

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

▶ **FILE #:** 11-SC-15-C
 11-H-15-UR

AGENDA ITEM #: 13
AGENDA DATE: 11/12/2015

▶ **SUBDIVISION:** STEELE ROAD SUBDIVISION
 ▶ **APPLICANT/DEVELOPER:** RUSTY BITTLE
 OWNER(S): Rusty Bittle

TAX IDENTIFICATION: 117 027 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Hardin Valley Rd

▶ **LOCATION:** Southeast side of Hardin Valley Rd., south end of Steele Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 30.5 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: 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)

▶ **NUMBER OF LOTS:** 61

SURVEYOR/ENGINEER: Fulghum MacIndoe & Associates, Inc.

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a 3-5 lane street section within an 88' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Reduction of the intersection radius for the right-of-way for Road A at Hardin Valley Rd., from 75' to 0'.
2. Reduction of the intersection radius for the edge of pavement for Road A at Hardin Valley Rd., from 75' to 25'.
3. Vertical curve variance on Road A at STA 0+98.86, from 275' to 195' (k=25 to k=15).
4. Street grade variance on Road A between STA 0+98.86 and STA 12+69.64 from 12% to 14%.
5. Horizontal curve variance on Road A between STA 9+95.87 and STA 12+13.75, from 250' to 150'.
6. Horizontal curve variance on Road A between STA 14+99.18 and STA 17+32.91, from 250' to 150'.

STAFF RECOMMENDATION:

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

APPROVE the Concept Plan subject to 12 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 (Ord 91-1-102).
3. Sidewalks shall be installed as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and shall be installed at the time the street improvements are installed for the subdivision.
4. 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.
5. Providing the traffic signal modification and pedestrian crossing improvements for the proposed street at this signalized intersection on Hardin Valley Rd.
6. 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.
7. 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.
8. Improving the stub-out to the property to the east to public street standards.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. 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.
11. 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.
12. 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 Development Plan for up to 61 detached dwelling units on individual lots, subject to 1 conditions.**

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 a 30.5 acre tract into 61 detached residential lots at a density of 2 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 street stub-out is being provided between Lots 44 and 45 to the large tract located to the east. This street connection must be improved to the adjoining property.

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

The proposed subdivision layout includes a significant amount of common area. The applicant has expressed a willingness to work with staff to reduce the impact on the common area. The areas of the site that can remain undisturbed must 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.

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

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of recent development that has occurred in this area.
3. The applicant has laid out the development to stay off the steeper portion of the site. The concept plan has included the steeper area within common area, and with the recommended conditions, that area will be protected from development.

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

1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor arterial street.
2. The proposed residential development at a density of 2 du/ac, is consistent in use and density with the PR zoning of the property.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential development for this site. The proposed development at a density of 2 du/ac is consistent with the sector plan.
2. The majority of this site is located within the hillside protection area. The proposed concept plan includes a significant amount of the area within common areas. Staff is recommending a condition that the applicant work with staff on reducing the amount of clearing and grading within the common and provide protection measures within the protective covenants for the undisturbed areas.
3. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 658 (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.

