



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

▶ **FILE #:** 8-E-07-UR

AGENDA ITEM #: 66

AGENDA DATE: 8/9/2007

▶ **APPLICANT:** **BILL FULGHUM**

OWNER(S): HARDIN VALLEY LAND PARTNERS, LLC

TAX ID NUMBER: 104 109 & PART OF 103 12003

JURISDICTION: County Commission District 6

▶ **LOCATION:** **Northwest side of Carmichael Rd., southwest side of Valley Vista Rd.**

▶ **APPX. SIZE OF TRACT:** **21.3 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Valley Vista Rd., a proposed three lane collector street with a 70' right-of-way with access to Hardin Valley Rd. and Carmichael Rd.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Hickory, Beaver and Conner Creek

▶ **ZONING:** **PR (Planned Residential) / TO (Technology Overlay)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Attached Residential Development**

4.69 du/ac

HISTORY OF ZONING: The property was rezoned to PR (Planned Residential) at a density of up to 12 du/ac by Knox County Commission on February 26, 2007.

SURROUNDING LAND USE AND ZONING: North: Vacant land / OB (Office, Medical, and Related Services), A (Agricultural) & PC (Planned Commercial) / TO (Technology Overlay)

South: Residences and vacant land / A (Agricultural) & BP (Business and Technology) / TO (Technology Overlay)

East: Vacant land / BP (Business and Technology) / TO (Technology Overlay)

West: Vacant land and residences / A (Agricultural) & RA (Low Density Residential) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: The site is located in a transitional area with low density residential uses to the south and west, and commercial areas that are under development to the north and east.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 100 attached residential units subject to the following 10 conditions**

1. Connecting the development to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department.
2. Valley Vista Rd. shall be constructed to a standard acceptable to the Knox County Department of

Engineering and Public Works and opened for public use prior to a certificate of occupancy being issued for any residential units.

3. Obtaining off-site drainage easements if required by the Knox County Department of Engineering and Public Works.
4. Revising the development plan prior to obtaining a grading permit, to incorporate a sidewalk or trail system within the development that will connect with the sidewalk system that is being developed within the Vista Dei Monte planned commercial development, subject to review and approval by Planning Commission and County Engineering Staff.
5. Revising the development plan prior to obtaining a grading permit, to provide a useable back yard for all units, subject to review and approval by Planning Commission and County Engineering Staff.
6. Revising the development plan prior to obtaining a grading permit, to relocate the 5 parking spaces between units 57 and 58 to another location within the loop road around units 61 - 82, subject to review and approval by Planning Commission and County Engineering Staff.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Certification by a registered land surveyor or engineer that 400' of site distance can be achieved in both directions along Valley Vista Rd. at the proposed driveway cut prior to a building permit being issued for this development.
9. Installing all landscaping, as shown on the landscape plan, within six months of issuance of occupancy permits for the project, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation. Landscaping at all intersections shall be install so as not to interfere with the sight triangles and visibility along public streets.
10. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements of the PR (Planned Residential) zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop this 21.3 acre parcel with 100 attached residential units at a density of 4.69 du/ac. The development will be served by private driveways with access to Valley Vista Rd., a proposed public collector street that is currently under construction. Valley Vista Rd. will connect to both Hardin Valley Rd. and Carmichael Rd. There will be no direct access from the development onto Carmichael Rd. Staff has recommended a condition that Valley Vista Rd. be constructed to a standard acceptable to the Knox County Department of Engineering and Public Works and opened for public use prior to a certificate of occupancy being issued for any residential units within this development.

The Traffic Impact Study that was prepared by Site, Inc. for the Vista Dei Monte Subdivision accounted for the residential development on this site. The street improvements recommended by that study for Carmichael Rd. and Pellissippi Parkway, and approved as conditions of approval for the subdivision, will mitigate the impact of the residential development.

Staff is recommending three revisions to the proposed development plan. The first revision is to incorporate a sidewalk or trail system for the residents that will also connect with the sidewalk system that is being developed within the Vista Dei Monte planned commercial development. The second revision is to provide a useable back yard for all units. While the majority of the units have a useable backyard area, there are a few units that will require some grading changes to provide the space. A revision is also needed to the proposed guest parking areas. The 5 parking spaces located between units 57 and 58 will create a sight distance problem at the intersection and should be located within the loop road around units 61 - 82. It should also be noted that due to the steep slopes around some of the units, retaining walls may be required by Knox County Engineering Staff during the review of the detailed plans for grading and drainage.

While the site is located within the TO (Technology Overlay) zoning district, the proposed residential development is not subject to review by the Tennessee Technology Corridor Development Authority.

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

1. Valley Vista Rd is being constructed as a collector street and will have adequate capacity for the proposed facility.
2. With the recent improvements to Hardin Valley Rd. and the proposed improvements recommended by the traffic study for Carmichael Rd., there will be adequate road capacity to handle the traffic generated by this development.

3. Public water and sewer utilities are available to serve the development.

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

1. With the recommended conditions, the proposed attached residential development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. Since Carmichael Rd. is classified as a minor collector street, it is expected to move traffic to and through the area.
2. The proposal meets all requirements for approval of a attached residential development in the PR (Planned Residential) zoning district.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes medium density residential uses. With a density of 4.69 du/ac, the proposed attached residential development is consistent with the sector plan.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 954 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

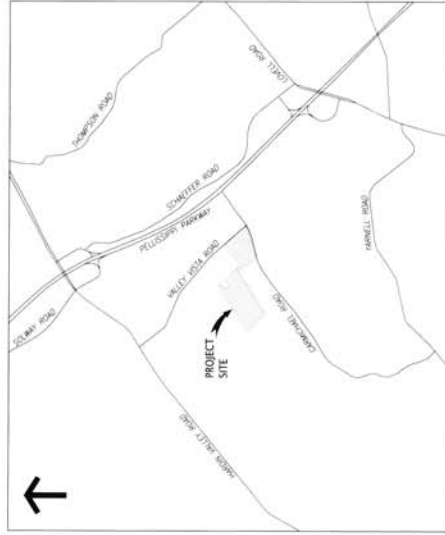
ESTIMATED STUDENT YIELD: 19 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this 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. Appellants have 30 days to appeal an MPC decision in the County.

HARDIN VALLEY VILLAS VALLEY VISTA ROAD KNOX COUNTY, TENNESSEE



DRAWING INDEX

SHEET NO.	TITLE
C1	COVER SHEET
C2	LAYOUT PLAN
C3	LAYOUT PLAN
C4	GRADING, DRAINAGE, & EROSION CONTROL PLAN
C5	GRADING, DRAINAGE, & EROSION CONTROL PLAN
C6	ROAD PROFILES
C7	ROAD PROFILES
C8	DETAIL SHEET
L1	LANDSCAPE PLAN
L2	LANDSCAPE PLAN



U.O.R.
DATE: 7-27-07
REVISED: 7-27-07

WALTER S. WATERS
REGISTERED PROFESSIONAL ENGINEER (P.E.)
NO. 17276
STATE OF TENNESSEE
OFFICE: 104 LANDOAK LN.
KNOXVILLE, TN 37922
OFFICE PHONE: (865) 692-2517 FAX: 220

TELEPHONE: (865) 692-2517
FAX: (865) 692-2517
PROJECT: HARDIN VALLEY VILLAS
DATE: 07/27/07
SCALE: X1.5

UTILITY OWNERS

ELECTRIC:
KNOX COUNTY UTILITY BOARD (KUCB)
P.O. BOX 449 KNOX, TN 37921
CONTACT: JIM WATSON (865) 525-1333
OFFICE PHONE: (865) 555-0787

GAS:
KNOXVILLE UTILITY BOARD (KUB)
1000 W. MARKET ST. #100
KNOXVILLE, TN 37902-3017
CONTACT: JIM WATSON (865) 555-2723
OFFICE PHONE: (865) 555-2723

FULGHUM, MACINDOE, & ASSOCIATES, INC.
CONTACT: WILLIAM C. FULGHUM, JR., P.E.
10330 HARDIN VALLEY ROAD
SUITE 201
KNOXVILLE, TENNESSEE 37932
TELEPHONE: 865.690.6419
FAX: 865.690.6448



