



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

▶ **FILE #:** 1-SA-16-C **AGENDA ITEM #:** 10  
1-E-16-UR **AGENDA DATE:** 3/10/2016

POSTPONEMENT(S): 1/14/2016-2/11/2016

▶ **SUBDIVISION:** HIDDEN VIEW FARMS (FORMERLY HIDDEN VALLEY FARMS)

▶ **APPLICANT/DEVELOPER:** RUFUS H. SMITH

OWNER(S): Southland Engineering Consultants

TAX IDENTIFICATION: 104 126,128, 152, 152.01 104 - 152.02 & 153 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS:

▶ **LOCATION:** Southeast side of Lovell Rd., southeast of Thompson Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 38.08 acres

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

▶ **EXISTING LAND USE:** 2 detached dwellings and vacant land

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: Properties to the north, east and south of this site are zoned PR (Planned Residential), RA (Low Density Residential) and A (Agricultural). have been developed with a mixture of attached and detached residential dwellings. BP (Business and Technology) zoning is in place to the west of this site in the vicinity of the Pellissippi Parkway.

▶ **NUMBER OF LOTS:** 126

SURVEYOR/ENGINEER: Southland Engineering Consultants

ACCESSIBILITY: Access is via Lovell Rd., a minor arterial street with a pavement width of 19' within a 50' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 250' to 150' at sta 4+50 of Road E
2. Horizontal curve variance from 250' to 125' at sta 10+30 of Road E
3. Vertical curve variance from 194.25' to 114' at sta 0+70 of Road A
4. Vertical curve variance from 310.25' to 295' at sta 2+10 of Road B
5. Vertical curve variance from 173.5' to 110' at sta 7+98 of Road C
6. Reduction of required intersection spacing from 400' to 265' between Thompson Rd.. and the proposed Hidden View Farms subdivision entrance road

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1-6 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 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. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Installation of a right turn deceleration lane into the development as required by Tenn. Dept. Of Transportation (TDOT)
5. Obtaining a street connection permit from TDOT
6. Place a note on the final plat that all lots except lot #123 will have access only to the internal street system only.
7. Prior to final plat approval, record a line of sight easement across Lot 118 in order to provide the needed sight distance for the curve in Road E
8. Prior to certification of the final plat for the subdivision, establish a property owners association that will be responsible for maintenance of the storm drainage system and any other commonly held assets
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 request for up to 126 detached dwelling units on individual lots, and the requested reduction of the peripheral setback from 35' to 25', except along the project frontage on Lovell Rd. 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 plan was postponed at last month's meeting in order to address the issue of sight distance at the proposed subdivision entrance. Since that time the applicant has relocated the entrance. The new location will have sight distance in excess of the standard required for the current speed limit. The Tenn. Dept. of Transportation is planning to improve this section of Lovell Rd. They have stated that upon completion of the improvements, the speed limit on this section of Lovell Rd. will be raised to 40 MPH. Based on the preliminary road profiles for the improved Lovell Rd., the sight distance at the new entrance will exceed the 400 feet required with a 40 MPH speed limit.

The traffic impact study that was prepared for this development, recommends that a right turn decel lane be provided as part of this project. At present there is no real timetable as to when the improvements to Lovell Rd. will be constructed. As a result, TDOT will most likely require that the decel lane be constructed at this time.

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

1. Public water and sewer utilities are available to serve the development.
2. Future improvements to Lovell Rd. are being planned.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE AND KNOX COUNTY ZONING ORDINANCES**

1. With the recommended conditions, the proposed subdivision will meet the requirements of the Knox County Zoning Ordinance.
2. The proposed 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 traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan proposes low density residential uses for the site.

2. The site is located within the Planned Growth area on the City of Knoxville in the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

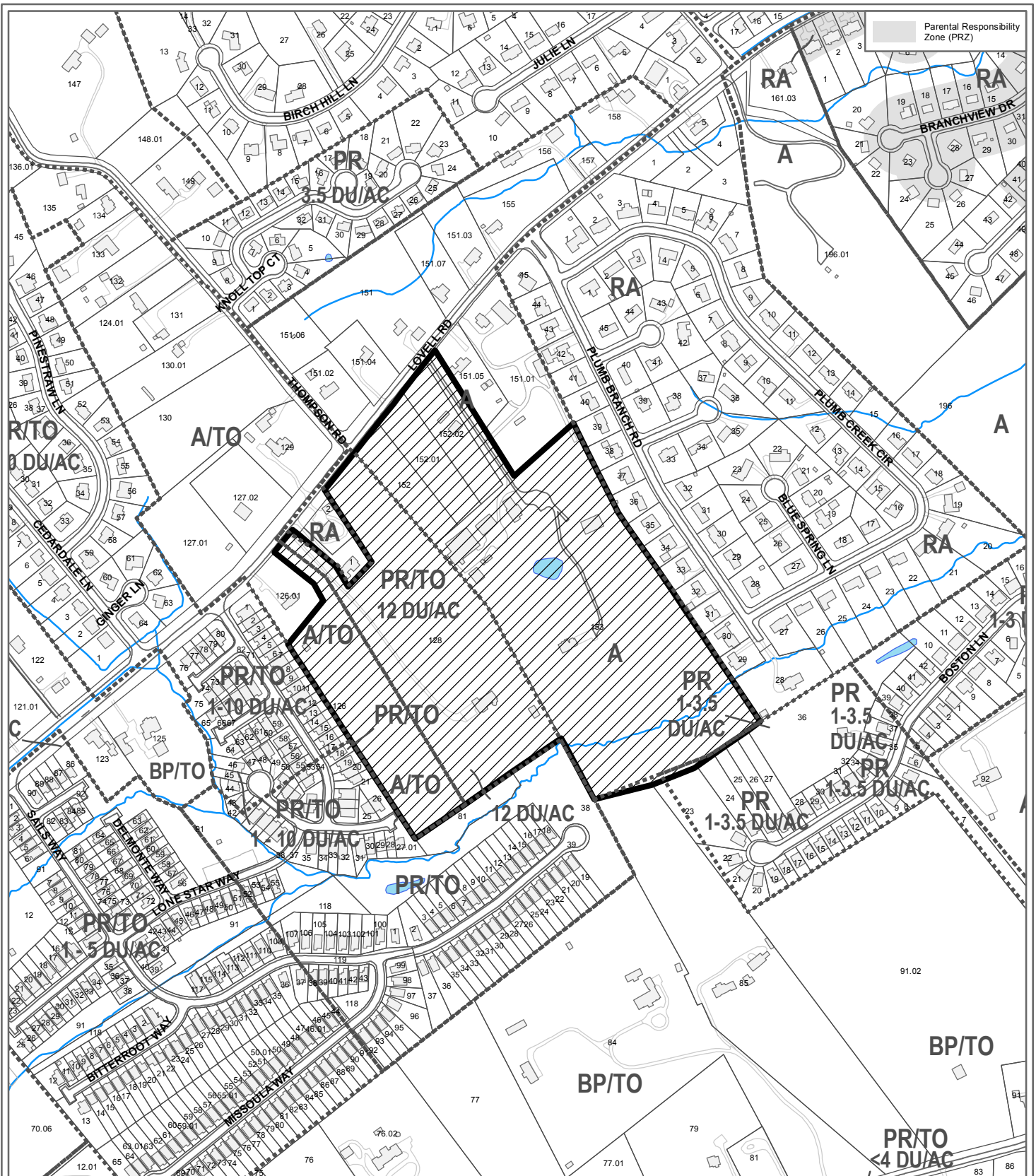
ESTIMATED STUDENT YIELD: 64 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ball Camp Elementary, Cedar Bluff 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.



**1-SA-16-C / 1-E-16-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached dwellings in PR (Planned Residential) / TO (Technology Overlay) & PR (Planned Residential) / TO (Technology Overlay) pending

Original Print Date: 12/29/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Smith, Rufus H.  
Hidden Valley Farms

Map No: 104  
Jurisdiction: County



# HIDDEN VIEW FARMS S/D ON LOVELL ROAD

CLT MAP 104, PARCELS 126, 128 & 153  
CLT MAP 104, PARCELS 152, 152.01 & 152.02  
DISTRICT-6, KNOX COUNTY, TENNESSEE

## INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PLAN
3	ROAD PROFILE PLAN



SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
4909 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9699  
E-MAIL: [wright@seengconsultants.com](mailto:wright@seengconsultants.com)  
[www.southlandengineeringusa.com](http://www.southlandengineeringusa.com)



2.25-16

## OWNER:

PRIMOS LAND COMPANY, LLC  
4907 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE (865) 694-8582  
FAX: (865) 693-9699

## SITE ADDRESS:

1724 & 1812 LOVELL ROAD  
KNOXVILLE, TENNESSEE 37932

OCTOBER, 2015  
REV. 1-20-16

1-SA-16-C  
1-E-16-UR

Revised: 2/25/2016

SHEET 1 OF 4 SHEETS

PLD-10-23-15-TS





Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

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## [MPC Comment] Opposition Statement.

1 message

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**Michenzi, David** <dmichenzi@scrippsnetworks.com>  
Reply-To: dmichenzi@scrippsnetworks.com  
To: "commission@knoxmpc.org" <commission@knoxmpc.org>

Wed, Feb 10, 2016 at 10:19 PM

Hello,

I as a home owner in the Knoxville Hardin Valley area would like to express that I am against the sub division proposal at Lovell and Thompson Rds. Area ( 1 SA 16 C ) .

Thankyou.

David Michenzi

Thompson Rd.

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This message was directed to [commission@knoxmpc.org](mailto:commission@knoxmpc.org)