

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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File Number: 9-SC-16-C
Application Filed: 8/1/2016
Applicant: RUSTY BITTLE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of Hardin Valley Rd., southeast end of Steele Rd
Other Parcel Info.:
Tax ID Number: 117 027 **Jurisdiction:** County
Size of Tract: 30.5 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a 3-5 lane street section within an 88' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use: North: Vacant land and residence / CA (General Business)
South: Vacant land / A (Agricultural)
East: Vacant land / A (Agricultural)
West: Residences and vacant land / A (Agricultural)
Proposed Use: Detached Residential Subdivision **Density:** 1.97 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 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: Steele Road Subdivision

No. of Lots Proposed: 60 No. of Lots Approved: 60

Variances Requested:

1. Reduction of the intersection radii for the right-of-way for Road A at Hardin Valley Rd., from 75' to 0'.
2. Reduction of the intersection radii for the edge of pavement for Road A at Hardin Valley Rd., from 75' to 25'.
3. Horizontal curve variance on Road A at STA 10+00, from 250' to 200'.

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 1-3 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 15 conditions.

Staff Recomm. (Full):

1. This concept plan approval includes approval of a reduction of the public street right-of-way width to 40 feet and the pavement width to 22 feet as permitted under Section 69-10 (Hillside and Ridgetop Protection Area Development Standards) of the Minimum Subdivision Regulations.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
4. Sidewalks shall be installed as identified on the concept plan. 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.
5. Obtaining the additional property and any grading and slope easements that will be needed to provide the required improvements for the new public street that will provide access to this subdivision from Hardin Valley Rd.
6. Providing the traffic signal modification and pedestrian crossing improvements for the proposed street at this signalized intersection on Hardin Valley Rd.
7. The final design and details for implementation of the intersection improvements for Road A at 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.
8. At the design plan stage of the subdivision review, increased side yard setbacks may be required by the Knox County Department of Engineering and Public Works for lots along street grades of 10% or greater.
9. At the design plan stage of the subdivision, the details and timing of the slope reforestation plan shall be worked out with the Knox County Department of Engineering and Public Works.
10. The street improvements for Road C shall be installed with the street improvements for the rest of the subdivision or approved phase of the subdivision.
11. During the design plan stage of the subdivision review the applicant shall work with the Knox County Department of Engineering and Public Works and Planning Commission staff to minimize the clearing and grading of the common areas identified on the concept plan. When the grading and stormwater plans are finalized, a plan shall be prepared that identifies the areas within the common area that are to remain as natural undisturbed areas. These areas shall be identified on the final plat and protective covenants for the subdivision as natural undisturbed area with a prohibition on any clearing and grading except what would be needed for a passive trail system. The boundary for the natural undisturbed areas 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.
12. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
13. 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.
14. 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.
15. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in a PR zoning district.

Comments:

The applicant is proposing to subdivide a 30.5 acre tract into 60 detached residential lots at a density of 1.97 du/ac. The property is located on the south side of Hardin Valley Rd. directly south of Steele Rd. The proposed subdivision will be served by public streets with access out to Hardin Valley Rd. at the signalized intersection with Steele Rd.

A concept plan/use on review approval (11-SC-15-C/11-H-15-UR) was granted for this site by the Planning Commission on November 12, 2015 for 61 detached residential lots. During the design plan stage of the subdivision, the applicant ran into problems in grading the site under the approved concept plan. In the revised design, the applicant has requested approval of a reduction of the public street right-of-way to 40' and the pavement width to 22 feet as permitted under Section 69-10 (Hillside and Ridgetop Protection Area Development Standards) of the Subdivision Regulations. Since the site is almost entirely within the hillside protection area and is within a PR zoning district, the Planning Commission can approve the requested reduction. The proposed street connection to the property to the east will allow for the development of that site without having to create a new street connection out to Hardin Valley Rd.

The proposed subdivision will include sidewalks on one side of all streets and will allow for a connection to the existing sidewalks located along Hardin Valley Rd.

Action: Approved **Meeting Date:** 9/8/2016

Details of Action:

Summary of Action: APPROVE variances 1-3 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 15 conditions.

Date of Approval: 9/8/2016 **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:**