



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

▶ **FILE #:** 4-SC-15-C
4-D-15-UR

AGENDA ITEM #: 13
AGENDA DATE: 4/9/2015

▶ **SUBDIVISION:** HARDIN VALLEY RIDGE
▶ **APPLICANT/DEVELOPER:** EJM PROPERTIES
OWNER(S): EJM Properties

TAX IDENTIFICATION: 89 146 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Dogwood Rd

▶ **LOCATION:** Southwest side of Dogwood Rd., south of Solway Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Clinch River

▶ **APPROXIMATE ACREAGE:** 9.77 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural and CA commercial. Development in the area consists primarily of single family dwellings on large lots. A church adjoins the northern boundary of this site.

▶ **NUMBER OF LOTS:** 38

SURVEYOR/ENGINEER: David Campbell

ACCESSIBILITY: Access is via Dogwood Rd., a local street with a pavement width of 20'

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance at STA0+40, from 250' to 200'.
2. Horizontal curve variance at STA 7+78, from 250' to 100'.
3. Horizontal curve variance at STA 9+60, from 250' to 100'.
4. Vertical curve variance from 250' to 160' at Sta 0+80
5. Cul de sac transition radius from 75' to 50' at STA 10+50
6. Street grade variance at STA 1+60 through STA 5+60, from 12% to 13%.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 -6 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 10 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Prior to final plat approval complete the legal process that will establish the proposed conservation easement
5. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the storm water drainage system and any other commonly held assets
6. Establishing a sight distance easement across lots 27 & 28 as directed by the Knox County Dept. of Engineering and Public Works
7. Placing a note on the final plat that all lots will have access to the internal road system only
8. Providing a 20' wide greenway easement along the Dogwood Rd. frontage or as requested by the Knox County Greenways Coordinator
9. Approval of the rezoning of this site by the Knox County Commission
10. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

► **APPROVE the development plan for up 38 detached single family dwellings on individual lots and reduce the peripheral boundary setback to 25' as shown subject to 2 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Provision of a minimum of a 25' wide access easement to the proposed conservation easement

COMMENTS:

The applicant is proposing to develop a subdivision containing 38 lots on this 9.77 acre site. The rezoning of this site to PR (Planned Residential) at 3.9 du/ac was recommended for approval by MPC at its March 12, 2015 meeting. The Knox County Commission will be acting on the rezoning request on April 20, 2015. In order for this project to move forward the rezoning will need to be approved as recommended because the applicant is maximizing the density on the site.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

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 since water and sewer will be provided to this site.
2. The proposed detached single-family subdivision at a density of 3.89 du/ac, is consistent in use and density with the recommended 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

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

1. The proposed detached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
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 and slope protection. The overall development density of the proposed development is 3.89 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 Knox County 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.

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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use and slope protection. The PR zoning recommended for the property allows consideration of up to 3.9 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.89 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

