



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 2-SE-06-C **AGENDA ITEM #:** 9  
2-J-06-UR **AGENDA DATE:** 4/13/2006

POSTPONEMENT(S): 2/9/2006-3/9/2006

▶ **SUBDIVISION:** THE GLEN AT HARDIN VALLEY  
▶ **APPLICANT/DEVELOPER:** BEN TESTERMAN CONSTRUCTION COMPANY  
OWNER(S): BEN TESTERMAN CONSTRUCTION CO.

TAX IDENTIFICATION: 117 34.05  
JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of Hardin Valley Rd., southeast of Steele Rd.

SECTOR PLAN: Northwest County  
GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 60.54 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached single family subdivision and detached condominium development

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural, RA and PR residential. Development consists of a mixture of single family subdivisions and rural density housing. The site for the new west Knox County high school adjoins the western boundary of this proposed development.

▶ **NUMBER OF LOTS:** 103

SURVEYOR/ENGINEER: Benchmark Associates, Inc.

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a pavement width of 22' within a 95' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**  
1. Horizontal curve variance from 250' to 150' at sta 36+05 of Road A  
2. Broken back curve tangent variance from 150' to 96.33' at between sta 2+75 and sta 3+71 of Road 2  
3. Vertical curve variance from 325' to 200' at sta 1+73 of Road 3

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1- 3 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 15 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

3. All street turn-around within the proposed condominium section of the development must meet AASHTO requirements.
4. No grading is to commence on the Conner Creek crossing until approval is granted by the Federal Emergency Management Agency.
5. Raising the elevation of Road 1 per the requirements of the Knox County Dept. of Engineering and Public Works
6. Placing a note on the final plat that all structures will be located at least 50' from the top of any sinkholes (closed contour area) on this site, as determined by the Tennessee Department of Environment and Conservation. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the required buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. An engineered footing is required for any structures within the 50' sinkhole buffer.
7. Establishing riparian buffers as required by the Knox county Dept. of Engineering and Public Works and/or the Tenn. Dept. of Environment and Conservation
8. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept, of environment and Conservation
9. Implementing all recommendations of the Traffic Impact Study for this project
10. Construction of sidewalks on one side of every street in the development, including the condominium sections. The sidewalk is to be a minimum of 4' wide with a planting strip between the back of the curb and the sidewalk that is 2' or more in width
11. Prior to certification of the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the common area and any other commonly held assets.
12. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County Ord. (91-1-102).
13. Place a note on the final plat that all lots will only have access from the internal street system.
14. Meeting all requirements of the approved Use-on-Review development plan.
15. 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.

► **APPROVE the plan for up to 100 detached single family dwellings on individual lots and 75 attached condominium as shown on the plan subject to 3 conditions**

1. Meeting all requirements of the approved Concept Subdivision plan.
2. Provision of a detailed site plan for the clubhouse and pool area and accompanying parking area before obtaining a permit for the construction of the swimming pool.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

**COMMENTS:**

This site is located on the north side of Harding Valley Rd. It is located between the existing Brighton Farms Subdivision and the proposed new west Knox County high school. The applicant is proposing a residential development that will consist of 100 detached single family dwellings, 75 residential condominiums. In addition, the development will contain common areas that will contain a walking trail, a clubhouse and swimming pool and sidewalks on one side of every street. The site was rezoned to PR (Planned Residential at 1-4 du/ac earlier this year. The plan as proposed will result in a development density of 2.89 du/ac.

Conner Creek crosses this site. As a result, the applicant will have to maintain riparian buffers as required by the Tenn. Dept. of conservation and Knox County. Due to the proposed elevation of the boulevard entrance road, the Federal Emergency Management Agency will have to approve the design of the road before any construction can commence.

A traffic study was prepared by the applicant's engineer as required by MPC's rules. The study recommends improvements that will include a left turn lane, a deceleration lane and other improvements at the entrance to the development. The traffic impact of this project and the new high school will create a noticeable impact in the immediate area.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services. West Knox Utility District can provide

water and sewer, electrical service will be provided by Lenoir City Utilities Board and natural gas will be provided by KUB.

2. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Karns Middle, and Karns High Schools. When the new high school is completed, attendance zones will be redrawn.
3. The proposed detached single-family subdivision and attached condominium development is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached single family dwellings.
4. Drainage will be directed into the existing drainageways on this site. Stormwater detention, grading and drainage plans will be required that meet the City of Knoxville's regulations.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

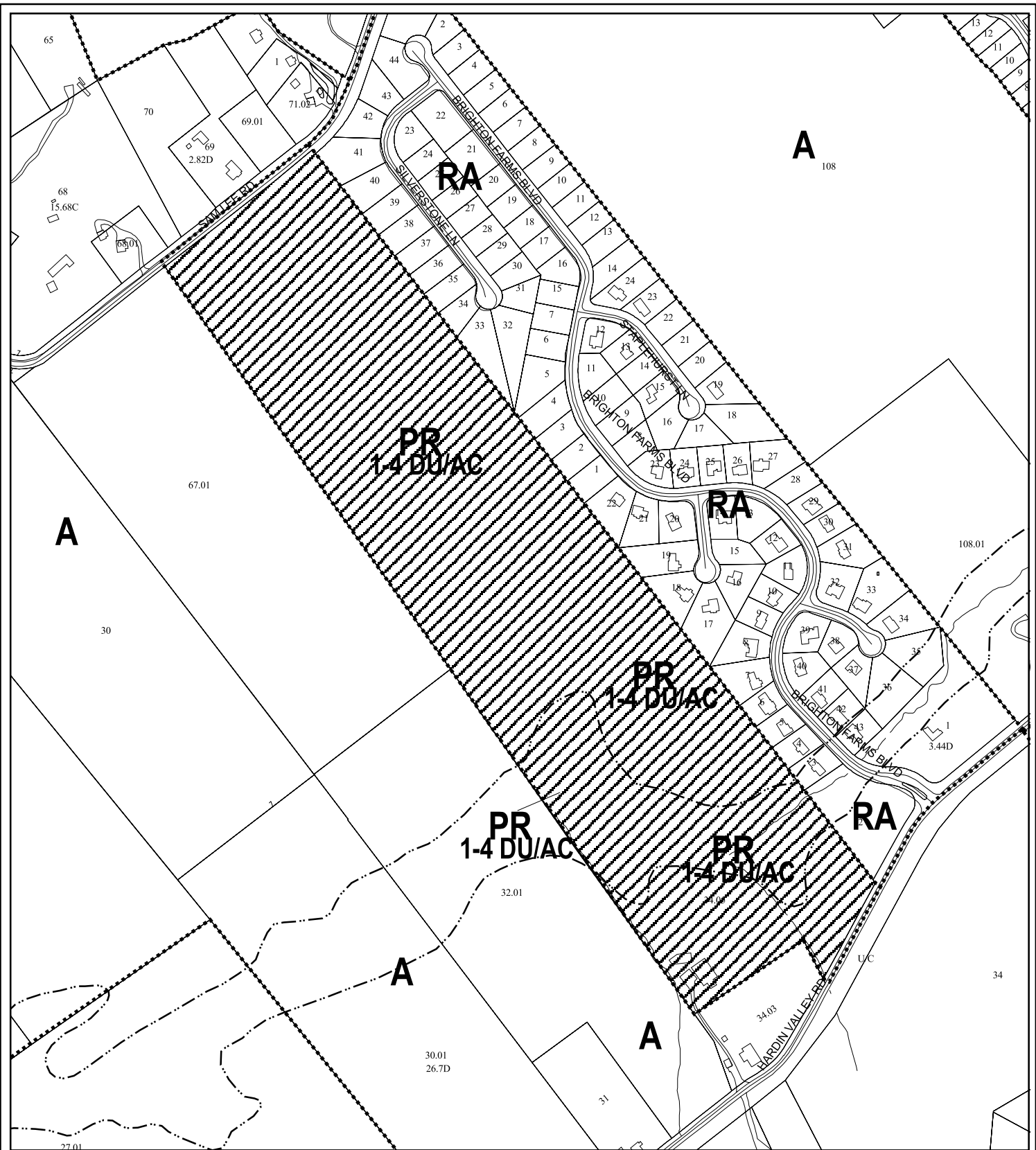
1. With the recommended conditions, the proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
  - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 2.89 dwellings per acre.
  - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knoxville Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District.
  - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
  - D. The use will not significantly injure the value of adjacent property. The dwellings proposed in this development will be of similar value to a number of the houses in this area.
  - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments. Hardin Valley Rd. is classified as a minor arterial street. With that classification, it is expected to collect traffic from this and the surrounding residential areas and provide a route to other major streets in the area.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 4 du/ac. which is consistent with the Sector Plan. The proposed development density of 2.89 dwellings per acre is within the development density permitted by the Sector Plan and current zoning of the site.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Commission. The date of the Knox County Commission hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



