

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN



File Number: 8-SE-20-C      Related File Number: 8-H-20-UR  
Application Filed: 6/29/2020      Date of Revision:  
Applicant: KIRKLAND FINANCIAL

## PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd., east of Blackberry Ridge Blvd.  
Other Parcel Info.:  
Tax ID Number: 103 10804 (PART OF) OTHER: , & 103NF001 & 080 (PA      Jurisdiction: County  
Size of Tract: 4.49 acres  
Accessibility: Access is from Hardin Valley Rd., a minor arterial street with 3 lanes and a center turn lane with 45' of pavement width within 85-100' of right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use: North: Residences and vacant land cleared for development - PR (Planned Residential)  
South: Residences - PR (Planned Residential) and A (Agricultural)  
East: Residences and vacant land cleared for development - PR (Planned Residential)  
West: Vacant land - PR (Planned Residential)  
Proposed Use: Single family residential      Density: 3.56 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: 11103 Hardin Valley Rd., & 0 and 2402 Blackberry Ridge Blvd.  
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 West & Laurel Ridge, Phase I

No. of Lots Proposed: 13      No. of Lots Approved: 0

Variances Requested: None

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 the applicant's request to remove the sidewalk condition (condition #3) and road connection between Blackberry Ridge Road and Union Pointe Lane (condition #4) of the Concept Plan approval of August 8, 2019, subject to 7 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Locating the driveways for all lots adjacent to Hardin Valley Road as far as possible from the intersections or as required by the Knox County Department of Engineering and Public Works.
- 3) Providing a Transportation Impact Letter (TIL) to update recommendations of the Laurel Ridge - Phase 3 Transportation Impact Study as required by Planning Commission staff and Knox County Engineering and Public Works. The TIL must be provided to Planning Commission staff and Knox County Engineering and Public Works, for review and approval, before a plat for these lots can be certified. The applicant will be responsible for implementing any recommendations of the TIL as required by the Knox County Department of Engineering and Public Works.
- 4) Installing the right turn lane on Hardin Valley Road at the Union Pointe Lane intersection as required by the Knox County Department of Engineering and Public Works.
- 5) Obtaining approval by Knox County Commission to close the unbuilt right-of-way in the Laurel Ridge subdivision.
- 6) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Meeting all other applicable requirements of the Knox County Zoning Ordinance.

Comments: This request is to remove the previously and required road connection between the Laurel Ridge and Hardin Valley West subdivisions and remove the sidewalks in the Hardin Valley West subdivision. The road connection between the two subdivisions began as a requirement of the Laurel Ridge subdivision to provide a stubout for the vacant property to the east so that property would not require its own connection to Hardin Valley Road and potentially eliminate another road crossing over Conner Creek. When the Hardin Valley West subdivision was approved, a road connection to Hardin Valley Road was approved and the road connection between the two subdivisions was also required. This road connection provides the two access points for vehicles to exit each subdivision, however, there would likely be little traffic between the two on a daily basis. The traffic impact study for phase 3 of the Laurel Ridge subdivision assumed 10 percent of the traffic entering and exiting the subdivisions use this connector road. The benefit of having this road connection is if one of the accesses to Hardin Valley Road were blocked for some reason, residents could use the other access. Staff is recommending a condition to require a Transportation Impact Letter (TIL) be provided to staff that updates the recommendations of the Laurel Ridge - Phase 3 Transportation Impact Study.

The Hardin Valley West subdivision is within the Parental Responsibility Zone for Hardin Valley Middle and Hardin Valley Academy, however, the internal road for this subdivision would not exceed 1000 vehicles per day so sidewalks are not required by the Knox County sidewalk construction standards. A sidewalk along Hardin Valley Road already exists and would have been required to be installed along the frontage if it didn't already exist.

If the removal of the connection road is approved as requested, the lots will be rearranged and will result in 1 additional lot in each subdivision. The Hardin Valley West subdivision will have a total of 55 lots which will result in a density of 2.68 du/ac for the entire subdivision. The zoning on the property is PR up to 4 du/ac. The Laurel Ridge subdivision will have a total of 243 lots which results in a density of 2.83 du/ac. The zoning on the property is PR up to 4 du/ac for approximately 69.7 acres of the development and PR up to 3.06 du/ac for approximately 16.1 acres.

**Action:** Approved

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

**Details of Action:**

**Summary of Action:** APPROVE the applicant's request to remove the sidewalk condition (condition #3) and road connection between Blackberry Ridge Road and Union Pointe Lane (condition #4) of the Concept Plan approval of August 8, 2019, subject to 7 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:**

**Disposition of Case, Second Reading:**

**If "Other":**

**If "Other":**

**Amendments:**

**Amendments:**

**Date of Legislative Appeal:**

**Effective Date of Ordinance:**