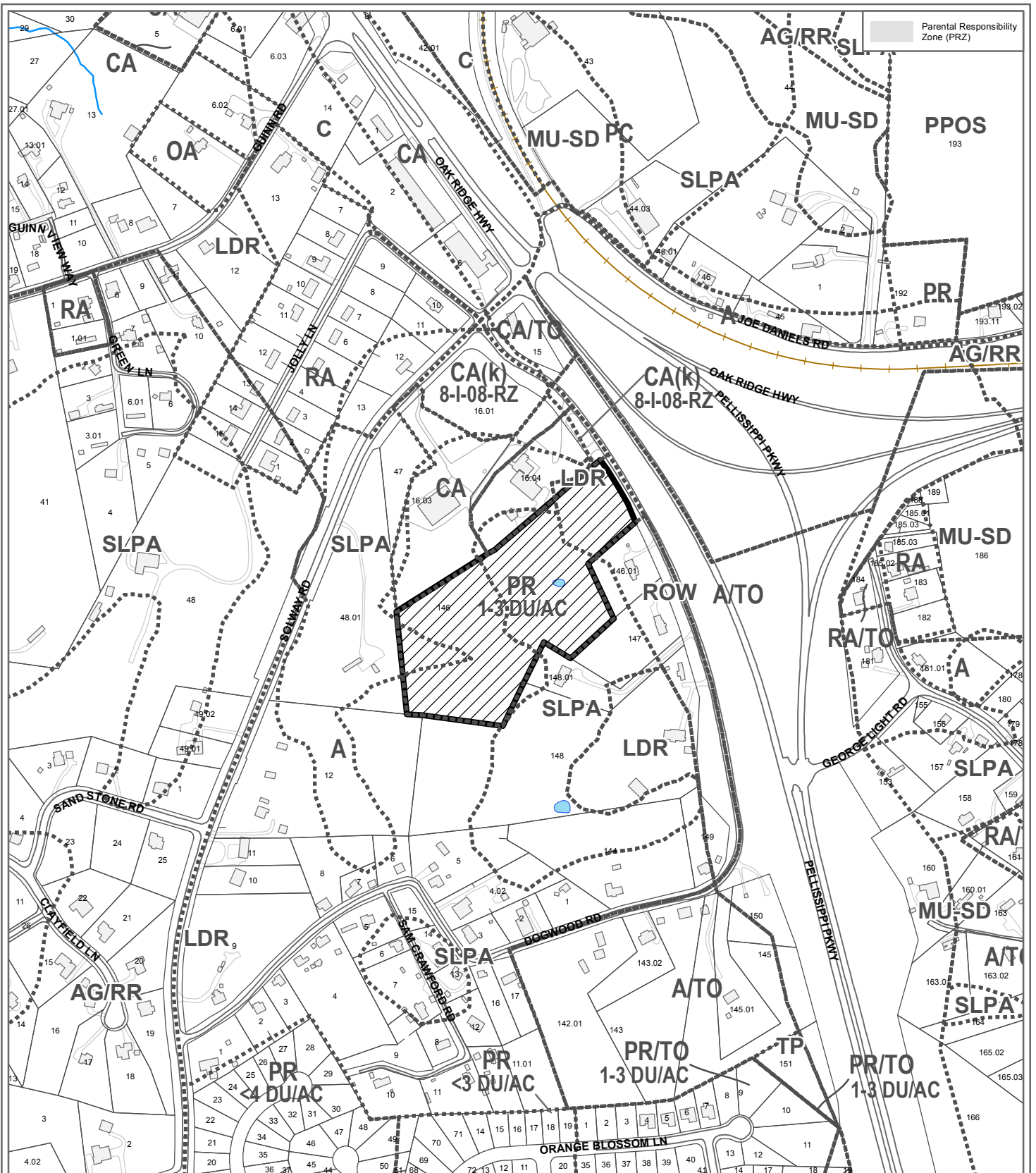
ESTIMATED TRAFFIC IMPACT: 426 (average daily vehicle trips)

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: 20 (public and private school children, ages 5-18 years)

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.



**4-SC-15-C / 4-D-15-UR
CONCEPT PLAN/USE ON REVIEW**



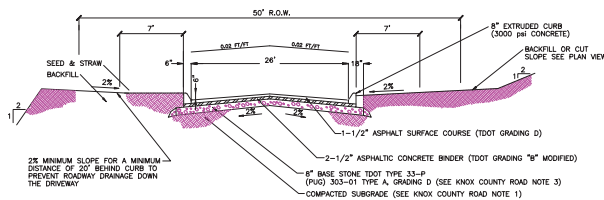
Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 3/23/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

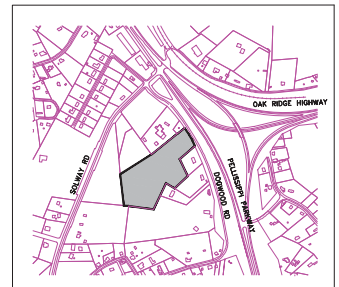
Petitioner: EJM Properties
Hardin Valley Ridge

Map No: 89
Jurisdiction: County





TYPICAL KNOX COUNTY ROAD CROSS SECTION WITH SIDEWALK
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
- BACK FILL MUST BE PLACED AND COMPACTED TO 98% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
- TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
- DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

PROPERTY NOTES:

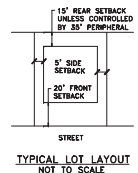
- CLT 089 PARCEL 146
- TOTAL AREA=9.77 ACRES
- ZONING: PR
- NO. OF LOTS PROPOSED=38
- ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
- UTILITY AND DRAINAGE EASEMENTS INSIDE BOUNDARY AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF INTERIOR LOT LINES
- TOPOGRAPHY TAKEN FROM KGS SURVEY
- TRAFFIC CALMING TO BE INSTALLED PER DIRECTION OF KNOX COUNTY ENGINEERING AND PUBLIC WORKS.