2-SE-06-C/2-J-06-UR  
 CONCEPT PLAN/USE ON REVIEW



Detached single family subdivision  
 and detached residential condominium development in PR (Planned Residential)

Original Print Date: 01/25/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: The Glen at Hardin Valley  
 Ben Testerman Construction Co.

Map No: 117

Jurisdiction: County



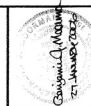




**THE GLEN AT HARDIN VALLEY**

11317 HARDIN VALLEY ROAD  
KNOXVILLE, TENNESSEE 37932

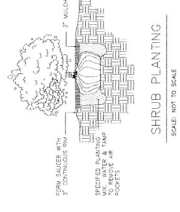
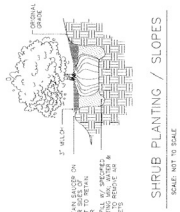
BEN TESTERMAN CONSTRUCTION CO.  
THE TESTERMAN CONSTRUCTION CO.



27 FEBRUARY 2009  
SCALE: AS SHOWN  
DATE: 02/27/09  
PROJECT: THE GLEN AT HARDIN VALLEY  
DRAWN BY: B. TESTERMAN  
CHECKED BY: B. TESTERMAN  
DATE: 02/27/09  
PROJECT: THE GLEN AT HARDIN VALLEY  
LANDSCAPING PLAN  
CP-3.0

