

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

▶ **FILE #:** 3-SC-17-C **AGENDA ITEM #:** 19  
 3-J-17-UR **AGENDA DATE:** 3/9/2017

▶ **SUBDIVISION:** HARDIN VALLEY HEIGHTS  
 ▶ **APPLICANT/DEVELOPER:** ERIC MOSELY  
 OWNER(S): EJM Properties

TAX IDENTIFICATION: 89 146 [View map on KGIS](#)  
 JURISDICTION: County Commission District 6  
 STREET ADDRESS:

▶ **LOCATION:** Southwest side of Dogwood Rd., south of Solway Rd.

SECTOR PLAN: Northwest County  
 GROWTH POLICY PLAN: Planned Growth Area  
 WATERSHED: Clinch River

▶ **APPROXIMATE ACREAGE:** 9.77 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural and CA commercial. Development in the area consists primarily of single family dwellings on large lots. A church adjoins the northern boundary of this site.

▶ **NUMBER OF LOTS:** 38

SURVEYOR/ENGINEER: Ideal Engineering Solutions, Inc

ACCESSIBILITY: Access is via Dogwood Rd., a local street with a pavement width of 20'

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance from 250' to 100' at sta. 7+78 of Road A
2. Horizontal curve variance from 250' to 100' at sta. 9+00 of Road A
3. Road grade variance from 12% to 13% from sta. 1+60 to sta. 5+60 of Road A

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 -3 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

**APPROVE** the concept plan subject to 8 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

4. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the common area, storm water drainage system and any other commonly held assets
5. Establishing a sight distance easement across lots 27 & 28 as directed by the Knox County Dept. of Engineering and Public Works
6. Placing a note on the final plat that all lots will have access to the internal road system only
7. Providing a 20' wide greenway easement along the Dogwood Rd. frontage or as requested by the Knox County Greenways Coordinator
8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

► **APPROVE the development plan for up 38 detached single family dwellings on individual lots and reduce the peripheral boundary setback to 25' as shown subject to 2 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Designate the area formerly identified as the conservation easement on the previously approved plans (see 4-SC-15-C / 4-D-15UR) as common open space for use by the residents of this subdivision and provide a 15' wide pedestrian access easement from the road back to the common area

**COMMENTS:**

The applicant is proposing to revise the previously approved concept plan / development plan for this site (4-SC-15-C / 4-D-15-UR). The plan was approved with 38 lots at a density of 3.89 du/ac. When the rezoning of the site was being considered this applicant requested PR zoning at 3.9 du/ac. The staff recommended PR zoning with a maximum of 3.2 du/ac based on a slope analysis. The applicant proposed a conservation easement as a justification for increased density. MPC and County Commission approved the rezoning at 3.9 du/ac. The concept plan was subsequently approved with a conservation easement depicted on the plan. One of the conditions of the approval of the concept plan was that the conservation easement be legally established before the final plat could be approved. Due to the legal costs associated with establishing a conservation easement the applicant has submitted a revised plan that does not include the conservation easement. Staff believes that MPC and the County Commission relied heavily on the applicant's ascertain that a conservation easement would be provided when considering the rezoning that granted the higher density.

Staff is recommending that the applicant not be required to establish the area as a conservation easement. However, we are going to condition the approval of this plan on the area being maintained as common open space for the use of the residents of the subdivision. Due to the steep grade of the road in this development, staff is not recommending that sidewalks be required.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

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

1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed detached single-family subdivision at a density of 3.89 du/ac, is consistent in use and density with the recommended zoning of the property.
3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Karns Middle and Hardin Valley Academy

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

1. The proposed detached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
  - A. The proposed development is consistent with the adopted plans and policies of the General Plan and

Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use and slope protection. The overall development density of the proposed development is 3.89 dwellings per acre.

B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District.

C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.

D. The use will not significantly injure the value of adjacent property.

E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use and slope protection. The PR zoning recommended for the property allows consideration of up to 3.9 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.89 du/ac is consistent with the Sector Plan and the proposed zoning designation.

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

ESTIMATED TRAFFIC IMPACT: 426 (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.