FULGHUM
MACINDOE
& ASSOCIATES, INC.
10330 HARDIN VALLEY ROAD
KNOXVILLE, TN 37922
OFFICE: 865.690.6419
FAX: 865.690.6448

PRELIMINARY
NOT FOR
CONSTRUCTION

HARDIN VALLEY VILLAS
VALLEY VISTA ROAD
KNOXVILLE, TENNESSEE 37922

BEN TESTERMAN CONSTRUCTION
COMPANY, INC.
104 LANDOAK LN.
KNOXVILLE, TN 37922
TELEPHONE NO. 865.691.1169

USE ON REVIEW
COVER SHEET

No.	REVISION/ISSUE	DATE
1	ISSUED FOR REVIEW	07/27/07

C1



FULGHUM
MACINDOE
ASSOCIATES, INC.
1010 HARRISON VALLEY ROAD
SUITE 200
KNOXVILLE, TN 37922
TEL: 615-585-4444
FAX: 615-585-4444

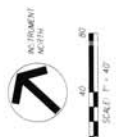
PRELIMINARY
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VALLEY VISTA ROAD
KNOXVILLE, TENNESSEE 37922

BEN TESTERMAN CONSTRUCTION
COMPANY, INC.
101 LANDOAK LN
KNOXVILLE, TN 37922
CONTACT: BEN TESTERMAN
TELEPHONE NO. (865) 691-1169

USE ON REVIEW
SITE LAYOUT

No.	Revised/Version	Date
		07/27/07
Project	J14.003	Date
		07/27/07
Scale		1"=40'
Sheet		C3



NOTES:
1. REFER TO SHEET C2 FOR NOTES.



REVISED
7-17-07

U.O.R.
DATE 8-6-07 UOR

CURVE NO.	PT. COORDINATES	EASING	PT. TO ANG. POINT	RADIUS	MINOR	LENGTH
C-5	2,845,817.7	5,798,307.1	770.56' (PT)	400.00'	48.57'	89.02'
C-6	2,842,808.0	5,579,530.1	1,437.30' (PT)	400.00'	49.56'	88.61'
C-7	2,837,548.5	5,351,263.3	483.51' (I.P.)	300.00'	130.02'	243.38'
C-8	2,844,828.9	4,893,026.2	503.97' (I.P.)	100.00'	47.62'	88.89'
C-9	2,845,099.7	4,985,775.5	1,277.31' (I.P.)	100.00'	211.87'	211.25'
C-10	2,719,984.4	3,572,226.8	502.28' (I.P.)	80.00'	42.57'	79.17'



10110 HARDIN VALLEY ROAD
 SUITE 200
 KNOXVILLE, TN 37922
 OFFICE: 865.800.4413
 FAX: 865.800.4414

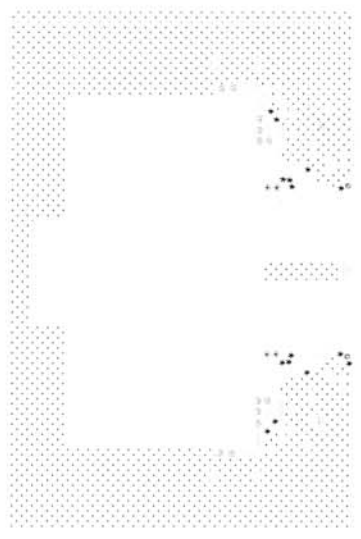
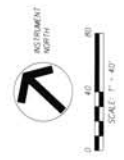
**PRELIMINARY
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 KNOXVILLE, TENNESSEE 37922

BEN TESTERMAN CONSTRUCTION
 COMPANY, INC.
 104 LINDOAK LN
 KNOXVILLE, TN 37922
 CONTACT: BEN TESTERMAN
 TELEPHONE NO.: 865.516.9116

USE ON REVIEW
 LANDSCAPE PLAN

Project #	114.005
Date	07/27/07
Scale	1"=40'
Sheet	L1
Revised/Issue	
Issued for Review	07/27/07
Date	
Author	
Checked by	
Drawn by	
Appr.	



REVISED
 7.27.07
 U.O.R.
 3E-07-00K
 DATE