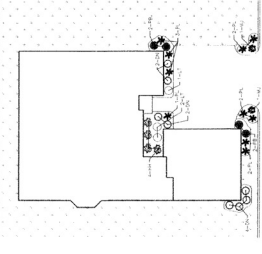
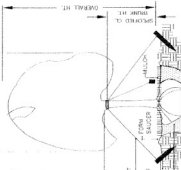
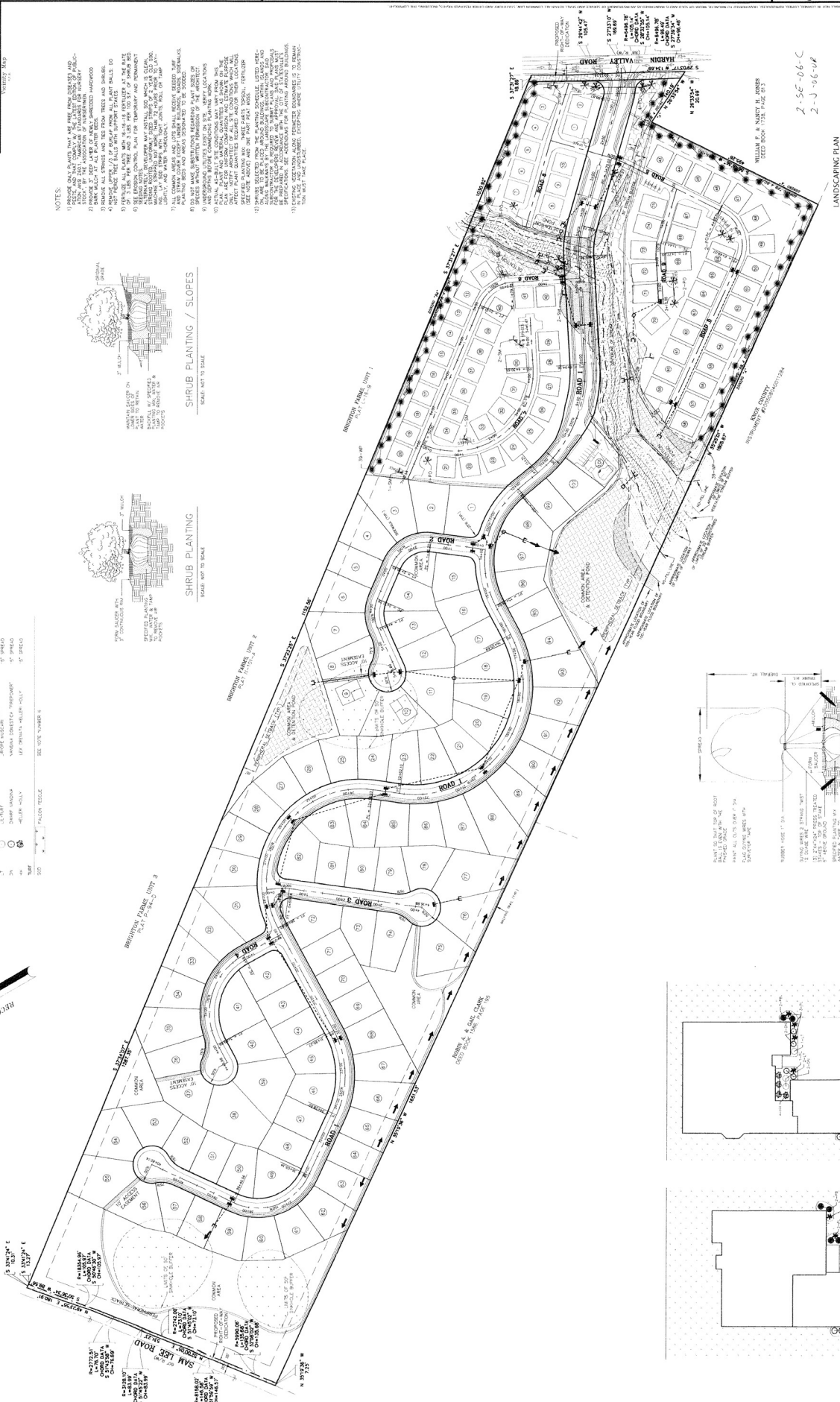


