

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 7-SA-21-C Related File Number: 7-C-21-UR
Application Filed: 5/21/2021 Date of Revision:
Applicant: SCOTT SMITH, S & E PROPERTIES, LLC

PROPERTY INFORMATION

General Location: North side of Hardin Valley Road, west of Mission Hill Lane
Other Parcel Info.:
Tax ID Number: 116 06704 Jurisdiction: County
Size of Tract: 6.98 acres
Accessibility: Access is via Hardin Valley Road, a minor arterial with a pavement width of 20.5-ft within 60-ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Rural residential
Surrounding Land Use: North: Connor Creek, vacant land -- A (Agricultural)
South: Residences, vacant land -- A (Agricultural) and PR (Planned Residential)
East: Vacant land, Mission Hill Lane -- A (Agricultural) and PR (Planned Residential)
West: Vacant land -- A (Agricultural) and CA (General Business)
Proposed Use: Single-family residential Density: 2.58 du/ac
Sector Plan: Northwest County Sector Plan Designation:
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 12041 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:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Mission Hills

No. of Lots Proposed: 18 No. of Lots Approved: 18

Variances Requested: 1) REDUCE THE VERTICAL CURVE (CREST) K VALUE FROM 25 TO 20 AT VPI STA 3+10.00 ON ROAD 'A'.
2) REDUCE THE MINIMUM DISTANCE BETWEEN MISSION HILL LANE AND ROAD 'A' FROM 400-FT to 343-FT.
3) REDUCE THE VERTICAL CURVE (SAG) K VALUE FROM 25 TO 15 FOR THE INTERSECTION OF ROAD 'A' AND HARDIN VALLEY ROAD.

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 variances 1 and 2 on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

Approve variance 3 subject to the existing or dedicated right-of-way for Hardin Valley Road being 40-ft from the road centerline and the peripheral setback for lot 18 being no less than 30-ft along the Hardin Valley Road frontage.

Approve the Concept Plan subject to 12 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing a 25-ft radius for the property lines and curbs at the intersection of Road 'A' and Hardin Valley Drive per the Subdivision Regulations (section 3.04.J.2) or obtaining approval of a variance by the Planning Commission.
4. If the existing Hardin Valley Road right-of-way is greater than 35-ft along the frontage of the property, the applicant must obtain approval from Knox County Commission to close a portion of the Hardin Valley Road right-of-way so it is 35-ft from the centerline of the road as proposed on the concept plan. If the existing right-of-way is less than 35-ft, then the 35-ft right-of-way must be dedicated as required by the Major Road Plan.
5. Providing a greenway easement on the final plat on south side of Connor Creek per the requirements of the Knox County Parks and Recreation department.
6. Correcting the peripheral setback in general note #3 on the concept plan, as needed.
7. If the Hardin Valley Road access is removed and an alternative access is provided through the adjacent property to the west, extension of the access through the subject property can be approved as part of a concept plan for the adjacent property.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Placing a note on the final plat that all lots will have access only to the internal street system.
11. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
12. 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 and drainage system.

Comments: This proposal is for an 18-lot residential subdivision on approximately 6.98 acres at a density of 2.58 du/ac. The property was recently rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (1-G-21-RZ). Access to the site is from Hardin Valley Road and will require approval of a variance to reduce the minimum distance between the Mission Hill Land and Road 'A' intersections from 400-ft to 343-ft, which staff is supporting. A greenway easement will be provided along the south side of Connor Creek, with the final location and width of the easement to be determined during the design plan phase. Approximately 3.83 acres of the 6.98-acre site is within the Hillside Protection (HP)

area (see the attached slope analysis). The maximum recommended land disturbance within the HP area is 2.6 acres (approximately 68 percent of the HP area). Based on the grading plan, it appears that nearly 100 percent of the HP area on this site will be disturbed (sheet CP2).

