

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 8-SC-20-C Related File Number: 8-E-20-UR
Application Filed: 6/29/2020 Date of Revision:
Applicant: BALL HOMES, LLC

PROPERTY INFORMATION

General Location: Intersection of Hardin Valley Rd. & Hickory Creek Rd., west side of Marietta Church Rd.
Other Parcel Info.:
Tax ID Number: 129 037 **Jurisdiction:** County
Size of Tract: 117 acres
Accessibility: Access is via Hardin Valley Road, a minor arterial with a pavement width of 20.5 feet within a right-of-way width of 60 feet. Access is also via Hickory Creek Road, a minor arterial with a pavement width of 20 feet within a rightof-way width of 60 feet. Access is also along Marietta Church Road, a minor collector, with a pavement width of 19.9 feet within a right-of-way width of 60 feet.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences - A (Agricultural) and PR (Planned Residential)
South: Residences - A (Agricultural) and PR (Planned Residential)
East: Residences - A (Agricultural) and PR (Planned Residential)
West: Residences - A (Agricultural) and PR (Planned Residential)
Proposed Use: Single family residential **Density:** 2.26 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 12140 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: Seal Property Subdivision

No. of Lots Proposed: 265 No. of Lots Approved: 0

Variances Requested: ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 200-FT FOR ROAD "D" FROM STA 0+63.47 TO STA 3+76.88
2. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 150-FT FOR ROAD "D" FROM STA 13+91.26 TO STA 15+94.83
3. INCREASE MAXIMUM ROAD GRADE FROM 12.00% TO 12.49% FOR ROAD "A" FROM STA 47+26.10 TO STA 54+47.88
4. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 150-FT FOR ROAD "A" FROM STA 14+58.27 TO STA 16+59.24

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING:

1. INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 1.50% FOR ROAD "B" FROM STA 13+00.00 TO STA 2+10.23
2. INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 2.00% FOR ROAD "B" FROM STA 4+05.06 TO STA 9+52.78
3. INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 1.89% FOR ROAD "C" FROM STA 0+13.00 TO STA 0+74.62
4. INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 2.55% FOR ROAD "C" FROM STA 19+13.19 TO STA 23+17.19
5. INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 1.50% FOR ROAD "D" FROM STA 0+13.00 TO STA 0+63.00
6. INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 2.22% FOR ROAD "D" FROM STA 11+27.70 TO STA 17+16.62.

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 alternative design standards 1-4 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 8 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 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) Developer to participate in the intersection improvements at Hardin Valley and Hickory Creek Road. The level of participation will be determined by calculating the percentage increase in total trips added to the intersection as result of the development. Developer will be responsible for this percentage of the design and construction of the improvement. Details for this agreement will be worked out during the design plan phase, and final agreement must be in place prior to the platting of any lots.
- 4) Platting the 20' greenway easement on the south side of the Hickory Creek Road right-of-way from the western property line to the Road 'A' intersection Road 'A' and the proposed traffic circle, as shown on the Concept Plan, or as otherwise required by the Knox County Department of Parks and Recreation and the Knox County Department of Engineering and Public Works.
- 5) Approval of the Road 'A' "loop lane" design that provides access for lots 20-23 by the Knox County Department of Engineering and Public Works during the design plan phase.
- 6) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Implementing the recommended transportation improvements in the Seal Property Subdivision Transportation Impact Analysis, as amended and approved by Planning Commission staff and the

Knox County Department of Engineering and Public Works.

8) 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.

Comments:

Summary

This proposal is for the construction of 265 detached houses on the 117-acre site in the southwestern side of the Hardin Valley Road and Hickory Creek Road intersection. The zoning on the property is PR (Planned Residential) up to 2.8 du/ac and the proposed density is 2.26 du/ac. This proposal includes redesigning the Hardin Valley Road, Hickory Creek Road, and East Gallaher Ferry Road by installing a roundabout that is conceptually shown on the plan, which is to be designed and installed as separate process by Knox County. There are two access points proposed, the primary access will be a boulevard street that connects to the future roundabout intersection and the secondary access will be to Hardin Valley Road at the Moss Creek Lane intersection. Approximately 76.8 acres of this site is within the Hillside Protection (HP) area and this proposal will disturb approximately 66.4 acres of the HP area (86.5 percent). The applicant has proposed reforesting the disturbed HP area that is located in the common area shown as the shaded area on plan sheet C1.

Plan Recommendations

The Hillside and Ridgetop Protection Plan provides guidance for how much land disturbance should be permitted within the HP area. Based on the acreage of land within the different slope categories, the recommended land disturbance maximum is 40.558 acres (52.8 percent) of the total 76.8 acres in the HP area. This proposal exceeds the recommended disturbance area by approximately 25.8 acres. To offset this additional disturbance, the applicant proposes to reforest the disturbed areas that are located in common area, as shown on plan sheet C1.

Open Space / Amenities

The proposed open space and amenities includes a community building and pool to the east of the boulevard entrance and useable open space on Road 'D'. A 20' wide greenway easement is provided along the Hickory Creek Road frontage from the west property boundary to the Road 'A' intersection with the proposed traffic circle. This greenway easement will connect the to the existing greenway easement at the Creekside Manor entrance road and terminates at the traffic circle because the Knox County Greenway Corridor Study recommends the greenway location either be along Conner Creek and then turn north on E Gallaher Ferry Road to Melton Hill Park, or utilize another route that is north of Conner Creek. The greenway is not planned to be located along Hardin Valley Rd.

Road Design

Road 'A' has a feature that is best described as an "eyebrow" or "loop lane" that provides access to lots 20-23. This type of road feature is not addressed in the Knoxville-Knox County Subdivision Regulations but has been approved by the Planning Commission and Knox County Engineering and Public Works (EPW) in 2003 (10-SF-03-C / 10-I-03-UR) for the Wyndham Pointe subdivision (FKA Grayhawk Landing) off of Beaver Ridge Road. No subdivision regulations variances were approved for this previous plan, only that the design be approved by Knox County EPW. This loop lane is not considered a separate road, so it is part of Road 'A' and will be addressed as such. If this type of road feature is desired in our community, standards should be added to the subdivision regulations so these don't have to be considered on a case-by-case basis.

Action: Approved **Meeting Date:** 8/13/2020

Details of Action:

Summary of Action: APPROVE alternative design standards 1-4 based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to 8 conditions.

Date of Approval: 8/13/2020 **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:

If "Other":

Amendments:

Date of Legislative Appeal:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: