

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

▶ **FILE #:** 6-SF-17-C  
 6-I-17-UR

**AGENDA ITEM #:** 19  
**AGENDA DATE:** 6/8/2017

▶ **SUBDIVISION:** THE BROOKE AT HARDIN VALLEY

▶ **APPLICANT/DEVELOPER:** BALL HOMES

OWNER(S): Ball Homes, LLC

TAX IDENTIFICATION: 117 006.01

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11521 Hardin Valley Rd

▶ **LOCATION:** North side Hardin Valley Rd., west of Steele Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 15.18 acres

▶ **ZONING:** PR (Planned Residential) up to 3 du/ac

▶ **EXISTING LAND USE:** Agricultural and detached house

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: This property is located just west of Steele Rd. and the Hardin Valley Schools in an area developed with agricultural and rural to low density residential uses under A and PR zones, and office and commercial uses under CR and CA zones.

▶ **NUMBER OF LOTS:** 42

SURVEYOR/ENGINEER: Fulghum MacIndoe & Associates, Inc.

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with 22' of pavement width within 90' of right-of-way.

▶ **SUBDIVISION VARIANCES  
 REQUIRED:**

**STAFF RECOMMENDATION:**

▶ **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, including requirements referenced in condition #4 below. 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. Meeting the 6 requirements listed under "Developer Responsibility" in Exhibit A (attached), for the installation of a culvert and sidewalk crossing the creek (Pitts Spring) along Hardin Valley Rd.
5. Installation of the sidewalk in the full length of the 10' greenway access easement, between lots 17 & 18, when the sidewalk is installed along the frontage of lot 17.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. 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.
8. Placing a note on the final plat that the vehicular access for all lots is limited to the internal street system.
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 42 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' for lots 7-18 and part of lot 4, 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.

Ball Homes, LLC is proposing to subdivide this 15.18 acre tract into 42 detached residential lots at a density of 2.77 du/ac. Access for the subdivision will be from Hardin Valley Rd.

The proposed subdivision includes a sidewalk along one side of Road "A" and the eastern portion of Road "B", and along the Hardin Valley Rd. frontage. A 30' greenway easement is being provided along Conner Creek, crossing lots 18-28. The sidewalk connection will also be provided from the east end of Road "B" to the adjacent property to the east. When the adjacent property is developed in the future it is expected that it will connect to this sidewalk, providing pedestrian access to Steele Rd., the future greenway, and the schools.

The sidewalk along the Hardin Valley Rd. frontage is vital for making a broader pedestrian network. An issue that needs to be overcome is that a creek crosses under Hardin Valley Rd. near the western boundary of the development and the box culvert is not wide enough to install a sidewalk across it. Because of the cost of installing the culvert extension far exceeds the cost of the typical sidewalk installation, Knox County Engineering and Public Works (EPW) has recommended a cost sharing arrangement outlined in Exhibit A, which in general states that the developer's engineer will design and permit the culvert extension, Knox County will construct the box culvert, and the developer will install the sidewalk across the culvert to western property line of the development.

#### 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 2.77 du/ac is compatible with the scale and intensity of recent development that has occurred in this area.
3. The applicant is providing a 30' greenway easement along Conner Creek, sidewalk along the Hardin Valley Rd. frontage, and sidewalks internal to the subdivision.

#### 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.
3. The proposed residential development at a density of 2.77 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of up to 3 du/ac.

#### 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 2.77 du/ac is consistent with the sector plan.

2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 467 (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.