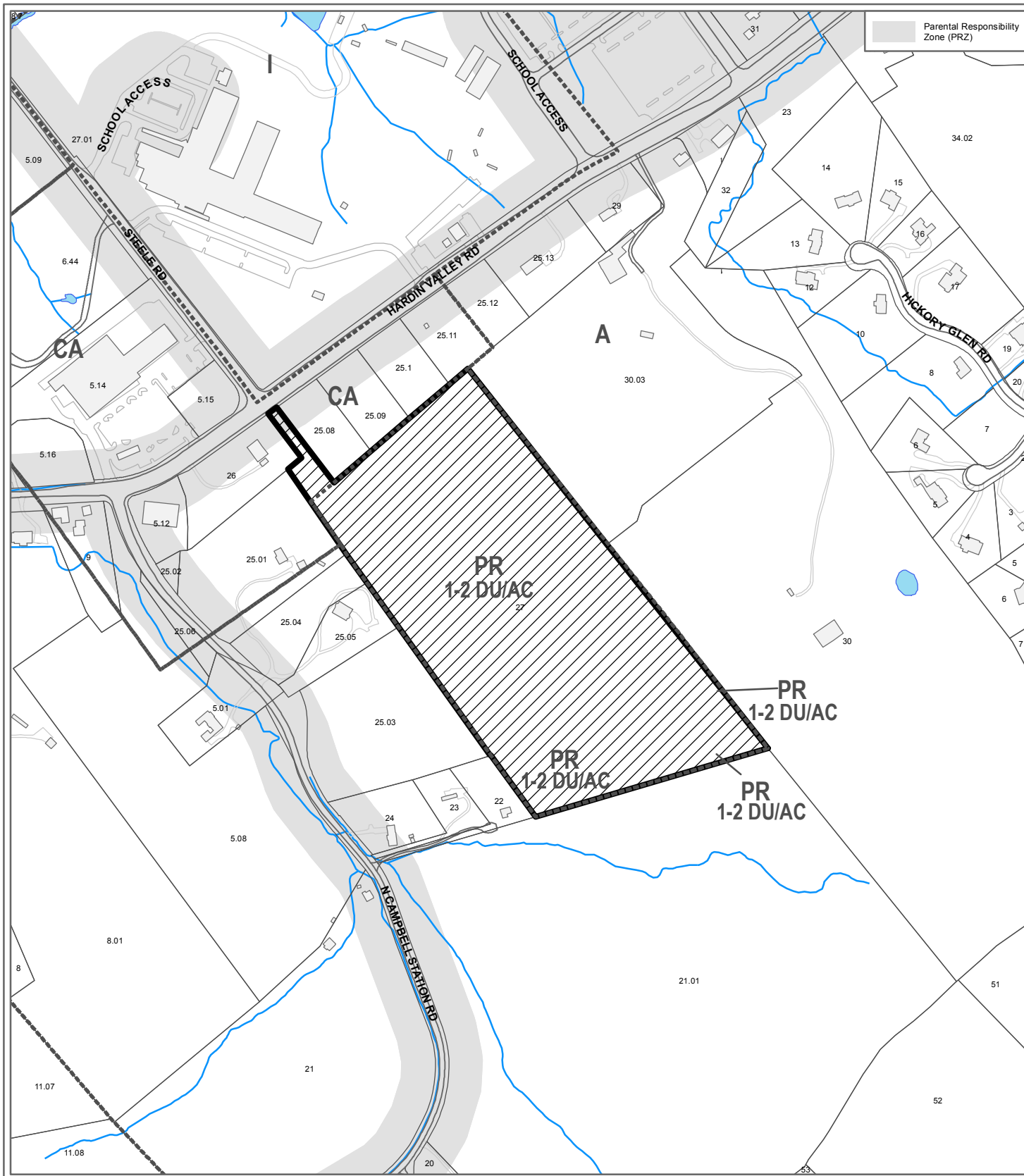
ESTIMATED STUDENT YIELD: 32 (public and private school children, ages 5-18 years)

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.

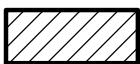
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**11-SC-15-C / 11-H-15-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Bittle, Rusty
Steele Road Subdivision



Detached residential subdivision in PR (Planned Residential)