SETBACKS:

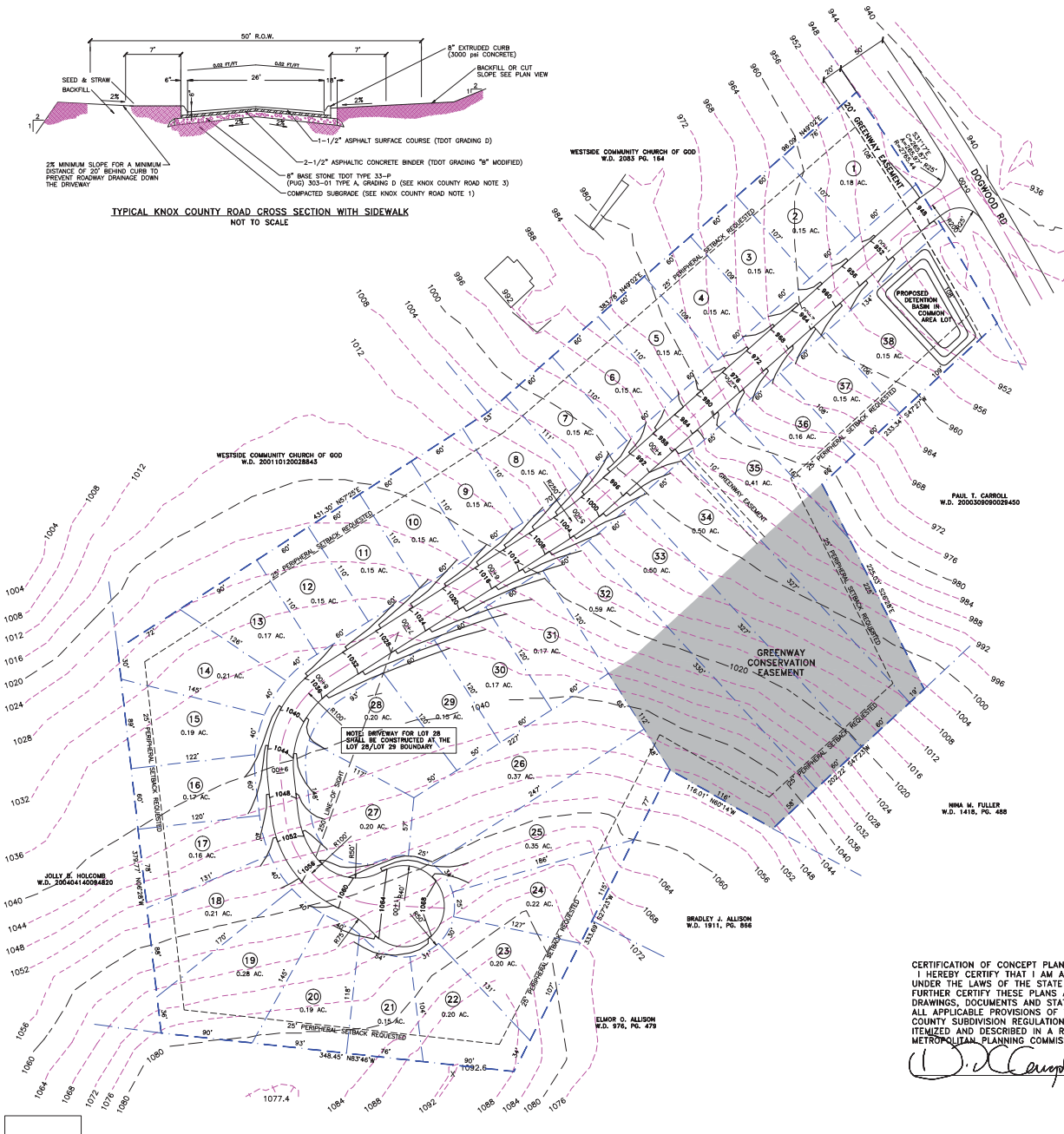
- FRONT: 20 FT.
SIDE: 5 FT.
REAR: 15 FT. (25 FT. PERIPHERAL REQUESTED)

VARIANCES REQUESTED:

- HORIZONTAL CURVE VARIANCE AT STA 7+78 FROM 250' TO 100'
- HORIZONTAL CURVE VARIANCE AT STA 9+60 FROM 250' TO 100'
- ROAD GRADE VARIANCE STA 1+60-STA 9+60 FROM 12% TO 13%