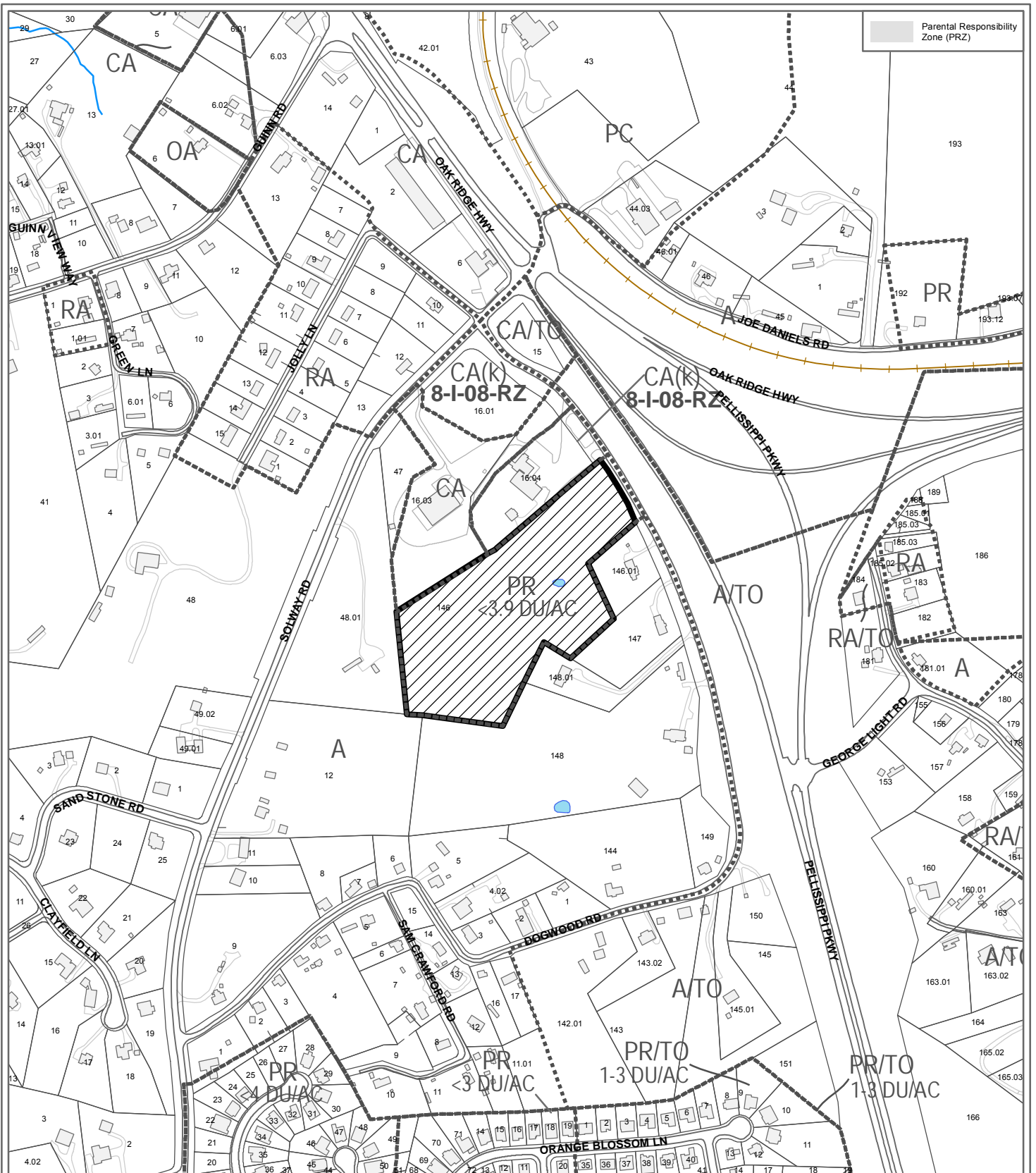
ESTIMATED STUDENT YIELD: 20 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Karns High.

- 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.



**3-SC-17-C / 3-J-17-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential)

Original Print Date: 2/15/2017  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

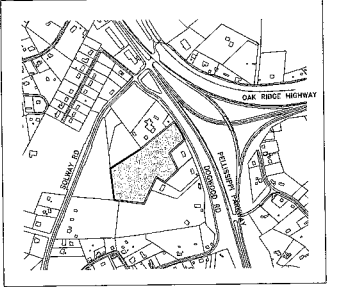
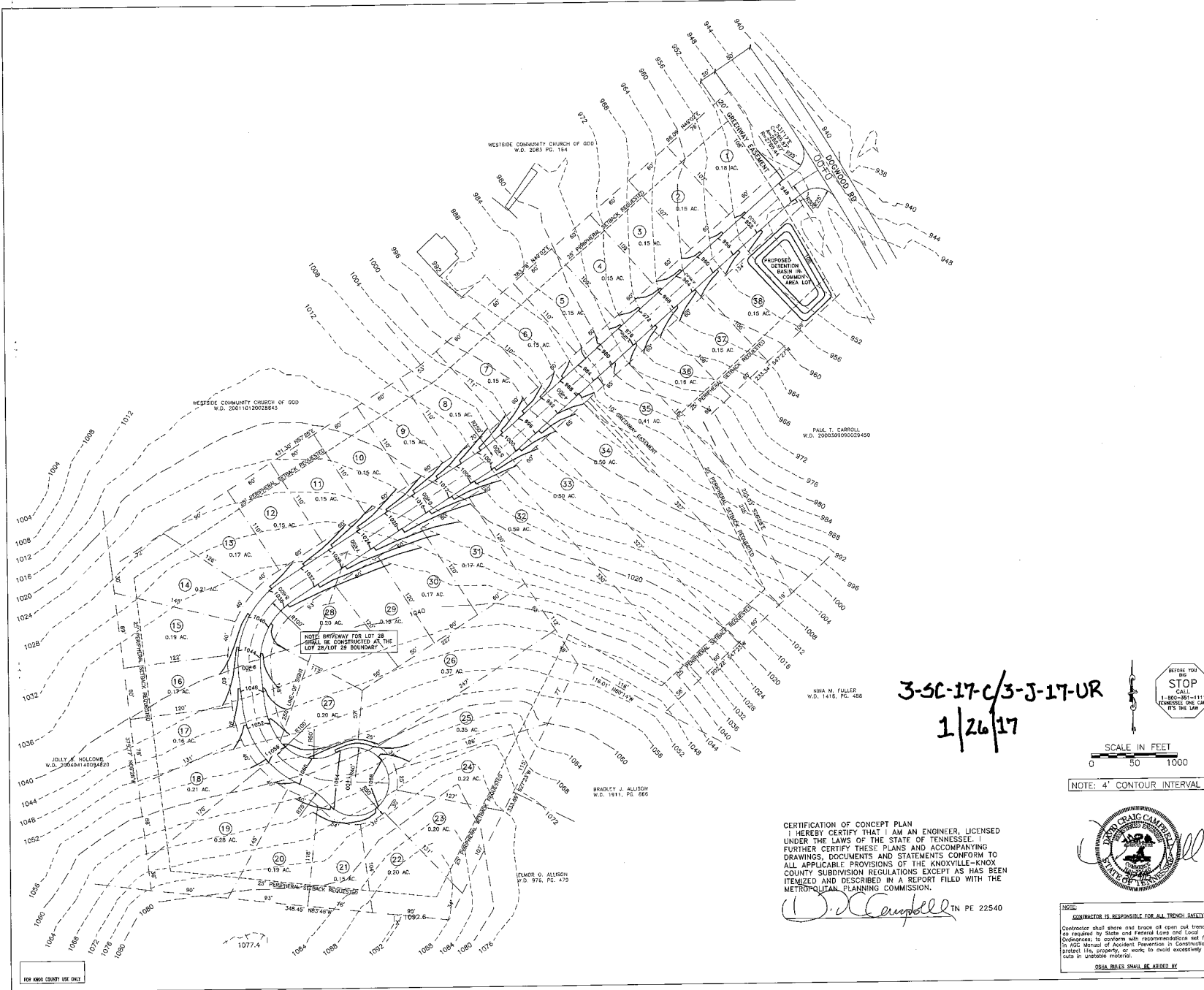
Revised:

Petitioner: Mosely, Eric  
 Hardin Valley Heights

Map No: 89

Jurisdiction: County





VICINITY MAP  
NOT TO SCALE

GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
- BACK FILL MUST BE PLACED AND COMPACTED TO 90% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
- TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
- DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

PROPERTY NOTES:

- CLT 089 PARCEL 146
- TOTAL AREA=9.77 ACRES
- ZONING: PK
- NO. OF LOTS PROPOSED=38
- ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
- 10' UTILITY AND DRAINAGE EASEMENTS INSIDE BOUNDARY AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF INTERIOR LOT LINES
- TOPOGRAPHY TAKEN FROM KOS/SURVEY
- TRAFFIC CALMING TO BE INSTALLED PER DIRECTION OF KNOX COUNTY ENGINEERING AND PUBLIC WORKS.

SETBACKS:

- FRONT: 20 FT.
- SIDE: 5 FT.
- REAR: 15 FT. (25 FT. PERIPHERAL REQUESTED)

VARIANCES REQUESTED:

- HORIZONTAL CURVE VARIANCE AT STA 7+78 FROM 250' TO 100'
- HORIZONTAL CURVE VARIANCE AT STA 9+60 FROM 250' TO 100'
- ROAD GRADE VARIANCE STA 1+60-STA 5+60 FROM 12% TO 13%

Revision of previously approved 4-SC-15-C  
4-D-15-UR

SCALE: 1"=50'  
24 MAR 2015

SHEET ONE

CONCEPT PLAN

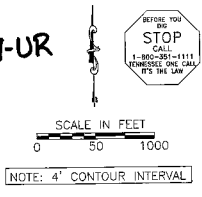
**HARDIN VALLEY RIDGE**  
KNOX COUNTY, TENNESSEE

Prepared For:  
EJM Properties  
405 Montbrook Lane  
Knoxville, Tennessee 37919  
(865) 454-3727

Planning Agency:  
Knoxville-Knox County MPC  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
(865) 215-2500

**IDEAL ENGINEERING SOLUTIONS INCORPORATED**  
Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575

3-SC-17-C/3-J-17-UR  
1/26/17



NOTE: 4' CONTOUR INTERVAL



CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS 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.

*Craig Campbell* PE 22254

NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC SAFETY. Contractor shall adhere and brace all open cut trenches as required by State and Federal Laws and Local Ordinances to conform with recommendations and fourth in ASCE Manual of Accident Prevention in Construction to protect life, property, or work, to avoid excessively wide cuts in unstable material.  
OSHA RULES SHALL BE ADHERED BY

# SUBDIVISION - CONCEPT



Name of Applicant: Eric Moseley  
 Date Filed: 1/26/2017 Meeting Date: 3/9/2017  
 Application Accepted by: M. Payne  
 Fee Amount: 1,640.00 File Number: Subdivision - Concept 3-5C-17-C/3-J-17-UR  
 Fee Amount: x Related File Number: Development Plan x

**PROPERTY INFORMATION**

Subdivision Name: Hardin Valley Heights

Unit/Phase Number: \_\_\_\_\_

General Location: 1/2 Dogwood Rd due east of Solway Rd.

Tract Size: 9.77 No. of Lots: 38

Zoning District: PR 1-3.9 du/pz

Existing Land Use: Vacant

Planning Sector: North City

Growth Policy Plan Designation: Planned

Census Tract: 40

Traffic Zone: 146

Parcel ID Number(s): 089 146

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 2<sup>nd</sup> District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: Eric Moseley

Company: ESM Properties

Address: 405 Montbrun

City: Knox State: TN Zip: 37919

Telephone: 454-3727

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**PROJECT SURVEYOR/ENGINEER**

PLEASE PRINT

Name: David Campbell

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 \_\_\_\_\_

Telephone \_\_\_\_\_

**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: \_\_\_\_\_

Company: Same as above

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

**VARIANCES REQUESTED**

1. Horizontal Curve Variance at Station 7+78 from 250' to 100'  
Justify variance by indicating hardship: Topography

2. Horizontal Curve Variance at Station 9+60 from 250' to 100'  
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.

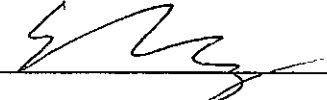
PLEASE PRINT

Name: Eric Moseley

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

Signature: 

Fax: \_\_\_\_\_

Date: \_\_\_\_\_

E-mail: \_\_\_\_\_



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

▶ **FILE #:** 4-SC-15-C AGENDA ITEM #: 13  
 4-D-15-UR AGENDA DATE: 4/9/2015

▶ **SUBDIVISION:** HARDIN VALLEY RIDGE  
 ▶ **APPLICANT/DEVELOPER:** EJM PROPERTIES  
**OWNER(S):** EJM Properties

**TAX IDENTIFICATION:** 89 146 [View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 0 Dogwood Rd

▶ **LOCATION:** Southwest side of Dogwood Rd., south of Solway Rd.

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Clinch River

▶ **APPROXIMATE ACREAGE:** 9.77 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

**SURROUNDING LAND USE AND ZONING:** Property in the area is zoned A agricultural and CA commercial. Development in the area consists primarily of single family dwellings on large lots. A church adjoins the northern boundary of this site.

▶ **NUMBER OF LOTS:** 38

**SURVEYOR/ENGINEER:** David Campbell

**ACCESSIBILITY:** Access is via Dogwood Rd., a local street with a pavement width of 20'

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance at STA0+40, from 250' to 200'.
2. Horizontal curve variance at STA 7+78, from 250' to 100'.
3. Horizontal curve variance at STA 9+60, from 250' to 100'.
4. Vertical curve variance from 250' to 160' at Sta 0+80
5. Cul de sac transition radius from 75' to 50' at STA 10+50
6. Street grade variance at STA 1+60 through STA 5+60, from 12% to 13%.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 -6 because the site's topography and location restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

**APPROVE** the concept plan subject to 10 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.



2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Prior to final plat approval complete the legal process that will establish the proposed conservation easement
5. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the storm water drainage system and any other commonly held assets
6. Establishing a sight distance easement across lots 27 & 28 as directed by the Knox County Dept. of Engineering and Public Works
7. Placing a note on the final plat that all lots will have access to the internal road system only
8. Providing a 20' wide greenway easement along the Dogwood Rd. frontage or as requested by the Knox County Greenways Coordinator
9. Approval of the rezoning of this site by the Knox County Commission
10. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

► **APPROVE the development plan for up 38 detached single family dwellings on individual lots and reduce the peripheral boundary setback to 25' as shown subject to 2 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Provision of a minimum of a 25' wide access easement to the proposed conservation easement

**COMMENTS:**

The applicant is proposing to develop a subdivision containing 38 lots on this 9.77 acre site. The rezoning of this site to PR (Planned Residential) at 3.9 du/ac was recommended for approval by MPC at its March 12, 2015 meeting. The Knox County Commission will be acting on the rezoning request on April 20, 2015. In order for this project to move forward the rezoning will need to be approved as recommended because the applicant is maximizing the density on the site.

The preliminary drainage plan submitted with this plan provides sufficient detail for the consideration of the Concept Plan. At the Concept Plan level, the applicant provides the locations of the proposed detention basins and a general plan as to how the storm water will be directed to the detention facilities. The detailed drainage plan comes under the purview of the Knox County Dept. of Engineering and Public Works. The detailed grading and drainage plan will be submitted to the County Engineer as part of the Design Plan process which is the next step in the subdivision review process if this concept plan is approved.

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

1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed detached single-family subdivision at a density of 3.89 du/ac, is consistent in use and density with the recommended zoning of the property.
3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Karns Middle and Hardin Valley Academy

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

1. The proposed detached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
  - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use and slope protection. The overall development density of the proposed development is 3.89 dwellings per acre.
  - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District.
  - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.

D. The use will not significantly injure the value of adjacent property.

E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use and slope protection. The PR zoning recommended for the property allows consideration of up to 3.9 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.89 du/ac is consistent with the Sector Plan and the proposed zoning designation.

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

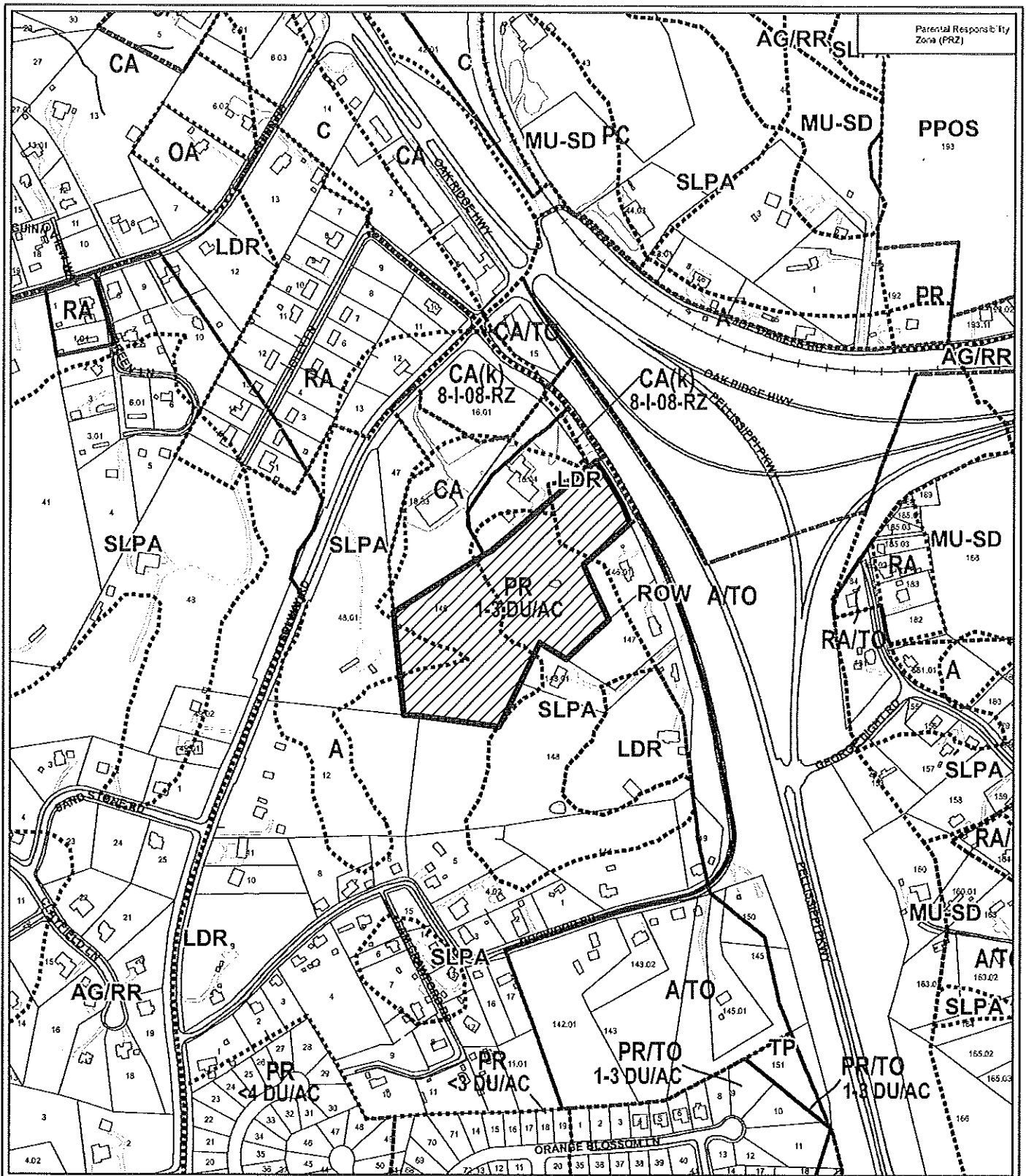
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ESTIMATED STUDENT YIELD: 20 (public and private school children, ages 5-18 years)

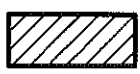
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Parental Responsibility  
Zone (PRZ)

**4-SC-15-C / 4-D-15-UR  
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 3/23/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: EJM Properties  
Hardin Valley Ridge

Map No: 89  
Jurisdiction: County

