

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

▶ **FILE #:** 4-SA-16-C
 4-D-16-UR

AGENDA ITEM #: 12
AGENDA DATE: 4/14/2016

▶ **SUBDIVISION:** LAUREL RIDGE
 ▶ **APPLICANT/DEVELOPER:** IDEAL ENGINEERING SOLUTIONS
 OWNER(S): Ball Homes, LLC

TAX IDENTIFICATION: 103 108.03, 108.05, 108.06 & 108.07

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11137 Hardin Valley Rd

▶ **LOCATION:** Northwest side of Hardin Valley Rd., northeast of Brighton Farms Blvd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek and Conner Creek

▶ **APPROXIMATE ACREAGE:** 69.7 acres

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land and residence / PR (Planned residential) and A (Agricultural)
 South: Residences / PR (Planned residential)
 East: Vacant land / A (Agricultural)
 West: Residences / RA (Low Density Residential) and A (Agricultural)

▶ **NUMBER OF LOTS:** 227

SURVEYOR/ENGINEER: Ideal Engineering Solutions, Inc

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a 3 lane street section within an 60' right-of-way (88' required).

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Reduction of the intersection spacing along Hardin Valley Rd., between Road A and Berrywood Dr., from 400' to 93'.
2. Reduction of the horizontal curve radius on Road C at STA 17+01, from 250' to 200'.
3. Reduction of the horizontal curve radius on Road E at STA 17+35, from 250' to 125'.
4. Reduction of the horizontal curve radius on Road E at STA 20+57, from 250' to 125'.
5. Reduction of the horizontal curve radius on Road E at STA 22+27, from 250' to 125'.
6. Broken back tangent variance on Road E between STA 21+73.45 and STA 22+26.55, from 150' to 53.1'.
7. Vertical curve variance on Road A at STA 0+60, from K=25 to K=15.96 (125' to 80').

STAFF RECOMMENDATION:

- **APPROVE** variances 1-7 because the site's topography and shape restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 16 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. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works, and shall be installed at the time the street improvements are installed for the subdivision. The side of the street that the sidewalks are to be located on shall be worked out with the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision.
4. Revising the concept plan to provide a stub-out street connection from Road A to the two large parcels located to the east and west of this site (Tax parcels 103-10801 & 103-10804) subject to approval by the Knox County Department of Engineering and Public Works and Planning Commission Staff.
5. The intersection of Road A with Roads B and D shall be designed as a two way stop condition.
6. Design of the temporary turnaround at the end of Road E subject to approval of the Knox County Department of Engineering and Public Works.
7. Prior to obtaining a design plan approval for the subdivision, submitting a detailed grading plan to the Knox County Department of Engineering and Public Works and Planning Commission Staff that documents all proposed lots will have adequate building sites and yard areas with driveway grades not exceeding a 15% grade. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
8. Implementation of the intersection improvements and recommendations outlined in the Traffic Impact Study prepared by Ajax Engineering as revised on March 30, 2016. The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
9. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
10. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
12. Placing a note on the final plat that all lots will have access only to the internal street system except for the two lots for the existing home sites on Hardin Valley Rd. and Sam Lee Rd.
13. Including a line of sight easement on the final plat across Lots 57 and 58 in order to provide the needed sight distance for the curve in Road E.
14. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities and drainage system.
15. Submitting a final plat for review and approval of the combination of Tax Parcel 103-10801 and the 4.1 acre portion of Tax Parcel 103-10805 that is located on the west side of Road A at the entrance of the subdivision. The approved plat shall be recorded prior to the approval of the first final plat for this subdivision.
16. 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 227 detached dwelling units on individual lots, and the requested reduction of the peripheral setback from 35' to 25', subject to 2 conditions.**

1. Obtaining approval from the Knox County Commission of the rezoning of the property to PR (Planned Residential) at a density up to 4 du/ac.
2. 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 69.7 acre tract into 227 detached residential lots at a density of 3.26 du/ac. The property is located on the northwest side of Hardin Valley Rd. northeast of Brighton Farms Blvd. The proposed subdivision will be served by public streets with access out to Hardin Valley Rd. While the property fronts on a section of Sam Lee Rd. it is not at a location that would be acceptable for a second street connection. 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 Planning Commission recommended approval of a rezoning to PR (Planned Residential) at a density of up to 4 du/ac. on March 10, 2016. The Knox County Commission will consider the rezoning request to PR (Planned Residential) at a density of up to 4 du/ac. on April 25, 2016.

Staff has recommended a condition that a stub-out street be provided to the two large parcels located to the east and west of this site (Tax parcels 103-10801 & 103-10804). While these two parcels have frontage on Hardin Valley Rd., additional access points along Hardin Valley Rd. should be avoided when alternative access connections can be provided.

The preliminary site grading plan identified a potential problem with having adequate building sites in the area of Lots 74-89. Staff has recommended a condition that the applicant provide a detailed grading plan prior to design plan approval that documents that adequate building sites are available on all proposed lots.

A Traffic Impact Study was prepared by Ajax Engineering for this development with the last revision date being March 30, 2016. The study recommends turn lane improvements on Hardin Valley Rd. at the proposed subdivision entrance.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior boundaries of this subdivision. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts. The standard rear yard setback for the low density and general residential zoning districts is 25'.

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 development that has occurred in this area.
3. The proposed detached residential subdivision at a density of 3.26 du/ac, is consistent in use and density with the requested rezoning for the property.
4. With the recommended street improvements identified in the Traffic Impact Study, traffic flow in the area should continue to function at acceptable levels.

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

1. With the recommended conditions, the proposed subdivision 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential uses for this site. The proposed subdivision at a density of 3.26 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 2204 (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: 121 (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.