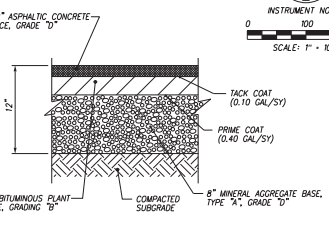
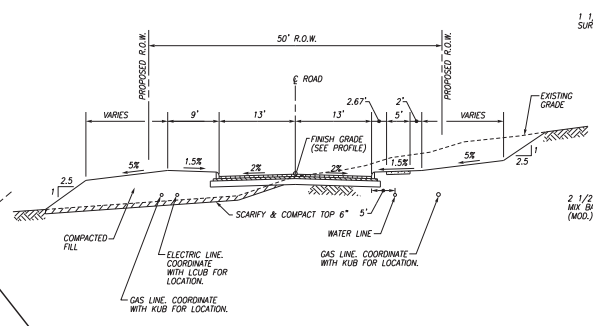
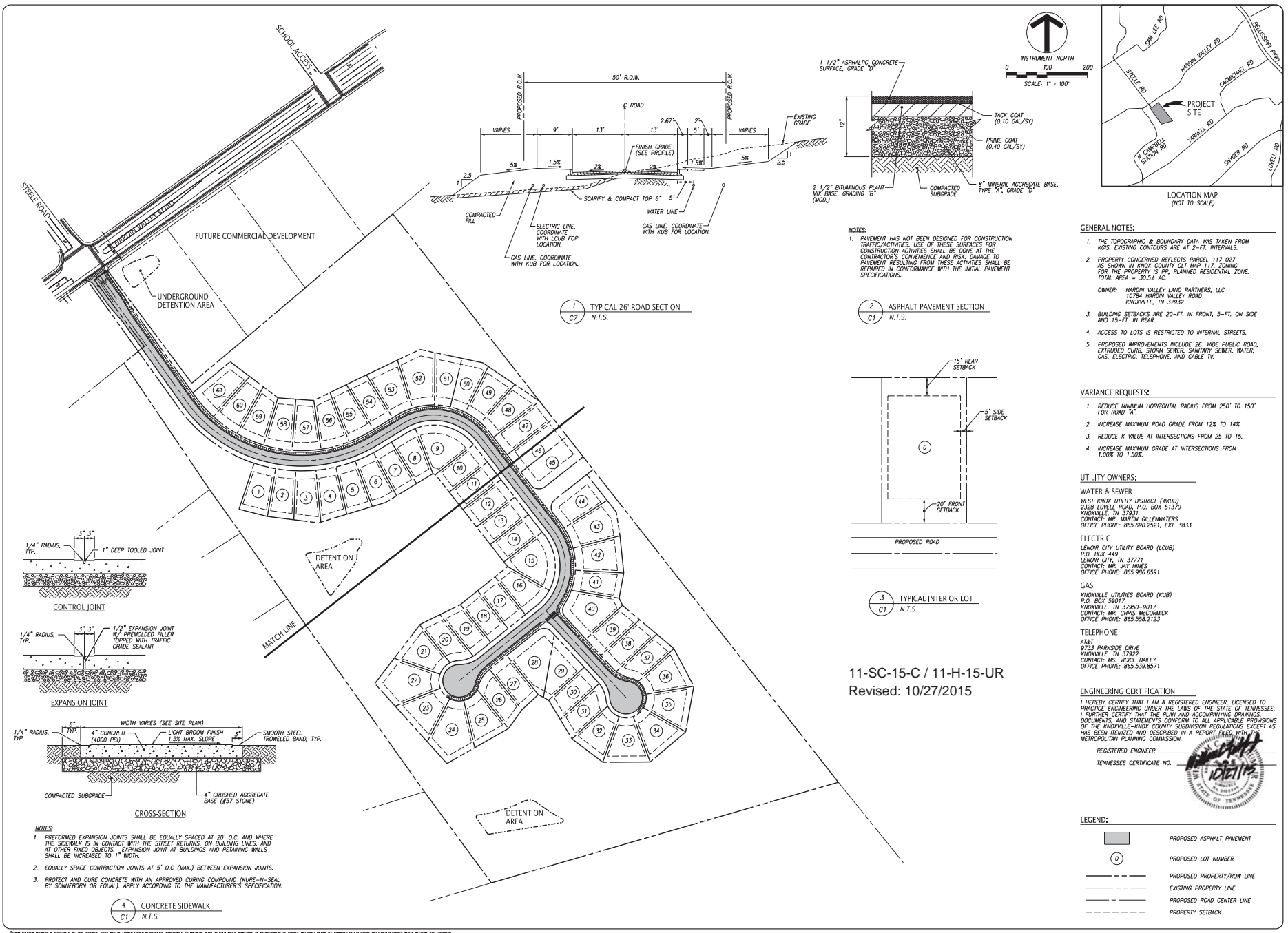
Original Print Date: 10/27/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 117
Jurisdiction: County

0 500
Feet



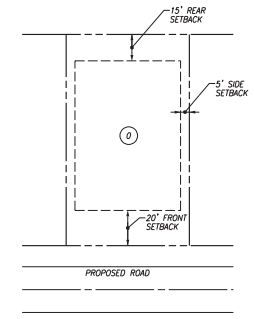
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Date	10/05/15	Scale	1" = 100'
Drawn By	JCM	Checked By	WCF
Project No.	WCF	Revision/Issue	No.
Revised Per	WCF	Comments	
Issued	CONCEPT PLAN		
Issued Date	10/27/15		
Issued By	WCF		



NOTES:

1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

2 ASPHALT PAVEMENT SECTION
C1 N.T.S.



3 TYPICAL INTERIOR LOT
C1 N.T.S.

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Revised: 10/27/2015

GENERAL NOTES:

- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KGS. EXISTING CONTOURS ARE AT 2'-FT. INTERVALS.
- PROPERTY CONCERNED REFLECTS PARCEL 117.027 AS SHOWN ON KNOX COUNTY C11 MAP 117. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL ZONE. TOTAL AREA = 30.58 AC.
- OWNER: HARDEN VALLEY LAND PARTNERS, LLC 10784 HARDEN VALLEY ROAD KNOXVILLE, TN 37932
- BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE AND 15'-FT. IN REAR.
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.

VARIANCE REQUESTS:

- REDUCE MINIMUM HORIZONTAL RADIUS FROM 250' TO 150' FOR ROAD "A".
- INCREASE MAXIMUM ROAD GRADE FROM 12% TO 14%.
- REDUCE K VALUE AT INTERSECTIONS FROM 25 TO 15.
- INCREASE MAXIMUM GRADE AT INTERSECTIONS FROM 1.00% TO 1.50%.

UTILITY OWNERS:

WATER & SEWER
WEST KNOX UTILITY DISTRICT (WKUD)
2339 LOVELL ROAD, P.O. BOX 51370
KNOXVILLE, TN 37931
CONTACT: MR. WAY WINES
OFFICE PHONE: 865.966.6591

ELECTRIC
LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TN 37771
CONTACT: MR. JAY WINES
OFFICE PHONE: 865.966.6591

GAS
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MCCORMACK
OFFICE PHONE: 865.568.2123

TELEPHONE
ATA#1
9733 PARKSIDE DRIVE
KNOXVILLE, TN 37922
CONTACT: MS. WICKIE DAILEY
OFFICE PHONE: 865.539.8571

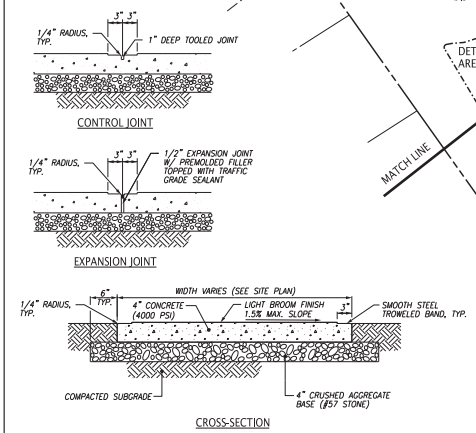
ENGINEERING CERTIFICATION:

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN 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.

REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO.

LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPOSED LOT NUMBER
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- PROPERTY SETBACK



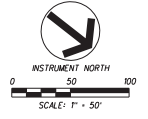
4 CONCRETE SIDEWALK
C1 N.T.S.

NOTES:

- PERFORMED EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 20' O.C. AND WHERE THE SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES, AND AT OTHER FIXED OBJECTS, EXPANSION JOINT AT BUILDINGS AND RETAINING WALLS SHALL BE INCREASED TO 1' WIDTH.
- EQUALLY SPACE CONTRACTION JOINTS AT 5' O.C. (MAX.) BETWEEN EXPANSION JOINTS.
- PROTECT AND CURE CONCRETE WITH AN APPROVED CURING COMPOUND (KURE-N-SEAL BY SONNEBERG OR EQUAL), APPLY ACCORDING TO THE MANUFACTURER'S SPECIFICATION.

File Name: 11-SC-15-C (11-H-15-UR) 10/05/2015 10:05:15 AM
Rev. Date: 10/27/2015

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NOTES
1. REFERENCE SHEET C1 FOR NOTES.

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CONSTRUCTION

STEELE ROAD SUBDIVISION
11446 HARDEN VALLEY ROAD
KNOXVILLE, TENNESSEE 37932

HARDEN VALLEY LAND
PARTNERS, LLC
10784 HARDEN VALLEY ROAD
KNOXVILLE, TN 37932
CONTACT: RUSTY BITTLE
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EMAIL: RUSTY@HARDENVALLEYLANDS.COM