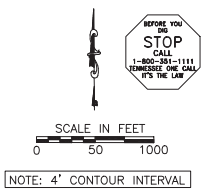


TYPICAL LOT LAYOUT
NOT TO SCALE



CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

W.D. Campbell TH PE 22540



NOTE: 4' CONTOUR INTERVAL



NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances to conform with recommendations set forth in AGC Manual of Accident Prevention in Construction to protect life, property or works to avoid unnecessary wide cuts in unstable material.
OSHA RULES SHALL BE ABIDED BY

SCALE: 1"=50'
24 MAR 2015

SHEET ONE

CONCEPT PLAN

HARDIN VALLEY RIDGE
KNOX COUNTY, TENNESSEE

Prepared For:

EJM Properties
405 Montbrook Lane
Knoxville, Tennessee 37919
(865) 454-3727

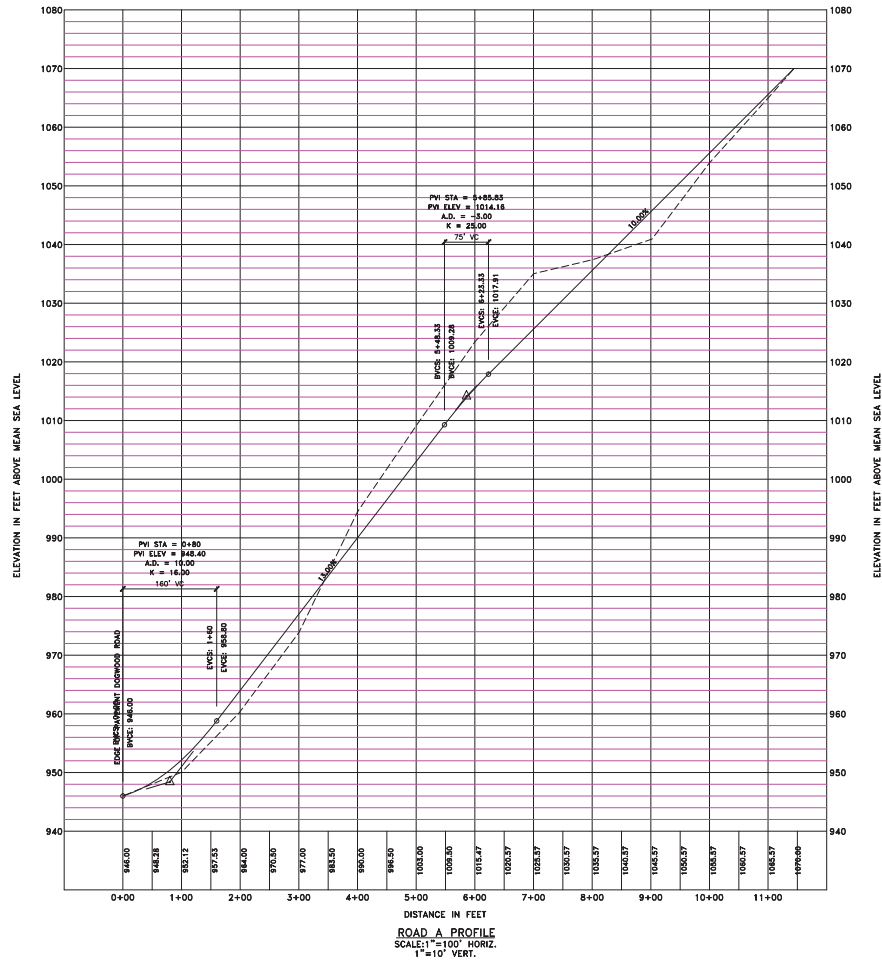
Planning Agency:

Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500



Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

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FOR HICK COUNTY USE ONLY

24 FEB 2015

SHEET TWO

ROAD PROFILE
HARDIN VALLEY RIDGE
 KNOX COUNTY, TENNESSEE

Prepared For:
 EJM Properties
 405 Montbrook Lane
 Knoxville, Tennessee 37919
 (865) 454-3727

Planning Agency:
 Knoxville-Knox County MPC
 400 Main Street, Suite 403
 Knoxville, Tennessee 37902
 (865) 215-2500



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OSHA RULES SHALL BE ADHERED BY

IDEAL ENGINEERING SOLUTIONS INCORPORATED
 Ideal Engineering Solutions, Inc.
 325 Wooded Lane
 Knoxville, Tennessee 37922
 (865) 755-3575

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