

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

▶ **FILE #:** 9-SC-16-C

AGENDA ITEM #: 14

AGENDA DATE: 9/8/2016

▶ **SUBDIVISION:** STEELE ROAD SUBDIVISION

▶ **APPLICANT/DEVELOPER:** RUSTY BITTLE

OWNER(S): H. E. (Rusty) Bittle, III

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., southeast end of Steele Rd

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 30.5 acres

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

▶ **EXISTING LAND USE:**

▶ **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:** 60

SURVEYOR/ENGINEER: Billy Fulghum

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 radii for the right-of-way for Road A at Hardin Valley Rd., from 75' to 0'.
2. Reduction of the intersection radii for the edge of pavement for Road A at Hardin Valley Rd., from 75' to 25'.
3. Horizontal curve variance on Road A at STA 10+00, from 250' to 200'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 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 15 conditions.

1. This concept plan approval includes approval of a reduction of the public street right-of-way width to 40 feet and the pavement width to 22 feet as permitted under Section 69-10 (Hillside and Ridgetop Protection Area Development Standards) of the Minimum Subdivision Regulations.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System

within Knox County (Ord 91-1-102).

4. Sidewalks shall be installed 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. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
5. 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.
6. Providing the traffic signal modification and pedestrian crossing improvements for the proposed street at this signalized intersection on Hardin Valley Rd.
7. 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.
8. 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.
9. At the design plan stage of the subdivision, the details and timing of the slope reforestation plan shall be worked out with the Knox County Department of Engineering and Public Works.
10. The street improvements for Road C shall be installed with the street improvements for the rest of the subdivision or approved phase of the subdivision.
11. 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.
12. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
13. 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.
14. 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.
15. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in a PR zoning district.

COMMENTS:

The applicant is proposing to subdivide a 30.5 acre tract into 60 detached residential lots at a density of 1.97 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 concept plan/use on review approval (11-SC-15-C/11-H-15-UR) was granted for this site by the Planning Commission on November 12, 2015 for 61 detached residential lots. During the design plan stage of the subdivision, the applicant ran into problems in grading the site under the approved concept plan. In the revised design, the applicant has requested approval of a reduction of the public street right-of-way to 40' and the pavement width to 22 feet as permitted under Section 69-10 (Hillside and Ridgetop Protection Area Development Standards) of the Subdivision Regulations. Since the site is almost entirely within the hillside protection area and is within a PR zoning district, the Planning Commission can approve the requested reduction. The proposed street connection to the property to the east will allow for the development of that site without having to create a new street connection out to Hardin Valley Rd.

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

ESTIMATED TRAFFIC IMPACT: 648 (average daily vehicle trips)

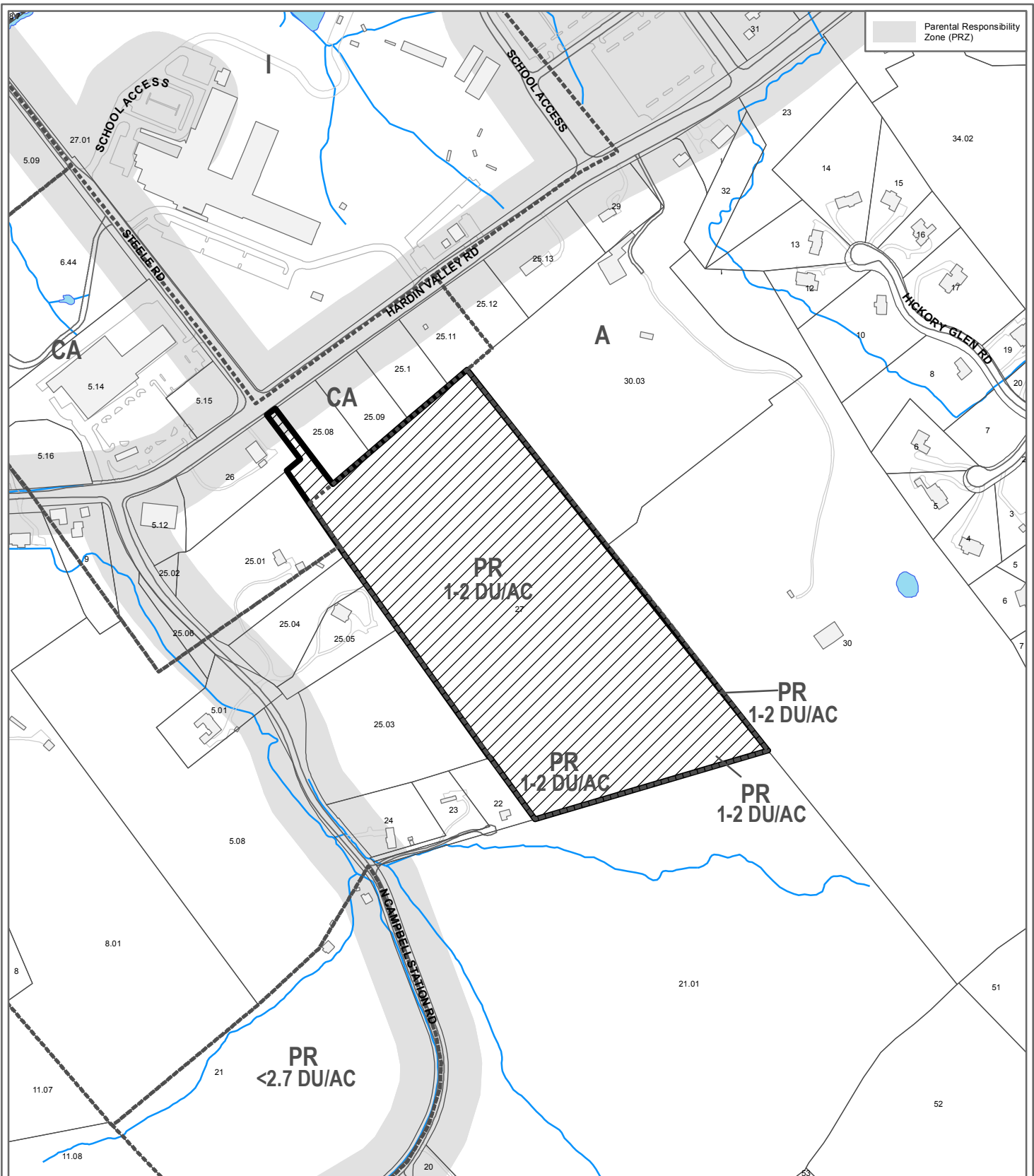
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.