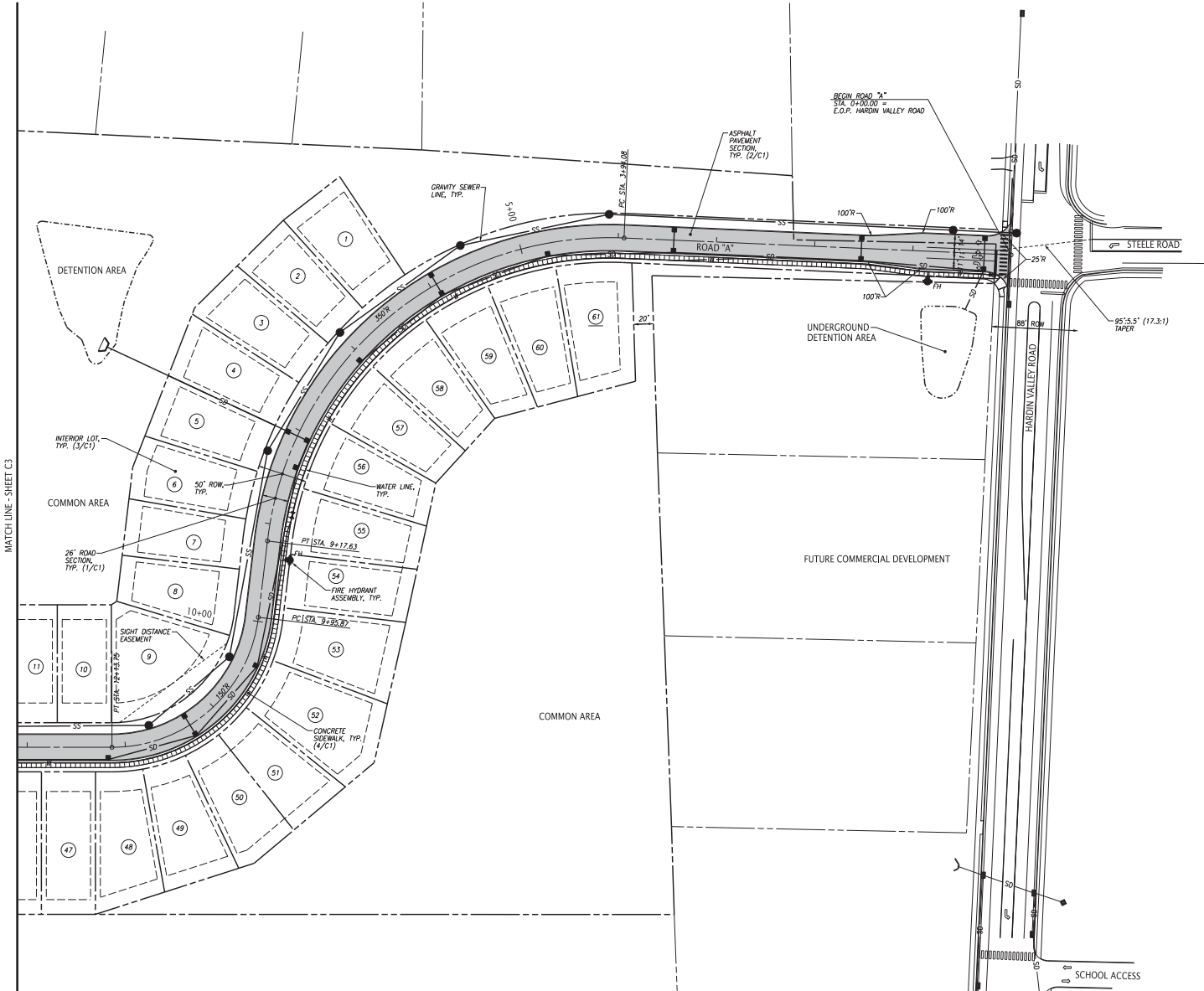
CONCEPT PLAN

PROJ. NO.	ISSUED BY	DATE	NO.
548.001	WCF	10/27/15	
Project	Revised Per WCF Comments	10/27/15	
Sheet	ISSUED CONCEPT PLAN	10/26/15	
Date	Revision/Issue		
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11-SC-15-C / 11-H-15-UR
Revised: 10/27/2015

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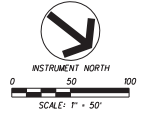
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED LOT NUMBER
	PROPOSED PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	PROPOSED ROAD CENTER LINE
	PROPOSED PROPERTY SETBACK
	PROPOSED STORM LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED LOW PRESSURE SEWER LINE
	PROPOSED SEWER MANHOLE
	PROPOSED GRINDER PUMP
	PROPOSED FIRE HYDRANT
	PROPOSED WATER LINE VALVE
	PROPOSED AREA DRAIN/CATCH BASIN
	PROPOSED HEADWALL
	EXISTING STORM LINE
	EXISTING AREA DRAIN/CATCH BASIN



MATCHLINE - SHEET C3

File Name: 11-SC-15-C / 11-H-15-UR.dwg
Plot Name: 10/27/2015

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NOTES

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FULGHUM
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STEELE ROAD SUBDIVISION
 11446 HARDIN VALLEY ROAD
 KNOXVILLE, TENNESSEE 37932