- NOTES:**
- 1) PROVIDE ONE PLANTING TREE PER 1000 SQ. FT. OF LOT AREA AND ONE PLANTING SHRUB PER 1000 SQ. FT. OF LOT AREA. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
  - 2) SHRUBS TO BE PLANTED AT THE TIME OF CONSTRUCTION OF THE HOME. TREES TO BE PLANTED AT THE TIME OF COMPLETION OF THE HOME.
  - 3) REMOVE ALL STUMPS AND THE PROXIMATE ROOTS FROM TREES AND SHRUBS.
  - 4) ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
  - 5) 1" DBH TREE AND 3" CALIBER SHRUB SHALL BE PLANTED IN THE FRONT YARD OF EACH HOME.
  - 6) 2" DBH TREE AND 2" CALIBER SHRUB SHALL BE PLANTED IN THE REAR YARD OF EACH HOME.
  - 7) 3" DBH TREE AND 3" CALIBER SHRUB SHALL BE PLANTED IN THE SIDE YARD OF EACH HOME.
  - 8) 4" DBH TREE AND 4" CALIBER SHRUB SHALL BE PLANTED IN THE FRONT YARD OF EACH HOME.
  - 9) 5" DBH TREE AND 5" CALIBER SHRUB SHALL BE PLANTED IN THE REAR YARD OF EACH HOME.
  - 10) 6" DBH TREE AND 6" CALIBER SHRUB SHALL BE PLANTED IN THE SIDE YARD OF EACH HOME.
  - 11) 7" DBH TREE AND 7" CALIBER SHRUB SHALL BE PLANTED IN THE FRONT YARD OF EACH HOME.
  - 12) 8" DBH TREE AND 8" CALIBER SHRUB SHALL BE PLANTED IN THE REAR YARD OF EACH HOME.
  - 13) 9" DBH TREE AND 9" CALIBER SHRUB SHALL BE PLANTED IN THE SIDE YARD OF EACH HOME.
  - 14) 10" DBH TREE AND 10" CALIBER SHRUB SHALL BE PLANTED IN THE FRONT YARD OF EACH HOME.
  - 15) 11" DBH TREE AND 11" CALIBER SHRUB SHALL BE PLANTED IN THE REAR YARD OF EACH HOME.
  - 16) 12" DBH TREE AND 12" CALIBER SHRUB SHALL BE PLANTED IN THE SIDE YARD OF EACH HOME.
  - 17) 13" DBH TREE AND 13" CALIBER SHRUB SHALL BE PLANTED IN THE FRONT YARD OF EACH HOME.
  - 18) 14" DBH TREE AND 14" CALIBER SHRUB SHALL BE PLANTED IN THE REAR YARD OF EACH HOME.
  - 19) 15" DBH TREE AND 15" CALIBER SHRUB SHALL BE PLANTED IN THE SIDE YARD OF EACH HOME.
  - 20) 16" DBH TREE AND 16" CALIBER SHRUB SHALL BE PLANTED IN THE FRONT YARD OF EACH HOME.
  - 21) 17" DBH TREE AND 17" CALIBER SHRUB SHALL BE PLANTED IN THE REAR YARD OF EACH HOME.
  - 22) 18" DBH TREE AND 18" CALIBER SHRUB SHALL BE PLANTED IN THE SIDE YARD OF EACH HOME.
  - 23) 19" DBH TREE AND 19" CALIBER SHRUB SHALL BE PLANTED IN THE FRONT YARD OF EACH HOME.
  - 24) 20" DBH TREE AND 20" CALIBER SHRUB SHALL BE PLANTED IN THE REAR YARD OF EACH HOME.
  - 25) 21" DBH TREE AND 21" CALIBER SHRUB SHALL BE PLANTED IN THE SIDE YARD OF EACH HOME.
  - 26) 22" DBH TREE AND 22" CALIBER SHRUB SHALL BE PLANTED IN THE FRONT YARD OF EACH HOME.
  - 27) 23" DBH TREE AND 23" CALIBER SHRUB SHALL BE PLANTED IN THE REAR YARD OF EACH HOME.
  - 28) 24" DBH TREE AND 24" CALIBER SHRUB SHALL BE PLANTED IN THE SIDE YARD OF EACH HOME.
  - 29) 25" DBH TREE AND 25" CALIBER SHRUB SHALL BE PLANTED IN THE FRONT YARD OF EACH HOME.
  - 30) 26" DBH TREE AND 26" CALIBER SHRUB SHALL BE PLANTED IN THE REAR YARD OF EACH HOME.
  - 31) 27" DBH TREE AND 27" CALIBER SHRUB SHALL BE PLANTED IN THE SIDE YARD OF EACH HOME.
  - 32) 28" DBH TREE AND 28" CALIBER SHRUB SHALL BE PLANTED IN THE FRONT YARD OF EACH HOME.
  - 33) 29" DBH TREE AND 29" CALIBER SHRUB SHALL BE PLANTED IN THE REAR YARD OF EACH HOME.
  - 34) 30" DBH TREE AND 30" CALIBER SHRUB SHALL BE PLANTED IN THE SIDE YARD OF EACH HOME.



**PLANTING SCHEDULE**

SYMBOL	COMMON NAME	RECOMMENDED SIZE	MIN. TREE
1	PAVING		
2	PAVING		
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49	PAVING		
50	PAVING		



**THE GLEN AT HARDIN VALLEY**  
SUBDIVIDE THE 60.54 ACRE TRACT INTO 107 RESIDENTIAL LOTS  
AND DESIGN 2.00 ACRES OF COMMON AREAS  
BEN TESTERMAN CONSTRUCTION CO.  
116 LAND OAK ROAD  
KNOXVILLE, TN 37922  
(865) 993-4099