details of Action:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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and Public Works. When the driveway connection is completed, the existing access driveway out to Hardin Valley Rd. shall be closed.

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**Summary of Action:**

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APPROVE the Concept Plan subject to 12 conditions

**Date of Approval:**

9/10/2015

**Date of Denial:**

**Postponements:** 8/13/2015

**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:**