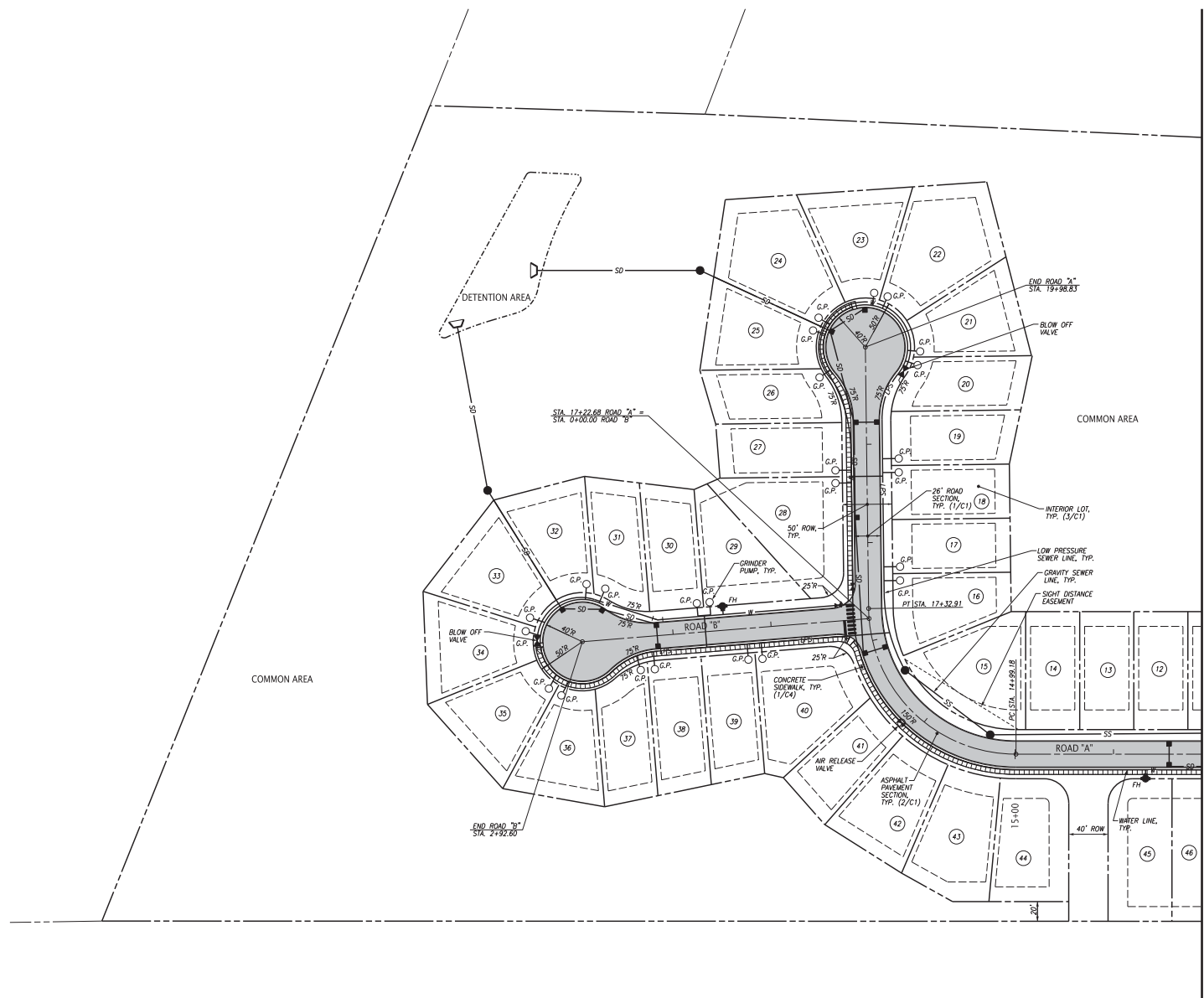
**HARDIN VALLEY LAND
 PARTNERS, LLC**
 10784 HARDIN VALLEY ROAD
 KNOXVILLE, TN 37932
 CONTACT: RUSTY BITTLE
 TELEPHONE NO.: 865.650.7456
 EMAIL: RUSTY@HARDINVALEYPARTNERS.COM

CONCEPT PLAN

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
548.001	WCF	10/27/15	REVISED PER WCF COMMENTS
	WCF	10/05/15	ISSUED CONCEPT PLAN