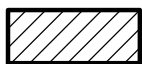
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**9-SC-16-C
CONCEPT PLAN**

Subdivision: Steele Road Subdivision



Approval of Concept Plan

Original Print Date: 8/12/2016
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

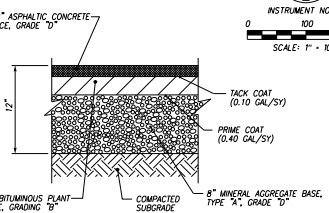
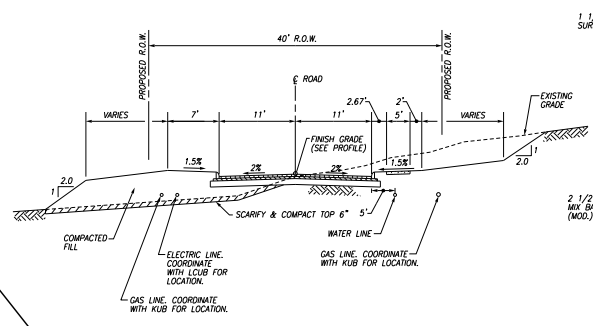
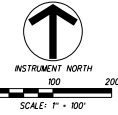
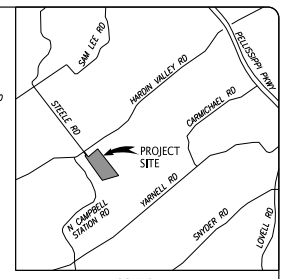
Revised:

Map No: 117
 Jurisdiction: County



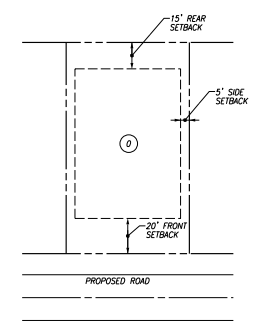
DESIGNED BY	WCF	DATE	08/29/16
CHECKED BY	WCF	DATE	08/22/16
PROJECT NO.	548.001	ISSUED CONCEPT PLAN	08/07/16
NO.		REVISION/ISSUE	

Project: 548.001
Date: 08/01/16
Scale: 1"=100'



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 TYPICAL ASPHALT PAVEMENT SECTION
C2
N.T.S.



3 TYPICAL INTERIOR LOT
C3
N.T.S.

9-SC-16-C
Revised: 8/29/2016

GENERAL NOTES:

1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM ADS. EXISTING CONTOURS ARE AT 2'-FT. INTERVALS.
2. PROPERTY CONCERNED REFLECTS PARCEL 117.027 AS SHOWN IN KNOX COUNTY CLT MAP 117. ZONING FOR THE PROPERTY IS R9, PLANNED RESIDENTIAL ZONE. TOTAL AREA = 30.54 AC.
OWNER: HARDEN VALLEY LAND PARTNERS, LLC
10784 HARDEN VALLEY ROAD
KNOXVILLE, TN 37932
3. BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE AND 15'-FT. IN REAR.
4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
5. PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.

VARIANCE REQUESTS:

1. REDUCE INTERSECTION RIGHT-OF-WAY RADIUS AT ROAD "A" AND HARDEN VALLEY ROAD FROM 75' TO 0';
2. REDUCE INTERSECTION CURB RADIUS AT ROAD "A" AND HARDEN VALLEY ROAD FROM 75' TO 25';
3. REDUCE MINIMUM HORIZONTAL RADIUS FROM 250' TO 200' FOR ROAD "A";
4. INCREASE MAXIMUM GRADE AT INTERSECTIONS FROM 1.00% TO 2.00%;
5. REDUCE MINIMUM PAVEMENT WIDTH FROM 26' TO 22' (PER MPC, HILLSIDE AND RIDGETOP PROTECTION PLAN, SECTION 2);
6. REDUCE MINIMUM RIGHT-OF-WAY WIDTH FROM 50' TO 40' (PER MPC, HILLSIDE AND RIDGETOP PROTECTION PLAN, SECTION 2).

UTILITY OWNERS:

WATER & SEWER
WEST KNOX UTILITY DISTRICT (WKUD)
2308 LOVELL ROAD, P.O. BOX 51370
KNOXVILLE, TN 37921
CONTACT: MR. MARTIN OLLENWATERS
OFFICE PHONE: 865.690.2341, EXT. 1833

ELECTRIC
LENOIR CITY UTILITY BOARD (LCUB)
P.O. BOX 449
LENOIR CITY, TN 37711
CONTACT: MR. JAY HINES
OFFICE PHONE: 865.986.6591

GAS
KNOXVILLE UTILITIES BOARD (KUB)
P.O. BOX 59017
KNOXVILLE, TN 37950-9017
CONTACT: MR. CHRIS MACCORRICK
OFFICE PHONE: 865.558.2123

TELEPHONE
AT&T
9233 PARKSIDE DRIVE
KNOXVILLE, TN 37923
CONTACT: MS. WENDY DALEY
OFFICE PHONE: 865.539.8571

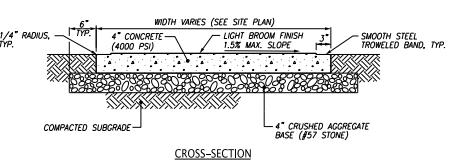
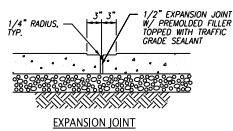
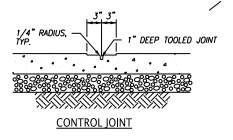
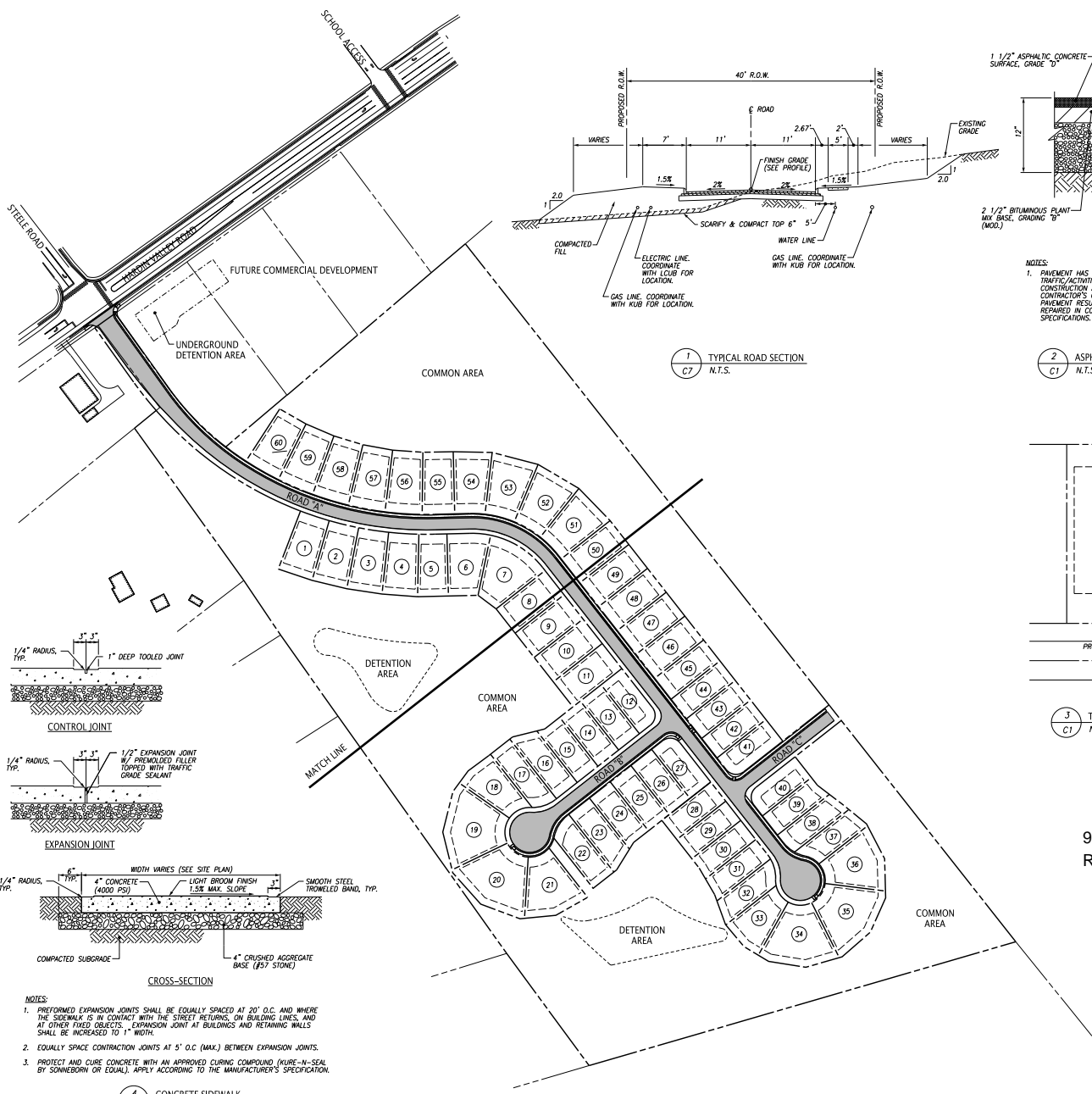
ENGINEERING CERTIFICATION:

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 **WILLIAM C. FULGHUM, JR., P.E.**
TENNESSEE CERTIFICATE NO. 0100940

LEGEND:

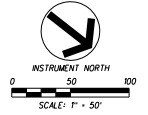
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LOT NUMBER
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- PROPERTY SETBACK



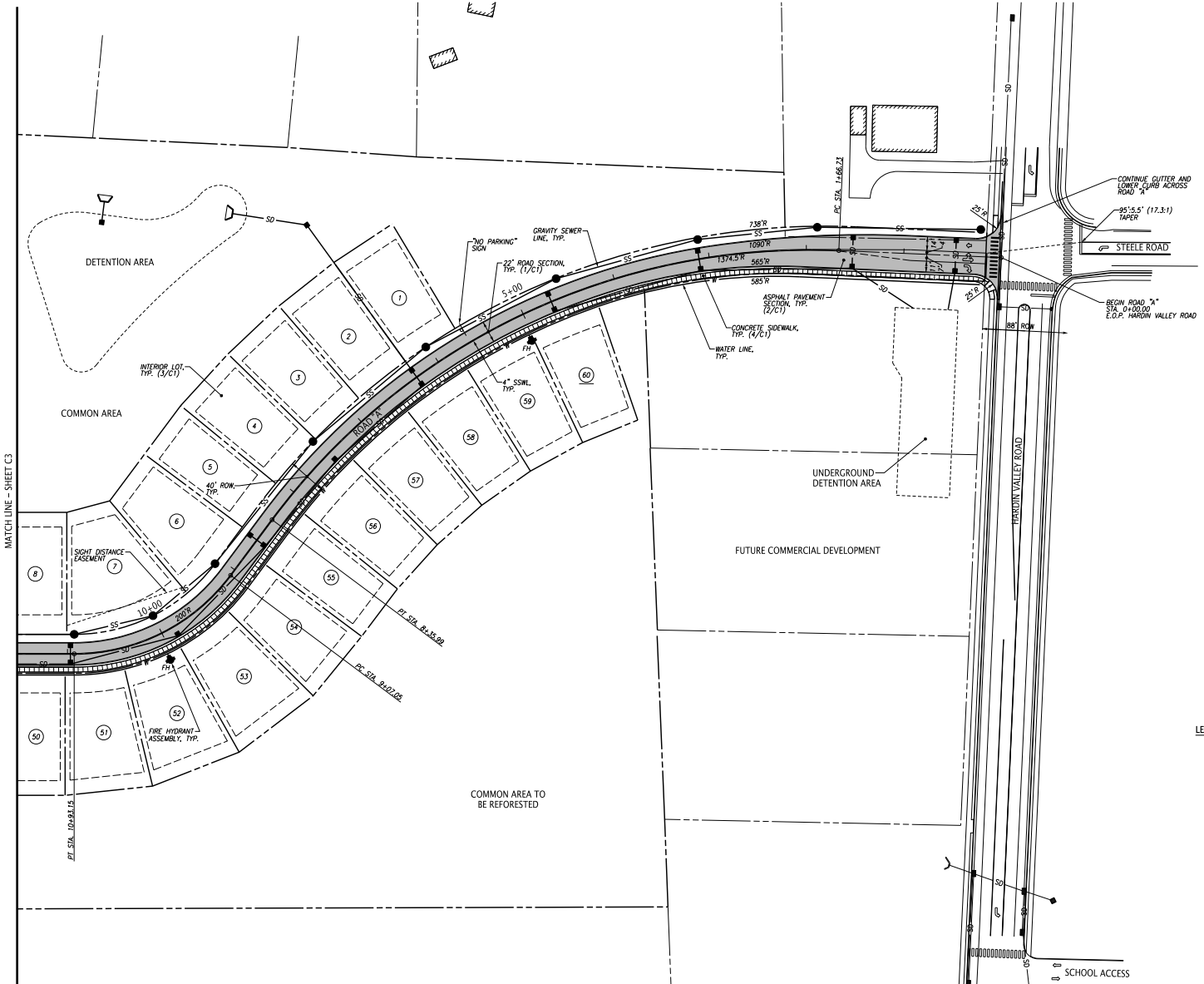
- NOTES:**
1. PREFORMED EXPANSION JOINTS SHALL BE EQUALLY SPACED AT 20' O.C. AND WHERE THE SIDEWALK IS IN CONTACT WITH THE STREET RETURNS, ON BUILDING LINES, AND AT OTHER FIXED OBJECTS, EXPANSION JOINT AT BUILDINGS AND RETAINING WALLS SHALL BE INCREASED TO 1' WIDTH.
 2. EQUALLY SPACE CONTRACTION JOINTS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

4 CONCRETE SIDEWALK
C4
N.T.S.

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Plot Date: 08/29/2016
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NOTES
 1. REFERENCE SHEET C1 FOR NOTES.



9-SC-16-C
 Revised: 8/29/2016

LEGEND:

	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

FULGHUM
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 ASSOCIATES, INC.

10330 HARDEN VALLEY ROAD
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 KNOXVILLE, TN 37932
 OFFICE: 865.690.6419
 FAX: 865.690.6449
 www.fulghummacindoe.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

STEEL ROAD SUBDIVISION
 11446 HARDEN VALLEY ROAD
 KNOXVILLE, TENNESSEE 37932

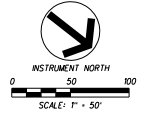
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 EMAIL: RUSTY@HARDINVALLEYLANDS.COM

CONCEPT PLAN

PROJECT NO.	548.001	SHEET	C2
DATE	08/01/16	SCALE	1"=50'
DESIGNED BY	WCF	CHECKED BY	WCF
DRAWN BY	JCM	ISSUED BY	WCF
REVISION/ISSUE		DATE	
1	REMOVED LOT 61, EXTENDED ROAD "C"	08/29/16	
2	REVISED PER WAC STAFF COMMENTS	08/22/16	
3	ISSUED CONCEPT PLAN	08/01/16	

