

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

▶ **FILE #:** 1-SE-17-C
 1-I-17-UR

AGENDA ITEM #: 19
AGENDA DATE: 1/12/2017

▶ **SUBDIVISION:** VERTEX DEVELOPMENT ON HARDIN VALLEY ROAD
 ▶ **APPLICANT/DEVELOPER:** VERTEX DEVELOPMENT
 OWNER(S): Vertex Development

TAX IDENTIFICATION: 103 10804 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11103 Hardin Valley Rd

▶ **LOCATION:** Northwest side of Hardin Valley Rd., southwest of Conners Creek Circle.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 20.52 acres

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

▶ **EXISTING LAND USE:** 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: Residences - PR (Planned Residential)
 West: Subdivision under construction - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 56

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

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. Intersection spacing variance on Hardin Valley Rd., between Berrywood Dr. and proposed Road A, from 400' to 240'.
2. Vertical curve variance on Road A at STA 0+75, from 150' to 90'.
3. Horizontal curve variance on Road A at STA 21+25, from 250' to 150'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's topography, site features and location 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 (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. 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.
4. Street B shall connect to the main subdivision street for Laurel Ridge Subdivision that is currently under construction to the west. The street connection shall be improved to the requirements of the Knox County Department of Engineering and Public Works.
5. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
6. 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.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. 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, drainage system and any recreational amenities.
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 Development Plan for up to 56 detached dwelling units on individual lots, and the requested reduction of the peripheral setback to 25' along all subdivision boundary lines except the boundary with Conners Creek S/D, 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 this 20.52 acre tract into 56 detached residential lots and common area (4.69 acres) at a density of 2.73 du/ac. This property is located on the northwest side of Hardin Valley Rd., southwest of Conners Creek Circle and northeast of Berrywood Dr. The Planning Commission had recommended approval of a rezoning of this property to PR (Planned Residential) at a density of up to 4 du/ac on December 8, 2016. The Knox County Commission will consider the rezoning request on January 23, 2017.

The primary access street for the subdivision will be out to Hardin Valley Rd. at a location approximately 240 feet northeast of Berrywood Dr. The subdivision also includes a proposed street connection to the main subdivision street for Laurel Ridge Subdivision that is currently under construction to the west. The street connection will allow for two access points out to Hardin Valley Rd. for the two subdivisions.

The site is located within the parental responsibility zone. Sidewalks are being provided on one side of all internal streets and will connect to the existing sidewalk along Hardin Valley Rd. In addition to providing a future pedestrian connection to the schools, the sidewalks will provide an amenity for the residents to safely walk to neighbor's homes and for use for exercise. One of the general provisions for the PR zoning district is that it encourages open space for recreational use. The addition of sidewalks would in part meet that objective. The subdivision will also have 4.69 acres of common area which is primarily being established around Conners Creek and some larger sinkhole features.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all subdivision boundaries except for the northeast boundary that adjoins Conners Creek Subdivision. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts.

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 at a density of 2.73 du/ac is compatible with the scale and intensity of development that has occurred in this area.

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 medium density residential uses for this site. The proposed subdivision at a density of 2.73 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: 608 (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.

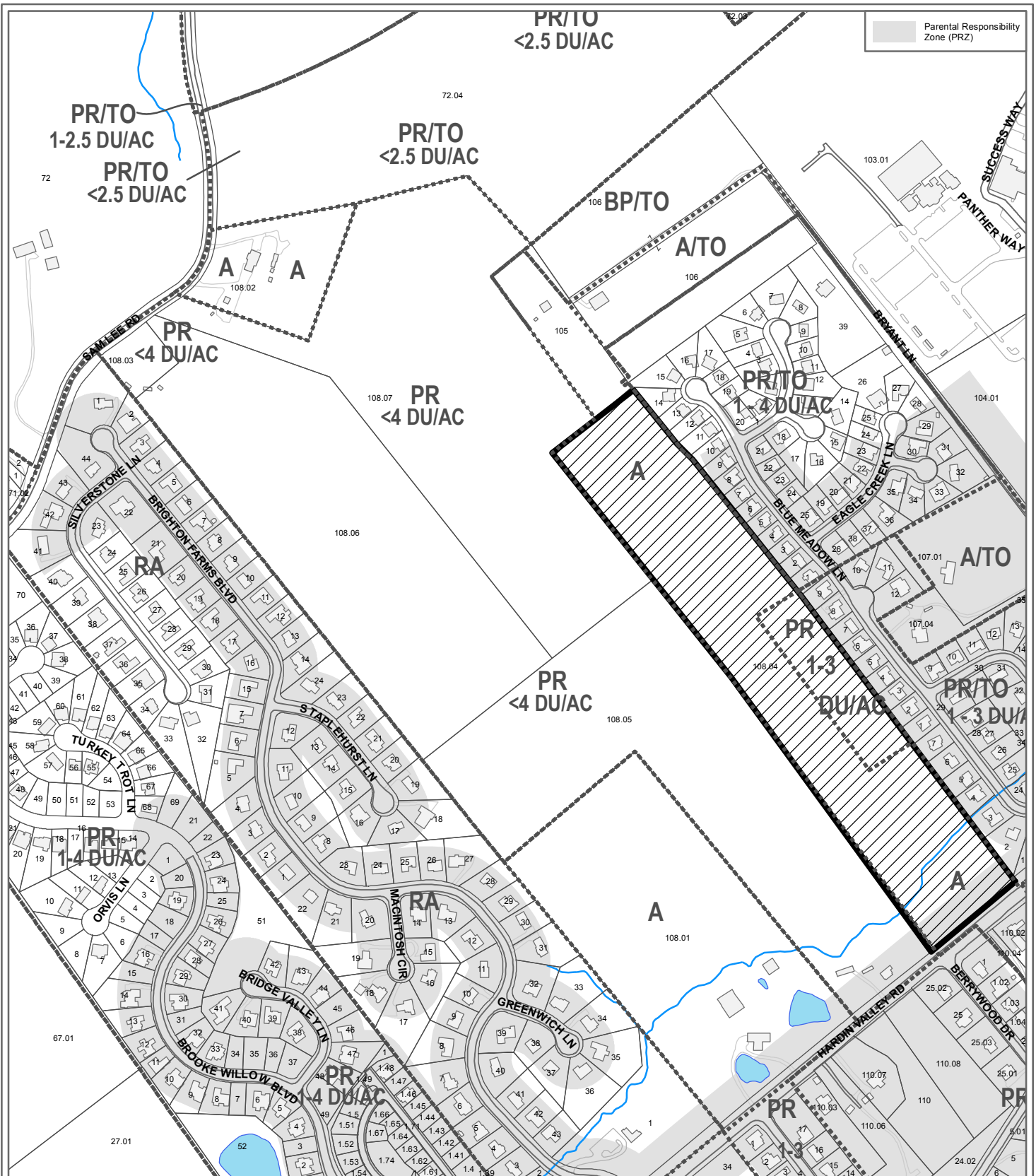
ESTIMATED STUDENT YIELD: 30 (public and private school children, ages 5-18 years)

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.



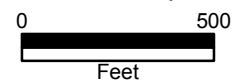
**1-SE-17-C / 1-I-17-UR
CONCEPT PLAN/USE ON REVIEW**



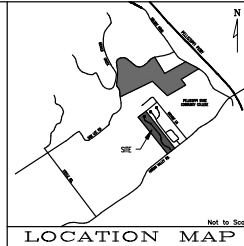
Detached Residential Subdivision in PR (Planned Residential) pending

Petitioner: Vertex Development
Vertex Development on Hardin Valley Road

Map No: 103
Jurisdiction: County



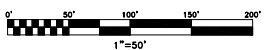
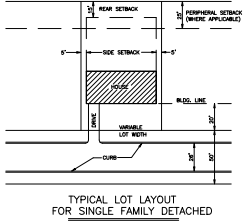
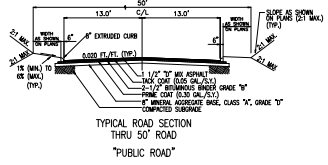
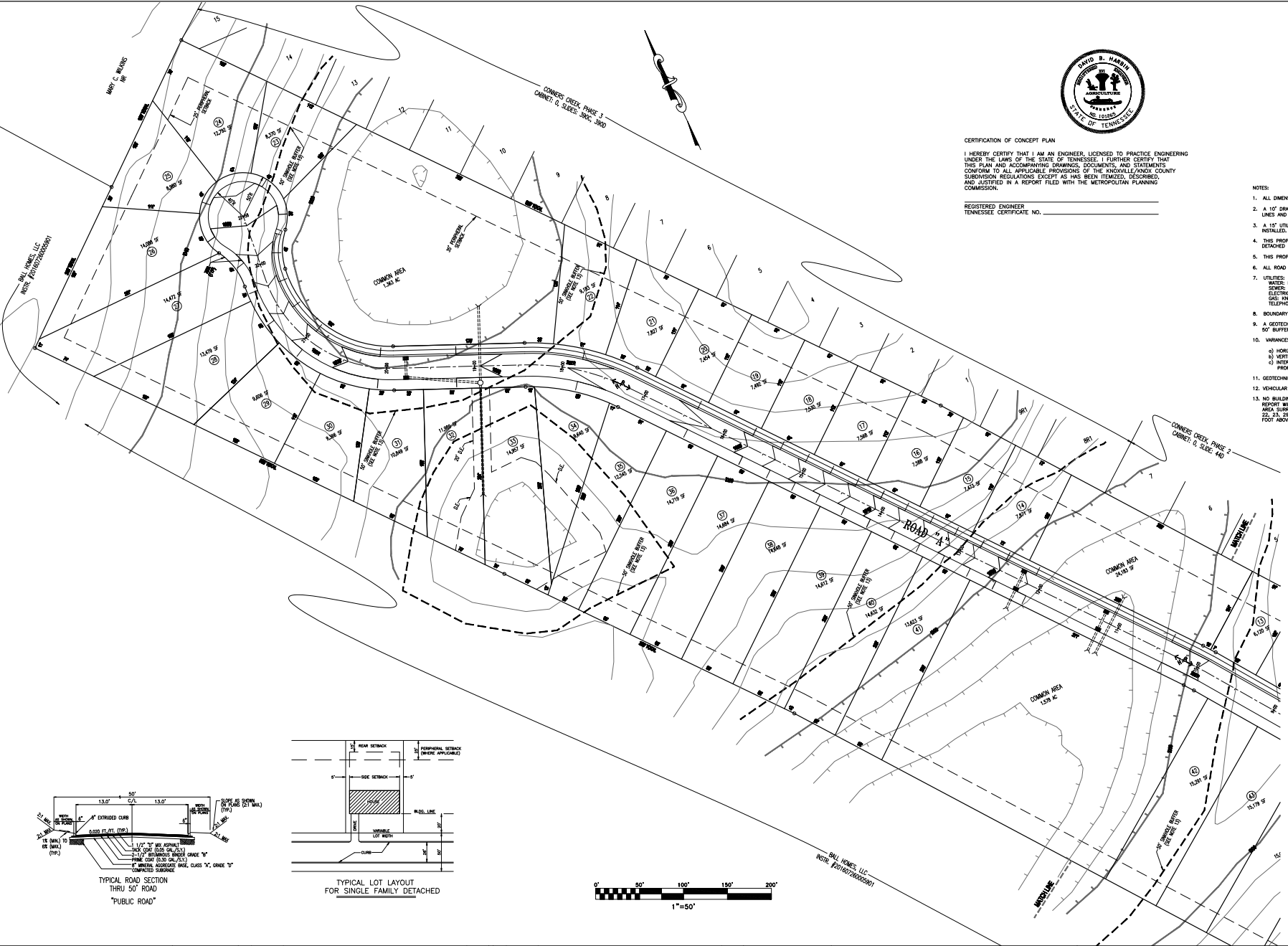
Original Print Date: 12/21/2016 Revised: 1/4/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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

REGISTERED ENGINEER
 TENNESSEE CERTIFICATE NO. _____

- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' EASEMENT, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 12" UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 20.52 ACRES SUBDIVIDED INTO 54 SINGLE DETACHED LOTS AND 5 COMMON AREA LOTS CONTAINING 4.89 ACRES.
 5. THIS PROPERTY IS ZONED PR (PENDING)
 6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
 7. UTILITIES:
 WATER: FIRST UTILITY DISTRICT
 SEWER: FIRST UTILITY DISTRICT
 ELECTRIC: LENOX CITY UTILITY BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: BELLSOUTH
 8. BOUNDARY SURVEY BY OTHERS.
 9. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE SINKHOLE.
 10. VARIANCES REQUIRED:
 (1) HORIZONTAL CURVE LENGTH FROM 250' TO 150', STA. 21+25
 (2) VERTICAL CURVE LENGTH FROM 150' TO 90', STA. 0+75
 (3) INTERSECTION SPACING ON HARDIN VALLEY RD. BETWEEN BERRYWOOD DR. AND THE PROPOSED ROAD "A" FROM 400' TO 240'.
 11. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 12. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM.
 13. NO BUILDINGS WILL BE ALLOWED WITHIN THE RIM OF THE SINKHOLE. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE SINKHOLE. THIS REPORT MAY BE REQUIRED FOR LOTS 13, 14, 22, 23, 29-34 AND 40-42. MINIMUM FLOOR ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE RIM OF THE SINKHOLE ON THAT LOT.



OWNER
 VERTEX DEVELOPMENT TN, LLC
 c/o STEVE BERTHEL
 121 ANCHOR DR
 ANDERSONVILLE, TN 37705
 PHONE: (865) 384-8124

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERBELL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-4472
 FAX: (865) 588-6473
 email: bhnp-p.com

DESIGNED	DRAWN	CHECKED	DATE	MPC COMMENTS	REVISION	APPR.	NO.	DATE	REVISION	APPR.
XXX	XXX	XXX	12/21/16							

SCALE
 1"=50'
 DATE
 11/04/16

1-SE-17-C
 1-I-17-UR
 Revised: 12/28/2016

CONCEPT PLAN FOR
 VERTEX DEVELOPMENT-HARDIN VALLEY RD
 CLT MAP 103 PARCEL 108.04
 DISTRICT 6, KNOX COUNTY, TENNESSEE

24998-C
 SHEET 2 OF 3 SHEET(S)
 C:\24998\24998-C.DWG

SUBDIVISION - CONCEPT

Name of Applicant: Vertex Development
 Date Filed: 11/28/16 Meeting Date: 1/12/17
 Planner in Charge of Application: Marc Payne
 Fee Amount: \$2,150.00 File Number: Subdivision - Concept 1-SE-17-C
 Fee Amount: Related File Number: Use On Review 10E-17-UR

PROPERTY INFORMATION

Subdivision Name: Vertex Dev. on Hardin
 Unit/Phase Number: Valley Road
 General Location: NW side Hardin Valley Rd, SW of Connors Creek Circle
 Tract Size: 20.52ac No. of Lots: 55
 Zoning District: PR (pending)
 Existing Land Use: Vacant
 Planning Sector: Northwest County
 Sector Plan Proposed Land Use Classification: MDR
 Growth Policy Plan Designation: Planned Growth
 Traffic Zone: 227
 Census Tract: 59.07
 Tax Identification Number: Map 103 Parcel 108.04
 Jurisdiction: City Council _____ District
 County Commission 6th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Steve Bethel
 Company: Vertex Development
 Address: 121 Anchor Drive
 City: Andersonville State: TN Zip: 37705
 Telephone: 384-8124
 Fax: _____
 E-mail: sbethel.bethel@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
 Name: David Harbin
 Company: Batson, Himes, Norvell & Poe
 Address: 4334 Papermill Drive
 City: Knoxville State: TN Zip: 37909
 Telephone: 588-6472
 Fax: 588-6473
 E-mail: email@bhn-p.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 Utility Board
 Gas Knoxville Utilities Board
 Telephone ATT Southeast

APPLICATION CORRESPONDENCE

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

PLEASE PRINT
 Name: David Harbin
 Company: Batson Himes Norvell & Poe
 Address: 4334 Papermill Dr.
 City: Knoxville State: TN Zip: 37909
 Telephone: 588-6472
 Fax: 588-6473
 E-mail: harbin@bhn-p.com

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)

VARIANCES REQUESTED

1. Horizontal Curve length from 250' to 150', Sta 24+25

Justify variance by indicating hardship: topography

2. Vertical curve length from 150' to 90', Sta 0+65

Justify variance by indicating hardship: topography

3. _____

Justify variance by indicating hardship: _____

4. _____

Justify variance by indicating hardship: _____

5. _____

Justify variance by indicating hardship: _____

6. _____

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: David Harbin

Address: 4334 Popplemill Dr

City: Knoxville State: TN Zip: 37907

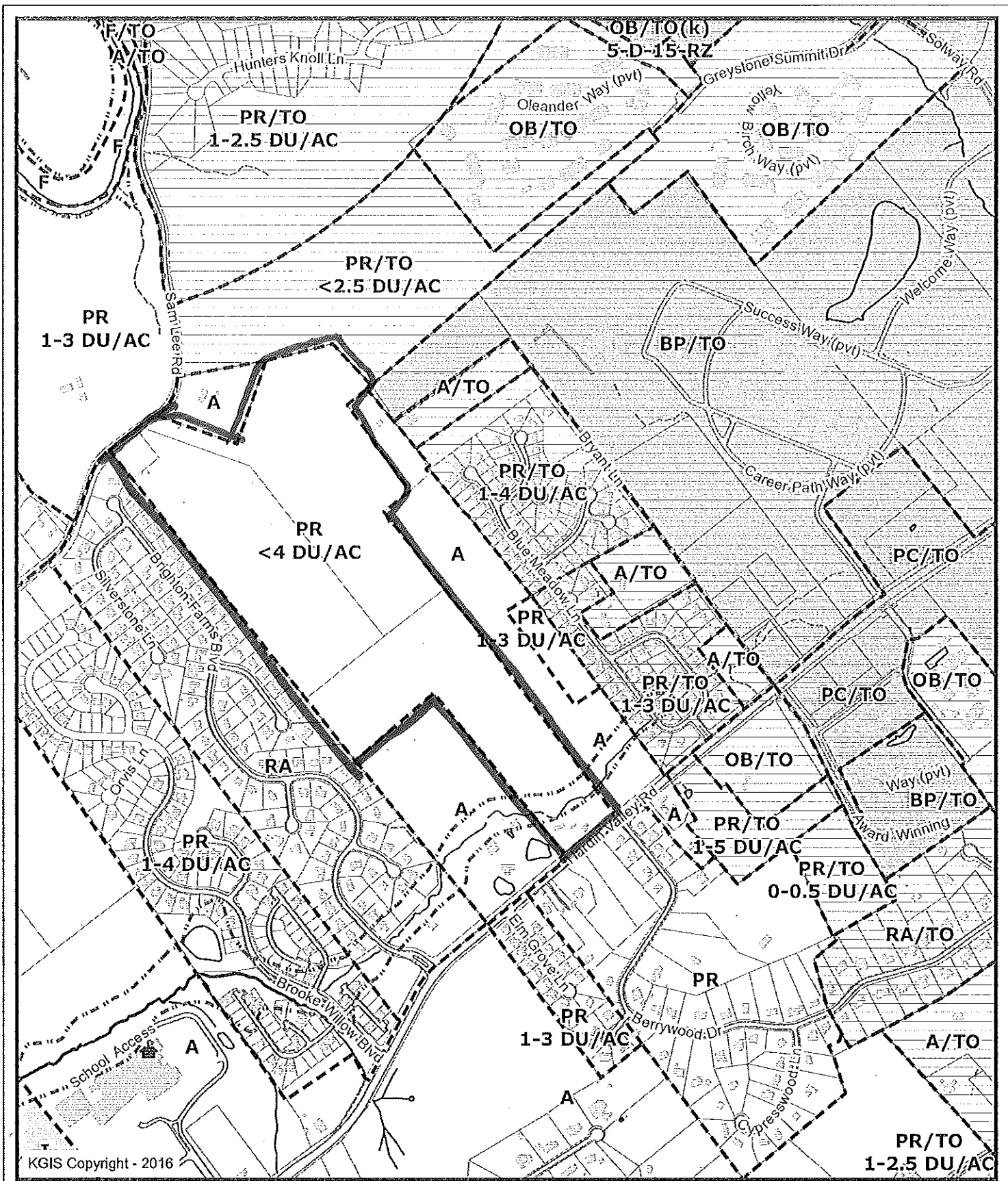
Telephone: 588-6472

Fax: 588-6473

Signature: David Harbin

Date: 11/28/16

E-mail: harbin@bhn-p.com

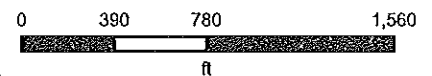


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Letter Portrait

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