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Date	10/05/15		
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LEGEND:
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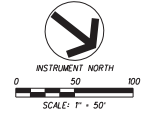
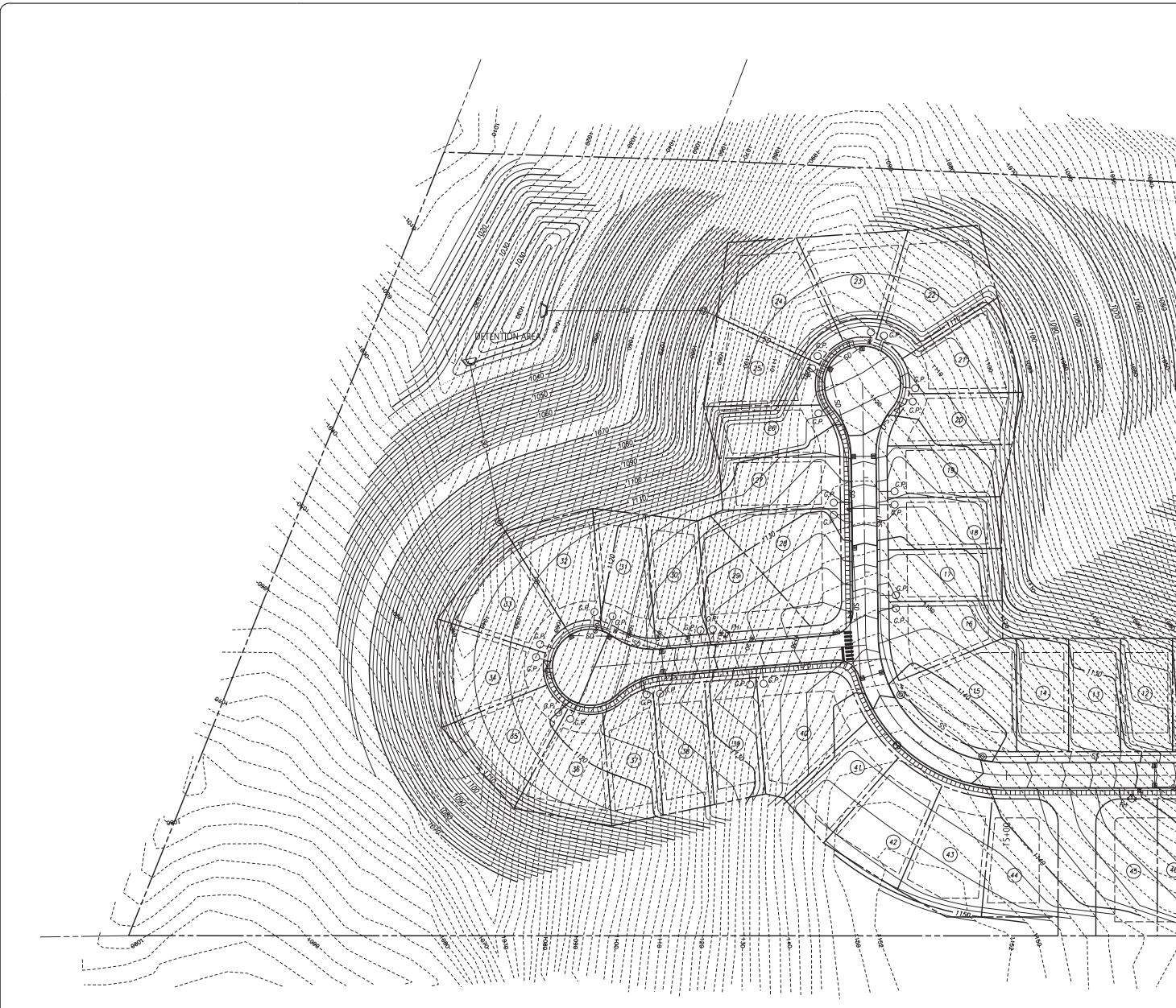


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 Revised: 10/27/2015

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 Plot Date: 10/27/2015



NOTES

1. REFERENCE SHEET C1 FOR NOTES.

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 Revised: 10/27/2015

LEGEND:

REFERENCE SHEET C4 FOR LEGEND



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CONCEPT PLAN

PROJ. NO.	ISSUED BY	DATE
548.001	WCF	10/27/15
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	JCM	

Project	Sheet
548.001	C5
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Scale	1"=50'

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