

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

▶ **FILE #:** 6-SC-13-C **AGENDA ITEM #:** 8  
 6-D-13-UR **AGENDA DATE:** 6/13/2013

▶ **SUBDIVISION:** HUNTERS WAY  
 ▶ **APPLICANT/DEVELOPER:** IDEAL ENGINEERING SOLUTIONS, INC.  
 OWNER(S): HMH Construction

TAX IDENTIFICATION: 116 PART OF 02921  
 JURISDICTION: County Commission District 6  
 ▶ **LOCATION:** North side of Hardin Valley Rd., east side of East Gallaher Ferry Rd., east end of Hickory Creek Rd.  
 SECTOR PLAN: Northwest County  
 GROWTH POLICY PLAN: Rural Area  
 WATERSHED: Conner Creek  
 ▶ **APPROXIMATE ACREAGE:** 14.8 acres

▶ **ZONING:** PR (Planned Residential)  
 ▶ **EXISTING LAND USE:** Residence and vacant land  
 ▶ **PROPOSED USE:** Detached residential subdivision  
 SURROUNDING LAND USE AND ZONING: North: Vacant land / PR (Planned Residential)  
 South: Vacant land / A (Agricultural)  
 East: Residence and vacant land / A (Agricultural)  
 West: Residences / PR (Planned Residential) & A (Agricultural)

▶ **NUMBER OF LOTS:** 42  
 SURVEYOR/ENGINEER: David Campbell  
 ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a 21' pavement width within a 40' right-of-way.  
 ▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Road A beginning at STA 0+46.11, from 250' to 200'.
2. Horizontal curve variance on Road A beginning at STA 2+85.70, from 250' to 150'.
3. Horizontal curve variance on Road A beginning at STA 5+59.99, from 250' to 200'.
4. Horizontal curve variance on Road A beginning at STA 9+89.07, from 250' to 125'.
5. Horizontal curve variance on Road A beginning at STA 12+16.40, from 250' to 125'.
6. Broken back tangent variance on Road A beginning at STA 8+62.39, from 150' to 126.68'.
7. Broken back tangent variance on Road A beginning at STA 11+68.80, from 150' to 47.60'.

**STAFF RECOMMENDATION:**

- ▶ **APPROVE variances 1-7 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.**

**APPROVE the Concept Plan subject to 9 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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. Locating the driveways for Lots 32 and 33 so that use of the driveways does not interfere with the sight distance easements across the two lots.
4. Place a note on the final plat that all lots will have access only to the internal street system.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Meeting all applicable requirements and obtaining any required permits from the Tennessee Department of Environment and Conservation regarding any stream alteration.
7. Working with the Knox County Greenways Coordinator in establishing a greenway easement along Conner Creek.
8. Providing a letter from the property owner and developer of the remaining phases of the Covered Bridge at Hardin Valley Subdivision acknowledging the assignment of the 42 lots to this subdivision and the impact it has on the available density for the remainder of the subdivision.
9. 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 42 detached dwellings on individual lots subject to 1 condition.**

1. 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:**

The applicant is proposing to subdivide this 14.8 acre tract into 42 detached residential lots at a density of 2.84 du/ac. This concept plan includes a portion of the area originally approved for the concept plan for Covered Bridge at Hardin Valley Subdivision on July 14, 2005. The original PR zoning approval for the subdivision that included property on both sides of E. Gallaher Ferry Rd. was a conditional approval that allowed development at up to 1.8 du/ac or consideration of up to 283 lots. The original concept plan identified 41 lots on this tract south of Conner Creek.

Access to the subdivision will be from Hardin Valley Rd. on the southeast side of the property. In addition, the applicant is providing a stub out street to allow for a future street connection to the larger tract to the east. A sight distance easement is being provided across Lots 5 and 6 to help maintain sight visibility through the sharp curve in Hardin Valley Rd.

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

1. Public utilities are available in the area to serve the site.
2. The proposed detached residential subdivision is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Karns Middle and Hardin Valley Academy Schools.

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

1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed subdivision 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to a minor arterial street.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan designates this property as low density residential use and stream protection area. The proposed density for this subdivision is 2.84 du/ac which is consistent with the Sector Plan designation. Future development of the original rezoning tract for the Covered Bridge at Hardin Valley Subdivision will be monitored so that the maximum density allowed by the PR zoning is not exceeded.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 467 (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: 22 (public and private school children, ages 5-18 years)

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

- 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 concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court 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.