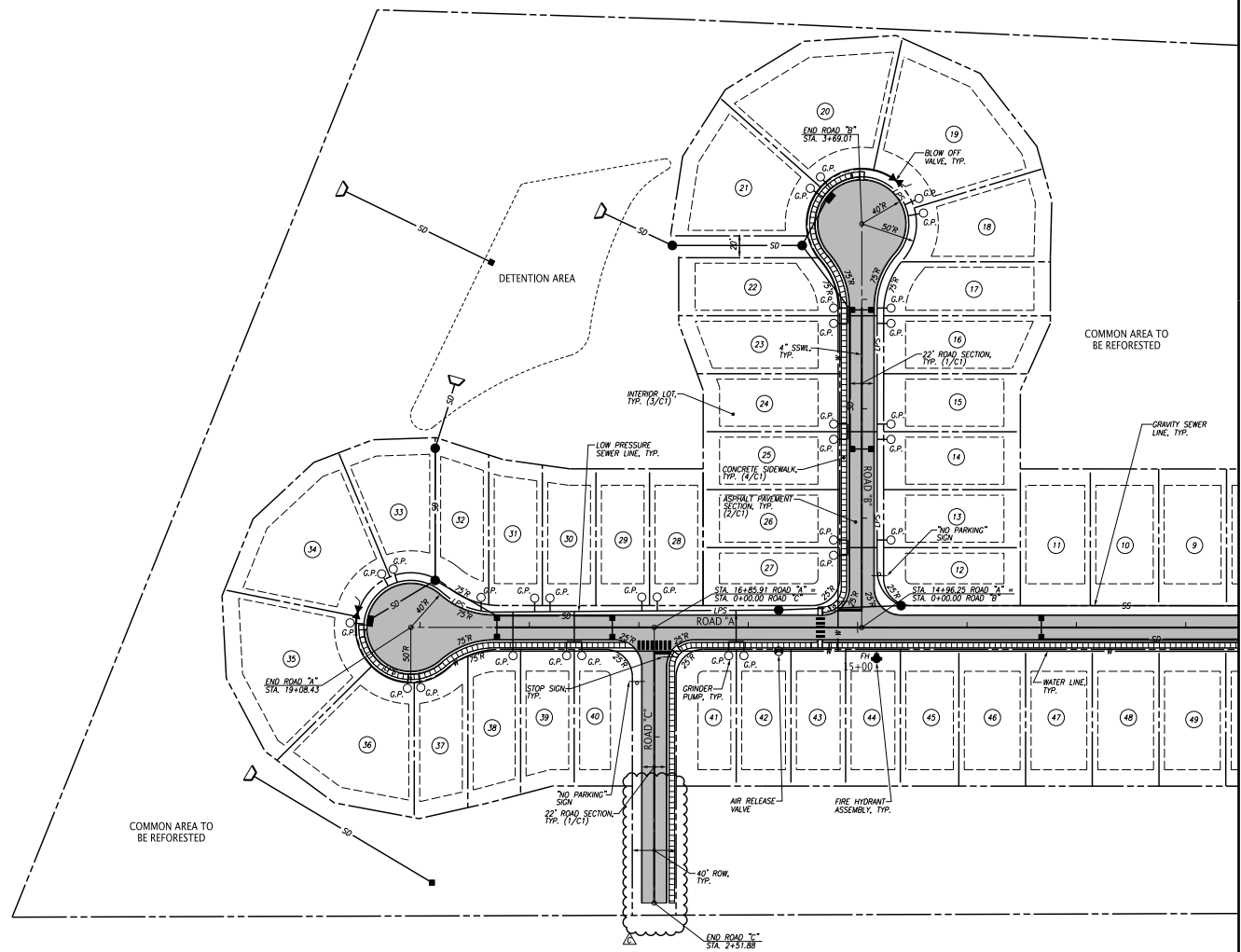
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NOTES

1. REFERENCE SHEET C1 FOR NOTES.



MATCH LINE - SHEET C2

9-SC-16-C
Revised: 8/29/2016

LEGEND:
REFERENCE SHEET C2 FOR LEGEND



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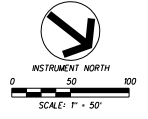
CONCEPT PLAN

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	WCF	08/29/16	3	REMOVED LOT 61, EXTENDED ROAD "C"	08/29/16

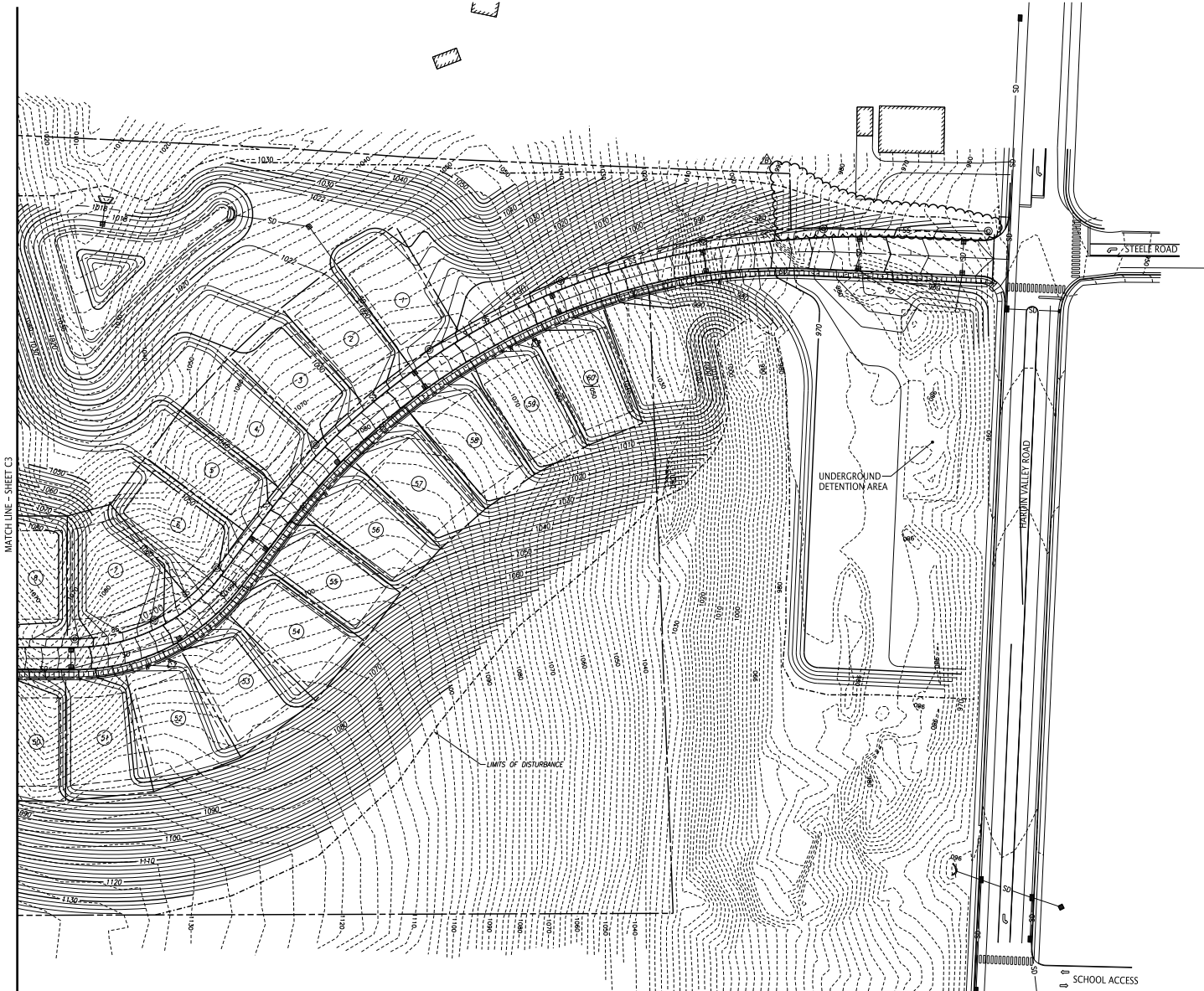
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NOTES:
 1. REFERENCE SHEET C1 FOR NOTES.



9-SC-16-C
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LEGEND:
 ——— 1020 PROPOSED CONTOUR
 - - - - 1022 EXISTING CONTOUR



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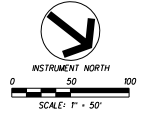
CONCEPT PLAN

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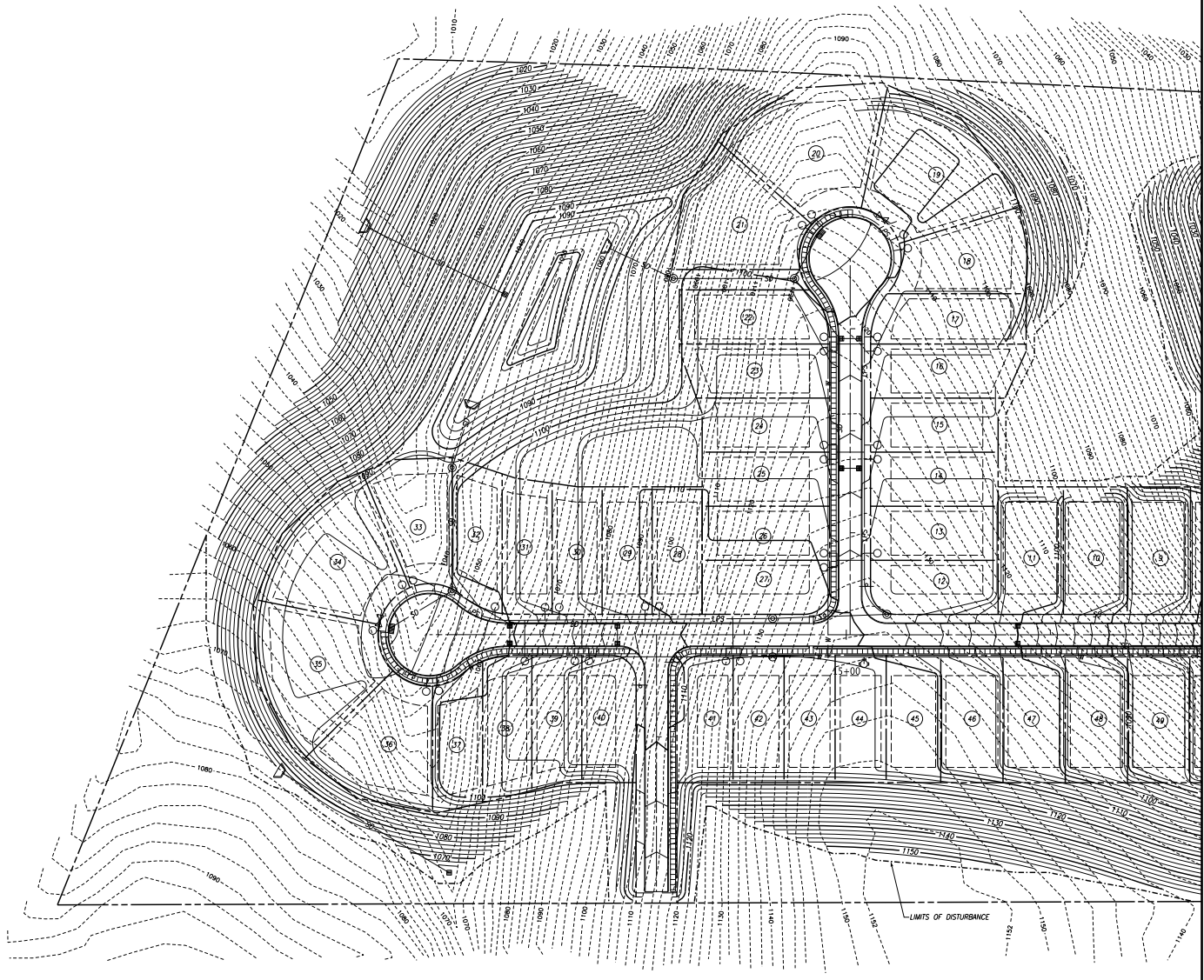
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NOTES:
 1. REFERENCE SHEET C1 FOR NOTES.



9-SC-16-C
 Revised: 8/29/2016

LEGEND:
 REFERENCE SHEET C4 FOR LEGEND



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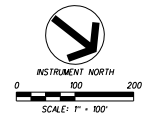
CONCEPT PLAN

PROJ. NO.	ISSUED BY	DATE
548.001	WCF	08/29/16
	WCF	08/23/16
	WCF	08/07/16

Project	548.001
Sheet	C5
Date	08/01/16
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 Plot Date: 8/29/2016

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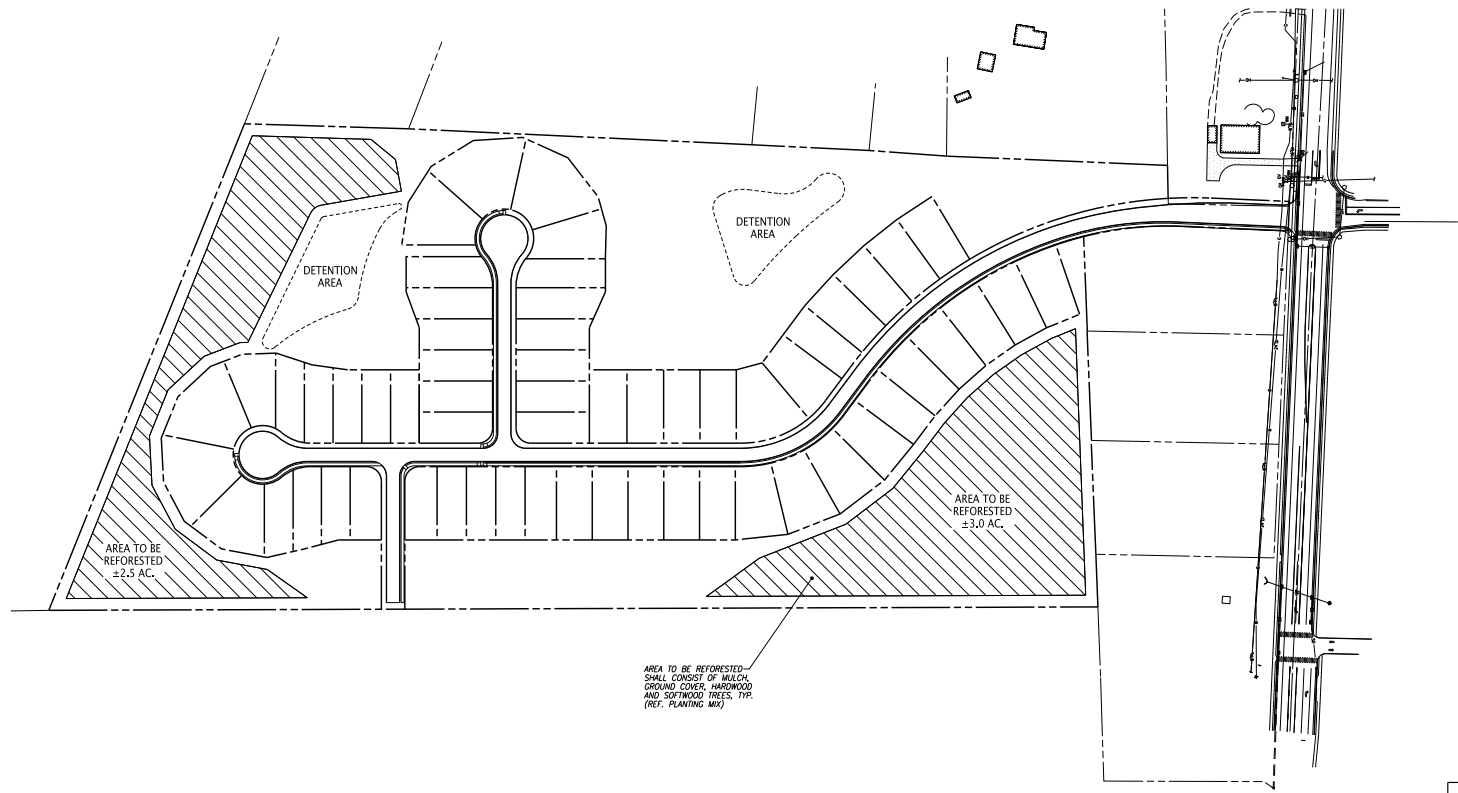
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EMAIL: RUSTY@HARDINVALEYLANDS.COM

**CONCEPT
REFORESTATION
PLAN**

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
548.001	WCF	08/29/16	REMOVED LOT 61, EXTENDED ROAD "C"
	JCM	08/23/16	ISSUED CONCEPT PLAN

9-SC-16-C
Revised: 8/29/2016

PLANTING MIX	
COMMON NAME	BOTANICAL NAME
ELDERBERRY	SAMBUCUS NIGRA
BLACK WILLOW	SALIX NIGRA
BUTTONBUSH	CEPHALANTHUS OCCIDENTALIS
SILKY DOGWOOD	CORNUS AMOMUM



AREA TO BE REFORESTED SHALL CONSIST OF WILLOW, GROUND COVER, HARDWOOD AND SOFTWOOD TREES, TYP. (REF. PLANTING MIX)

File Name: I:\1616-16-01\16051\Concepts\Revised\16051\16051.dwg
 Plot Date: 08/23/2016

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SUBDIVISION - CONCEPT

Name of Applicant: Rusty Bittle

Date Filed: August 1, 2016 Meeting Date: September 8, 2016

Application Accepted by: M. Payne

Fee Amount: \$3,240 File Number: Subdivision - Concept 9-56-16-C

Fee Amount: — Related File Number: Development Plan —

PROPERTY INFORMATION

Subdivision Name: Steele Road Subdivision

Unit/Phase Number: _____

General Location: Hardin Valley Road, west of
Pellissippi Parkway, across from Hardin Valley Academy

Tract Size: 30.5 acres No. of Lots: 56

Zoning District: PR - Planned Residential

Existing Land Use: Undeveloped

Planning Sector: Northwest County

Growth Policy Plan Designation: _____

Census Tract: 59.05

Traffic Zone: 237

Parcel ID Number(s): 117 027

Jurisdiction: City Council _____ District
 County Commission W6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Hardin Valley Land Partners

Company: _____

Address: 10780 Hardin Valley Road

City: Knoxville State: TN Zip: 37932

Telephone: 865-670-7426

Fax: _____

E-mail: rusty@hardinvalleyland.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
 Name: William C. Fulghum, Jr., P.E.

Company: Fulghum, MacIndoe & Associates, Inc.

Address: 10330 Hardin Valley Road, Ste 201

City: Knoxville State: TN Zip: 37932

Telephone: 865-690-6419

Fax: _____

E-mail: fulghum@fulghummacindoe.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer West Knox Utility District

Water West Knox Utility District

Electricity Lenoir City Utilities Board

Gas Knoxville Utilities Board

Telephone AT&T

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT
 Name: Carter McCall, E.I.

Company: Fulghum, MacIndoe & Associates, Inc.

Address: 10330 Hardin Valley Road

City: Knoxville State: TN Zip: 37932

Telephone: 865-251-5075

Fax: _____

E-mail: mccall@fulghummacindoe.com

VARIANCES REQUESTED

1. Reduce intersection R.O.W. radius at Road A & Hardin Valley Rd from 75' to 0'
Justify variance by indicating hardship: _____

2. Reduce intersection curb radius at Road A & Hardin Valley Rd from 75' to 25'
Justify variance by indicating hardship: ~~Reduce intersection curb radius at~~ _____

3. Reduce minimum horizontal curve radius from 250' to 200'
Justify variance by indicating hardship: _____

4. Increase maximum grade at intersections from 1.00% to 2.00%
Justify variance by indicating hardship: _____

5. Reduce minimum pavement width from 26' to 22'
Justify variance by indicating hardship: _____

6. Reduce minimum R.O.W. width from 50' to 40'
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Rusty Bittle

Address: 10784 Hardin Valley Road

City: Knoxville State: TN Zip: 37932

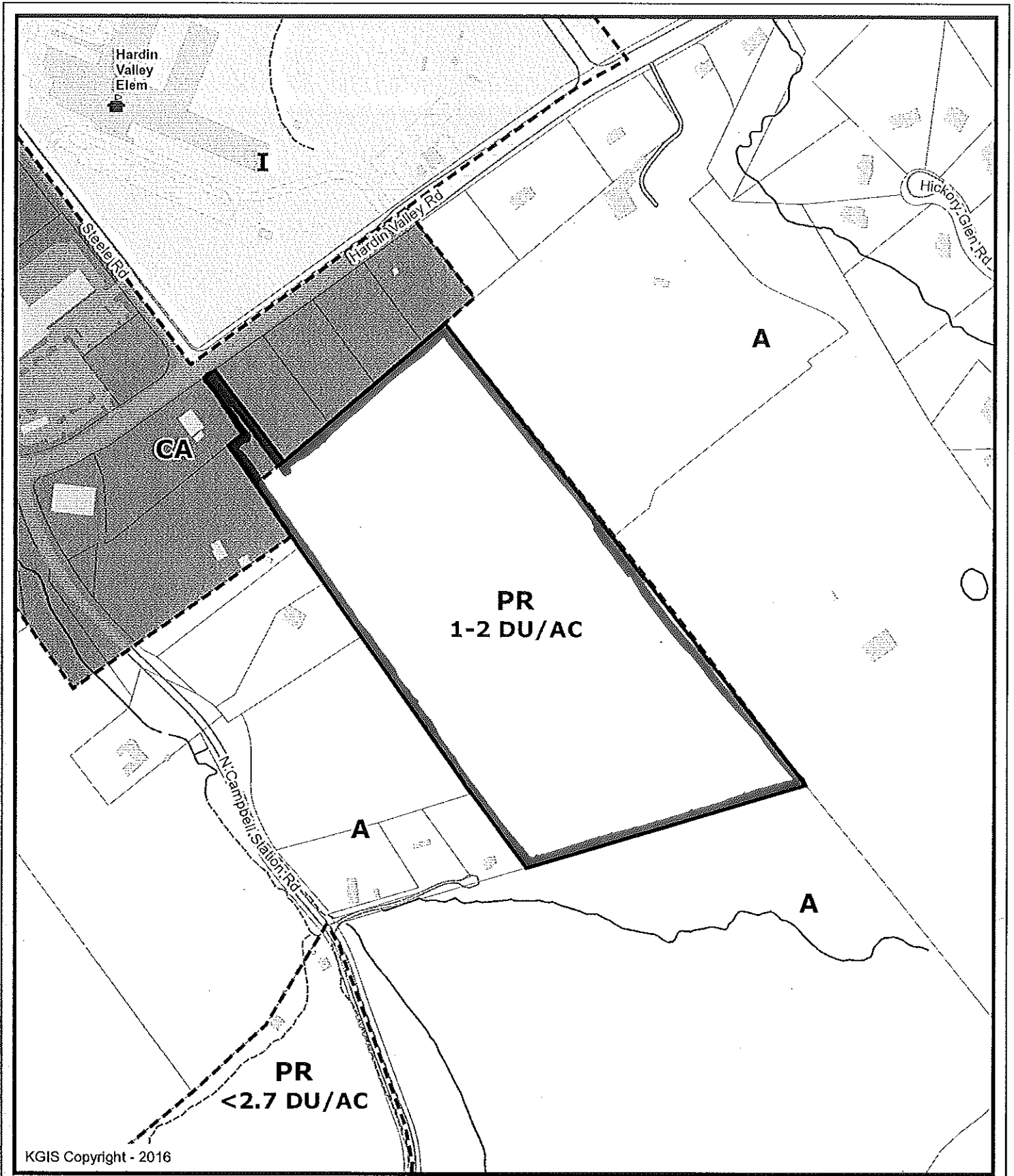
Telephone: 865-670-7426

Signature: _____

Fax: _____

Date: 7/22/16

E-mail: Rusty@hardinvalleyland.com

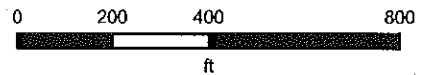


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