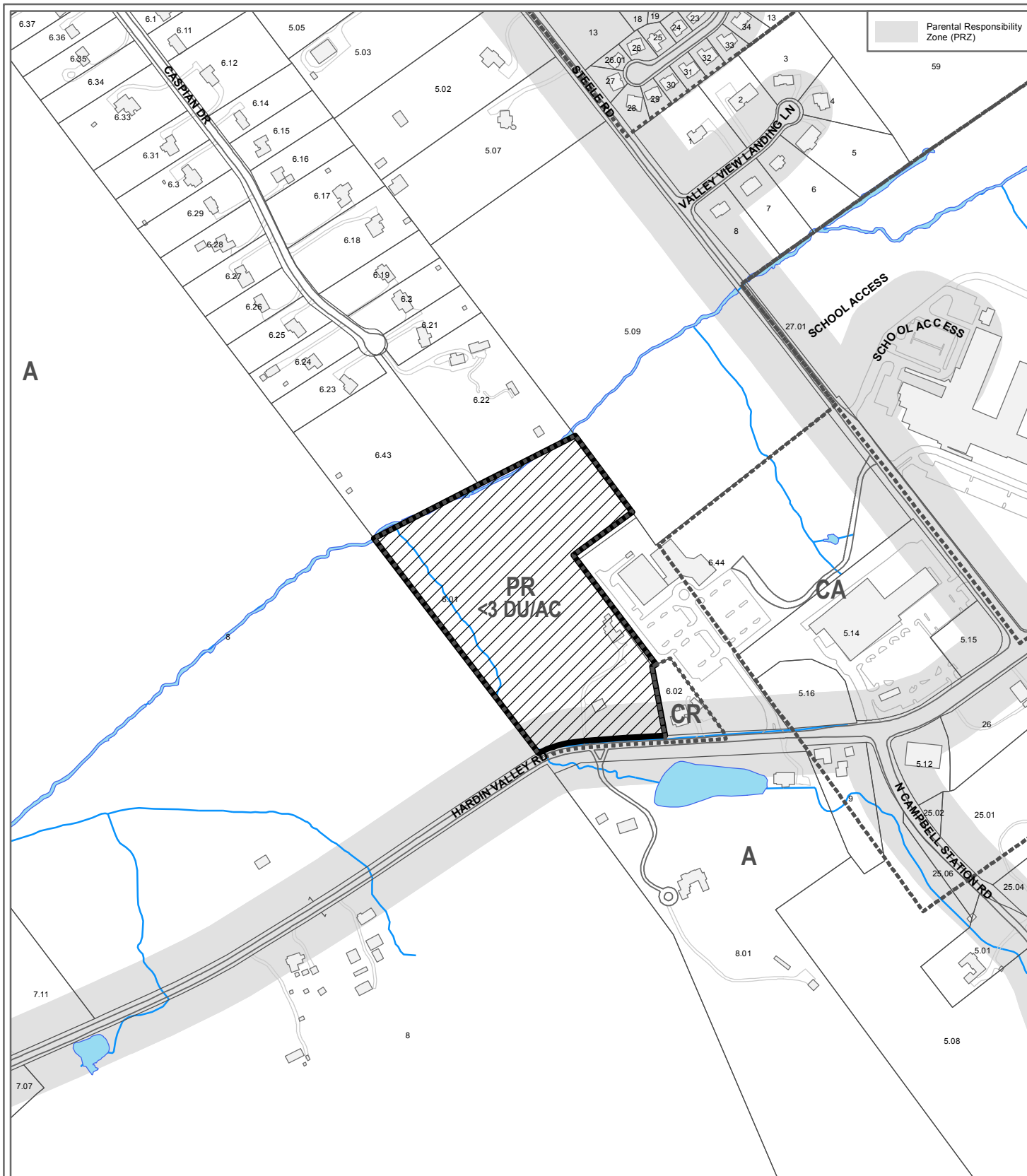
ESTIMATED STUDENT YIELD: 17 (public school children, ages 5-18 years)

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.
- 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.

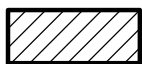
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**6-SF-17-C / 6-I-17-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Ball Homes  
The Brooke at Hardin Valley

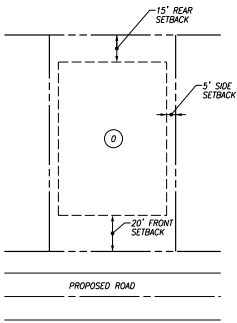


Detached residential subdivision in PR (Planned Residential) up to 3 du/ac (pending)

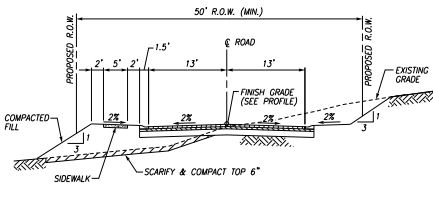
Original Print Date: 5/17/2017 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 7  
Jurisdiction: County

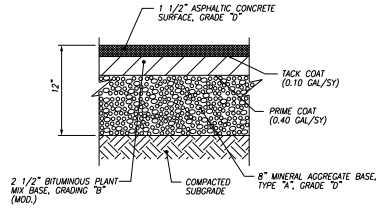




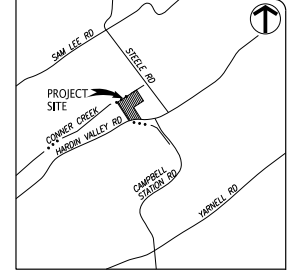
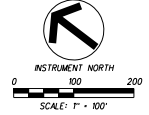
1  
C1  
TYPICAL INTERIOR LOT  
N.T.S.



2  
C1  
TYPICAL 26' ROAD SECTION  
N.T.S.



3  
C1  
ASPHALT PAVEMENT SECTION  
N.T.S.



- GENERAL NOTES:**
- THE TOPOGRAPHIC & BOUNDARY DATA HAS BEEN TAKEN FROM KGIS. EXISTING CONTOURS ARE AT 4-FT. INTERVALS.
  - PROPERTY CONCERNED REFLECTS PARCELS 117 00801 AS SHOWN IN KNOX COUNTY G.I.T MAP 117 ZONING FOR THE PROPERTY IS ZONED RFR, PLANNED RESIDENTIAL UP TO 3 DU/AC. THE TOTAL AREA IS 15.18 ± AC.
  - BUILDING SETBACKS ARE 20-FT. IN FRONT, 5-FT. ON SIDE AND 15-FT. IN REAR.
  - ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
  - 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5/10 PERMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
  - PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
  - THE PROPOSED DENSITY IS 42 DU/15.18 AC. = 2.77 DU/AC.
  - SIGHT DISTANCE FOR ROAD "A" AND HARDIN VALLEY ROAD HAS BEEN FIELD VERIFIED TO BE GREATER THAN 400'. MINIMUM FINISHED FLOOR ELEVATION FOR LOTS 18-27 SHALL BE 890.00'.

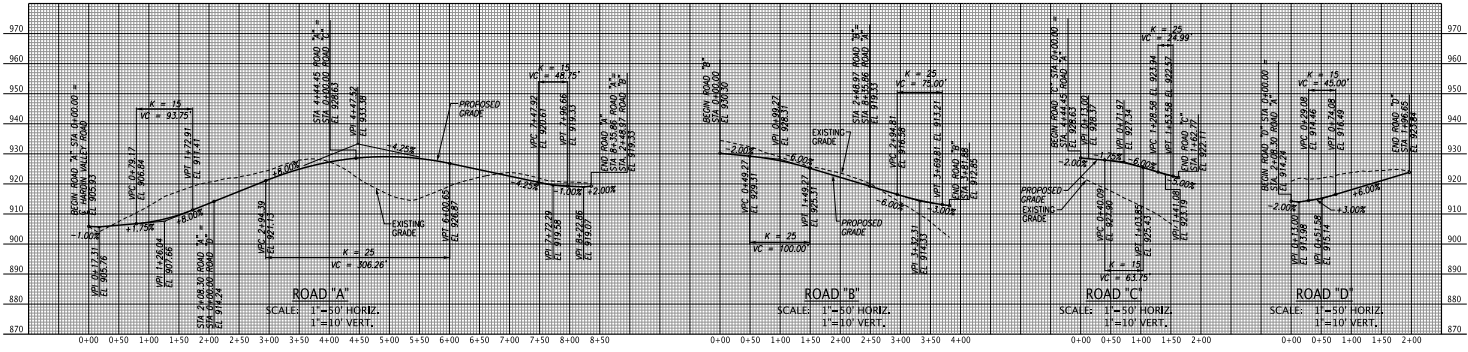
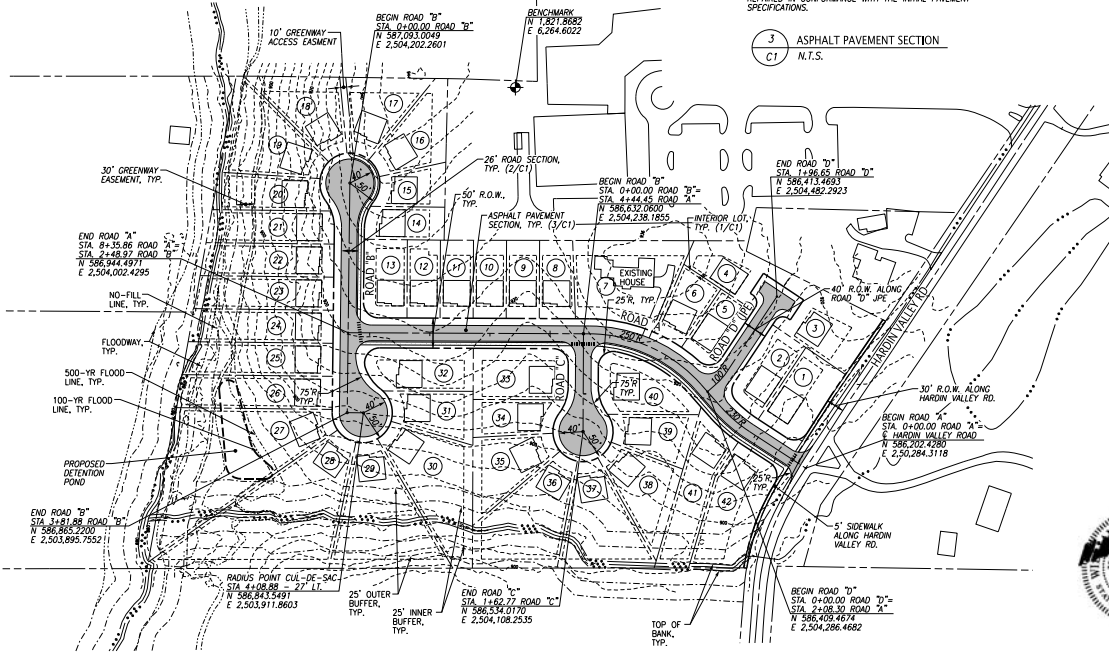
- VARIANCE REQUESTS:**
- INCREASE MAXIMUM GRADE AT INTERSECTIONS FROM FLOOR TO 1.75% FOR ROAD "C".
  - INCREASE MAXIMUM GRADE AT INTERSECTIONS FROM FLOOR TO 3.00% FOR ROAD "D".
  - REDUCE PERIPHERAL SETBACK FROM 35' TO 25' FOR LOTS 4, 7-18.

**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. 0108940

- UTILITY OWNERS:**
- WATER & SEWER**  
WEST KNOX UTILITY DISTRICT (WKUD)  
2328 LOVELL ROAD  
KNOXVILLE, TN 37950  
CONTACT: MR. MATT WILLIAMSON  
OFFICE PHONE: 865.890.2521
- ELECTRIC**  
LENOIR CITY UTILITY BOARD (LCUB)  
P.O. BOX 449  
LENOIR CITY, TN 37771  
CONTACT: MR. JAY WINES  
OFFICE PHONE: 865.986.6591
- GAS**  
KNOXVILLE UTILITIES BOARD (KUB)  
P.O. BOX 59017  
KNOXVILLE, TN 37950-9017  
CONTACT: MR. CHRIS MCCORMICK  
OFFICE PHONE: 865.586.2123
- TELEPHONE**  
AT&T  
9733 PARKSIDE DRIVE  
KNOXVILLE, TN 37922  
CONTACT: MS. VOICE DALEY  
OFFICE PHONE: 865.539.8571



6-SF-17-C / 6-I-17-UR  
Revised: 5/30/2017

- LEGEND:**
- PROPOSED ASPHALT PAVEMENT
  - PROPOSED CONCRETE PAVEMENT
  - PROPOSED LOT NUMBER
  - PROPOSED PROPERTY/ROW LINE
  - EXISTING PROPERTY LINE
  - PROPOSED ROAD CENTER LINE
  - EXISTING CONTOUR

**FULGHUM MACINDOE & ASSOCIATES, INC.**  
10330 HARDIN VALLEY ROAD  
SUITE 201  
KNOXVILLE, TN 37932  
OFFICE: 865.690.6419  
FAX: 865.690.6448  
www.fulghummacindoe.com

**PRELIMINARY NOT FOR CONSTRUCTION**

**THE BROOK AT HARDIN VALLEY**  
11321 HARDIN VALLEY  
KNOXVILLE, TENNESSEE 37932

**BALL HOMES, LLC**  
3609 WALDEN DRIVE  
LEXINGTON, KY 40517  
CONTACT: D. RAY BALL, JR.  
TELEPHONE NO.: 855.268.1191

**CONCEPT PLAN**

DESIGNED BY	06/24/17	Date
REVIEWED BY	04/25/17	Date
ISSUED		
Revision/Issue		

Project: 592.001  
Sheet: C1  
Date: 04/25/17  
Scale: 1"=100'

# Memo

**To:** File

**From:** Mike Reynolds, Senior Planner

**cc:**

**Date:** June 1, 2017

**Re:** The Brooke at Hardin Valley (6-SF-17-C, 6-I-17-UR)

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MPC and Knox County Engineering and Public Works staff are recommending a sidewalk be installed along the Hardin Valley Rd. frontage by the developer of The Brooke at Hardin Valley subdivision as a condition of Concept Plan (6-SF-17-C) and Use on Review (6-I-17-UR). There is a stream that runs through a box culvert under Hardin Valley Rd. on the western boundary of this frontage. This box culvert requires an extension in order to accommodate the sidewalk installation to the western edge of the development. This will allow for future extension of the sidewalk system to the west as adjacent properties are developed.

Because of the cost of installing the culvert extension far exceeds the cost of the typical sidewalk installation Knox County Engineering and Public Works (EPW) has recommended the following cost sharing arrangement.

## Developer Responsibility

1. Developer's engineer designs the box culvert extension to TDOT LRFD structural standards, with all review completed to the satisfaction of Knox County EPW.
2. Developer's engineer obtains any permits and associated fees, including ARAP in Knox County's name.
3. Developer acquires any necessary right of way or drainage easements for the extension.
4. Developer's engineer assists in utility coordination.
5. Developer's engineer provides necessary traffic control plans to Knox County's satisfaction.
6. Developer to construction sidewalk to property line.

## Knox County EPW Responsibility

1. Once items 1-5 above are completed, Knox County will construct the box culvert as specified. Developer will then complete sidewalk construction as noted in item 6 above.

SUBDIVISION - CONCEPT



Name of Applicant: Ball Homes
Date Filed: 4/25/17 Meeting Date: 6/8/17
Application Accepted by: M. Payne
Fee Amount: 2,046.00 File Number: Subdivision - Concept 65F-17-C (6-E-17-UR)
Fee Amount: Related File Number: Development Plan

PROPERTY INFORMATION
Subdivision Name: The Brooke at Hardin Valley
Unit/Phase Number: 1
General Location: 1/8 Hardin Valley Rd due west of Steele Rd
Tract Size: 15.58 ac. No. of Lots: 40
Zoning District: A (PR Pending)
Existing Land Use: Vacant
Planning Sector: Northwest County
Growth Policy Plan Designation: Rural Area
Census Tract: 59.06
Traffic Zone: 21B
Parcel ID Number(s): 117 00601
Jurisdiction: [X] County Commission 6th District

PROPERTY OWNER/OPTION HOLDER
PLEASE PRINT
Name: (see attached UOR application)
Company:
Address:
City: State: Zip:
Telephone:
Fax:
E-mail:

PROJECT SURVEYOR/ENGINEER
PLEASE PRINT
Name: ''
Company:
Address:
City: State: Zip:
Telephone:
Fax:
E-mail:

AVAILABILITY OF UTILITIES
List utility districts proposed to serve this subdivision:
Sewer West Knox
Water West Knox
Electricity LCUB
Gas KUB
Telephone

APPLICATION CORRESPONDENCE
All correspondence relating to this application (including plat corrections) should be directed to:
PLEASE PRINT
Name: ''
Company:
Address:
City: State: Zip:
Telephone:
Fax:
E-mail:

TRAFFIC IMPACT STUDY REQUIRED
[ ] No [ ] Yes

USE ON REVIEW [ ] No [X] 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)

Suite 403 • City County Building 400 Main Street Knoxville, Tennessee 37902 865 • 215 • 2500 FAX • 215 • 2088 www.knoxmpc.org

Use on Review Development Plan

Name of Applicant: Ball Homes, LLC

Date Filed: 4/25/17 Meeting Date: 6/8/17

Application Accepted by: M. Payne

Fee Amount: File Number: Development Plan

Fee Amount: File Number: Use on Review (6-SF-19-C) 0-I-17-UR

PROPERTY INFORMATION

Address: 11521 Hardin Valley Rd

General Location: West of Hardin Valley Elementary School & North of Hardin Valley Rd.

Tract Size: 15.50 ac. No. of Units: 40

Zoning District: A - Agriculture

Existing Land Use: Existing Farmland with House on Property

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification: RR - Rural Residential

Growth Policy Plan Designation: Rural Area

Census Tract: 59.06

Traffic Zone: 218

Parcel ID Number(s): 117 00601

Jurisdiction: City Council District County Commission 6 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: D. Ray Ball Jr.

Company: Ball Homes, LLC

Address: 3609 Walden Dr.

City: Lexington State: KY Zip: 40517

Telephone: 859-268-1191

Fax: 859-268-9093

E-mail:

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: Christopher Gollither, EI

Company: Fulghum MacIndoe & Associates, Inc.

Address: Suite 201, 10330 Hardin Valley Road

City: Knoxville State: TN Zip: 37932

Telephone: 865-690-6419

Fax: 865-690-6448

E-mail: gollither@fulghummacindoe.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

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, whose signatures are included on the back of this form.

Signature: [Signature]

PLEASE PRINT Name: Brian D. Stephens, P.E.

Company: Ball Homes, LLC

Address: 3609 Walden Dr.

City: Lexington State: KY Zip: 40517

Telephone: 859-268-1191

E-mail: bstephens@ballhomes.com