The applicant is requesting various reductions in standards to make the proposed road and lot arrangement work for this site. As explained below, the combination of these requests is problematic because of the need to expand Hardin Valley Road in the near future and the probable need for Knox County to purchase and tear down the house on lot 18 if it is built too close to the Hardin Valley Road frontage. For this reason, staff is only recommending approval of the connecting vertical curve reduction at the Hardin Valley Road intersection and a 30-ft peripheral setback for lot 18 if the existing Hardin Valley Road right-of-way is 40-ft as shown on the parcel map. If the Hardin Valley Road right-of-way is less, then staff is recommending denial of both of these reduction requests.

Hardin Valley Road right-of-way:

The Knox County parcel map shows that the Hardin Valley Road right-of-way is 40-ft wide from the centerline of the road and the original concept plan submitted by the applicant also showed a 40-ft right-of-way. The applicant subsequently modified the Hardin Valley Road right-of-way on the concept plan to a "35-ft proposed ROW". If the existing right-of-way is 40-ft from the centerline of Hardin Valley Road, then the applicant cannot plat it as a 35-ft right-of-way unless Knox County Commission approves closure of the other 5-ft of right-of-way. If the existing right-of-way is less than 35-ft, then the 35-ft right-of-way dedication must be provided according to the Major Road Plan.

Reduction of the connecting vertical curve (k value):

The connecting vertical curve ("k value") is the transition of the grade of Road 'A' from 9 percent to 1 percent as it approaches the Hardin Valley Road intersection. The lower the k value, the more abrupt the transition between the two road grades. At intersections with a classified street (collector or arterial), the minimum k value is 25 which allows for a smoother transition from the smaller local road to the larger classified street. This larger k value also allows the classified street to be expanded in the future and to more easily tie in grades of side streets, such as the proposed road. For this request, if the existing Hardin Valley Road right-of-way is 40-ft, the County does not anticipate the need for additional right-of-way acquisition and the k value of 15 should not impact the ability to tie Road 'A' into the new intersection and will not greatly impact lot 18. If the Hardin Valley Road right-of-way is less than 40-ft, the County believes lot 18 could be impacted because of the need to reconstruct more of Road 'A' to tie in the grades properly, as well as needing to grade into the property more along the Hardin Valley Road frontage to accommodate the expanded road.

Action: Approved as Modified

Meeting Date: 9/9/2021

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing a 25-ft radius for the property lines and curbs at the intersection of Road 'A' and Hardin Valley Drive per the Subdivision Regulations (section 3.04.J.2) or obtaining approval of a variance by the Planning Commission.
4. [REMOVED BY THE PLANNING COMMISSION] If the existing Hardin Valley Road right-of-way is greater than 35-ft along the frontage of the property, the applicant must obtain approval from Knox County Commission to close a portion of the Hardin Valley Road right-of-way so it is 35-ft from the centerline of the road as proposed on the concept plan. If the existing right-of-way is less than 35-ft, then the 35-ft right-of-way must be dedicated as required by the Major Road Plan.
4. [ADDED BY THE PLANNING COMMISSION] The Lot 18 driveway must be located on the uphill side of the lot and subject to approval by Knox County Engineering and Public Works.
5. Providing a greenway easement on the final plat on south side of Connor Creek per the requirements of the Knox County Parks and Recreation department.
6. Correcting the peripheral setback in general note #3 on the concept plan, as needed.
7. If the Hardin Valley Road access is removed and an alternative access is provided through the adjacent property to the west, extension of the access through the subject property can be approved as part of a concept plan for the adjacent property.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Placing a note on the final plat that all lots will have access only to the internal street system.
11. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
12. 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 and drainage system.

Summary of Action:

APPROVE variances 1 and 2 on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard, and APPROVE variance #3 subject to

approval of Knox County Engineering and Public Works for the peripheral setback reduction.
APPROVE the Concept Plan subject to 12 conditions.

Date of Approval: 9/9/2021 **Date of Denial:** **Postponements:** 7/8/2021 - 8/12/2021
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: