

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

▶ **FILE #:** 3-SA-18-C **AGENDA ITEM #:** 10
 3-B-18-UR **AGENDA DATE:** 4/12/2018

POSTPONEMENT(S): 3/8/18

▶ **SUBDIVISION:** COWARD MILL SUBDIVISION
 ▶ **APPLICANT/DEVELOPER:** HARDIN VALLEY LAND PARTNERS
 OWNER(S): Hardin Valley Land Partners

TAX IDENTIFICATION: 103 09102 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Coward Mill Rd

▶ **LOCATION:** Northwest side of Coward Mill Rd., northeast side of Pellissippi Parkway.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 33.84 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land - BP (Business & Technology Park) / TO (Technology Overlay)
 South: Coward Mill Rd. and Pellissippi Parkway, Caris Healthcare, utilities - BP (Business & Technology Park) / TO (Technology Overlay)
 East: Residences and vacant land - BP (Business & Technology Park) / TO (Technology Overlay)
 West: Pellissippi Parkway and Faith Promise Church - BP (Business & Technology Park) / TO (Technology Overlay)

▶ **NUMBER OF LOTS:** 118

SURVEYOR/ENGINEER: Fulghum MacIndoe & Associates, Inc.

ACCESSIBILITY: Access is via Coward Mill Rd., a minor collector street with an 18' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Road B at STA 11+85.33, from 250' to 200'.
2. Horizontal curve variance on Road B at STA 17+97.55, from 250' to 200'.
3. Horizontal curve variance on Road B at STA 21+57.94, from 250' to 200'.
4. Horizontal curve variance on Road B at STA 24+42.08, from 250' to 200'.
5. Vertical curve variances on Road C at STA 3+62.98 and STA 4+22.73

STAFF RECOMMENDATION:

- ▶ **APPROVE** variances 1-5 because the site's topography and site features restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 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. After obtaining design plan approval for the subdivision, any final plat for the subdivision that would include the Road A connection to the Cherahala Boulevard Extension and Lots 1-7 and 114-118 must wait until Knox County has: a) acquired the required right-of-way and any construction and slope easements for the road project; and b) determined the final alignment for the Cherahala Boulevard Extension and Road A intersection.
 5. In order to reduce the traffic impact from this project on the Coward Mill Road intersection with Pellissippi Parkway, building permits for the subdivision will be limited to a maximum of 35 permits until 180 days out from Knox County's projected completion date for the Cherahala Boulevard Extension and the proposed Road A street connection to the new collector street.
 6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and the U.S. Army Corps of Engineers.
 7. Identify any required stream and wetland buffers on the final plat.
 8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and stormwater system.
 9. Placing a note on the final plat that all lots will have access only to the internal street system.
 10. Including sight distance easements with restrictions across lots 48-49 and 57-58 for the curves in Road B on the final plat.
 11. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 12. Submitting to Planning Commission staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
- ▶ **APPROVE the Development Plan for up to 118 detached dwelling units on individual lots 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 applicant is proposing to subdivide this 33.84 acre tract into 118 detached residential lots at a density of 3.49 du/ac. This property is located on the northwest side of Coward Mill Rd. and the northeast side of Pellissippi Parkway. The initial access for the subdivision will be off of Coward Mill Rd. When Knox County completes construction of the Cherahala Boulevard Extension project, the primary access will be out to the new collector street.

Sidewalks are being provided on one side of all internal streets and will connect to the sidewalks that will be installed as part of the Cherahala Boulevard Extension project. In addition to providing a future pedestrian connection to the commercial development down along Hardin Valley Rd., 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.

BACKGROUND INFORMATION:

REZONING : The Planning Commission had recommended denial of both the request for a sector plan amendment from TP (Technology Park) to MDR/O (Medium Density Residential/Office) and the rezoning of

the property from BP (Business & Technology Park) / TO (Technology Overlay) to OB (Office, Medical and Related Services) / TO (Technology Park) on July 13, 2017. The applicant appealed the Planning Commission's decision to the Knox County Commission. The Knox County Commission on review of the appeal, referred the requests back to the Planning Commission as revised requests for a sector plan amendment to LDR (Low Density Residential) and a rezoning to PR (Planned Residential) at a density of up to 5 du/ac. The Planning Commission recommended denial of the revised requests on November 9, 2017. The Knox County Commission approved the sector plan amendment to LDR and the rezoning to PR at a density of up to 3.5 du/ac on December 18, 2017. The rezoning approval included a condition requiring the applicant to dedicate a 30' right-of-way on the east or west boundary of the property to Knox County within 4 years if requested then within 30 days of the request by the County.

CHERAHOLA BOULEVARD EXTENSION PROJECT:

1. For several years, the Tennessee Department of Transportation (TDOT), Knox County Department of Engineering and Public Works (EPW), Knoxville Regional Transportation Planning Organization (TPO) and the Metropolitan Planning Commission (MPC) staff have been working on plans to improve traffic flow through the Pellissippi Parkway corridor. These plans include establishing parallel roads to Pellissippi Parkway to allow for alternative connections to east/west road network. (See attached letter from Dwight Van de Vate, Senior Director for EPW.)
2. The parallel road on the east side of Pellissippi Parkway includes the Cherahala Boulevard Extension project. In 2009, Knox County hired Wilbur Smith Associates to develop detailed engineering drawings for the road extension from the northern end of Cherahala Boulevard north to Coward Mill Rd. and extending north through the property in question to Horseshoe Bend Ln. During the rezoning review for this site, the applicant was made aware of these plans and the potential impact on the property.
3. Due to budget restrictions, changes in priority projects, and the elimination of TDOT's Orange Route project that would have crossed Pellissippi Parkway just north of this site, the Cherahala Boulevard Extension project was set aside. During the rezoning review for this site, the applicant and property owner mentioned that Knox County and the Development Corporation were not interested in doing the Cherahala Boulevard Extension project. In response to these comments and the major increase in development activity in the Pellissippi Parkway and Hardin Valley Rd. corridors, EPW, TPO, MPC and TDOT staff have meet several times to reevaluate proposed road improvements within the Pellissippi Parkway corridor.
4. As a result of these meetings, EPW staff has placed the Cherahala Boulevard Extension project on the Capital Improvements Program (CIP) for design funding in FY 2018-2019. They have also hired a consultant to evaluate three routes for the road extension project. The consultants work is expected to be completed in the next 30 days. *The Knox County EPW staff is requesting that the Planning Commission postpone this application to allow time for the preliminary design work to be completed.*
5. As a result of the interagency meetings, TDOT has been reevaluating the timing of their improvements to Pellissippi Parkway to move forward on making the road an access controlled roadway. These improvements will include the removal or alteration to a number of existing median cuts. *The TDOT staff has also requested that the concept plan and use on review applications be postponed to allow additional time for TDOT and the County to plan for future state and local roadway improvements.* (See attached email from Cameron Parker, Transportation Project Specialist for TDOT.)
6. To address the proposed road projects of both Knox County and TDOT, staff had requested revisions to the Traffic Impact Study submitted for the Coward Mill Subdivision. The revised Study was just submitted to staff on February 27, 2018.

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 residential development at a density of 3.49 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 will have direct access to the proposed Cherahala Boulevard Extension which will be a collector

street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential uses for this site. The proposed subdivision at a density of 3.49 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: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

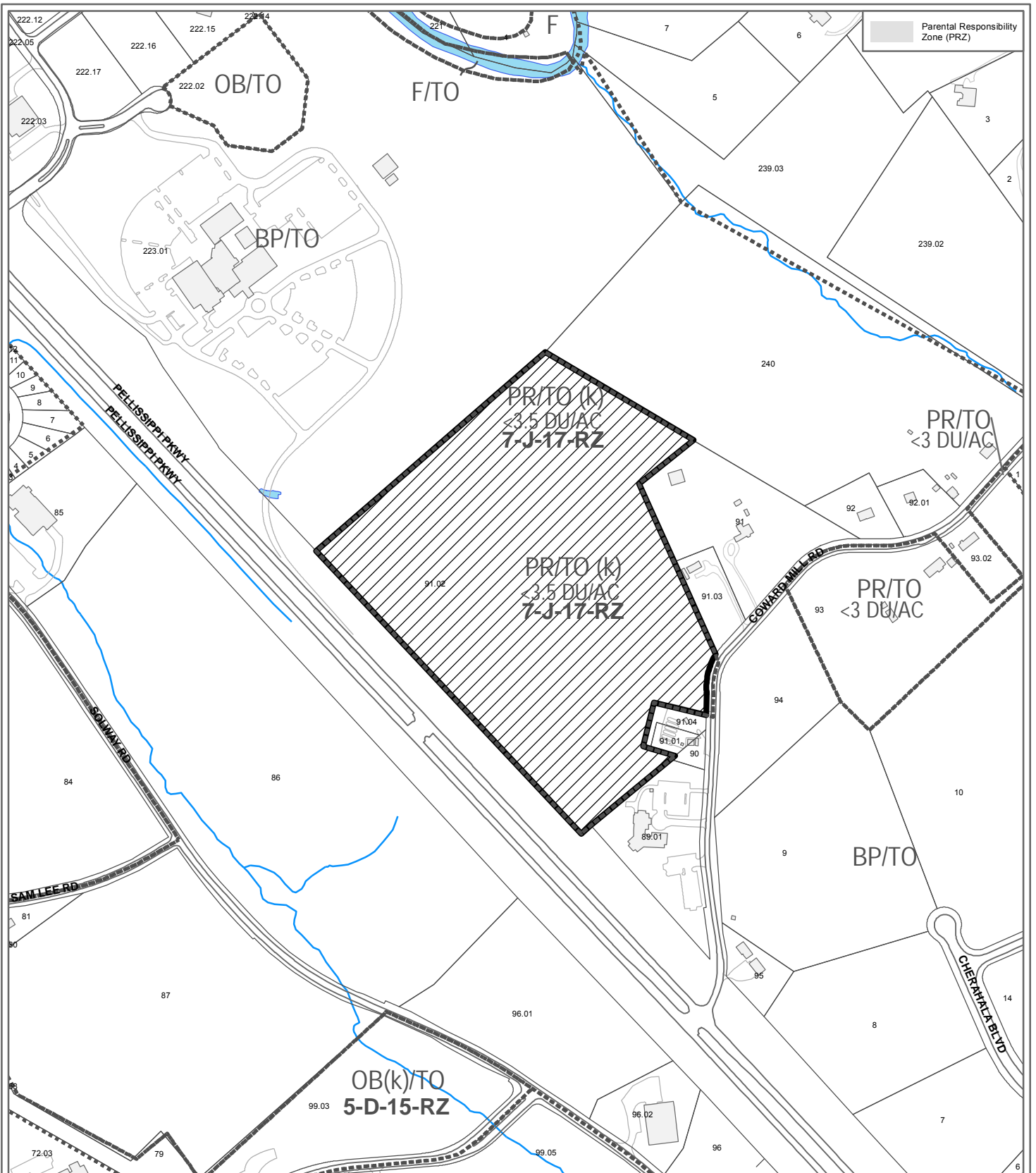
ESTIMATED STUDENT YIELD: 48 (public school children, ages 5-18 years)

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.
- 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.



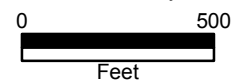
**3-SA-18-C / 3-B-18-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Hardin Valley Land Partners
Coward Mill Subdivision



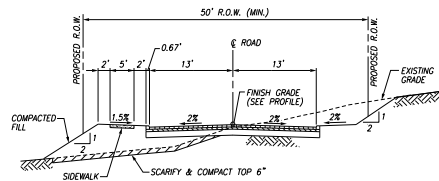
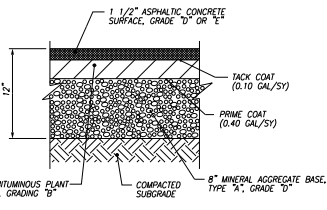
Detached Residential Subdivision in PR (Planned Residential) TO
(Technology Overlay)

Map No: 103
Jurisdiction: County



Original Print Date: 2/13/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



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.

1 ASPHALT PAVEMENT SECTION
 C1 NTS

2 TYPICAL 26' ROAD SECTION
 C1 NTS

ROW AREA FOR CHERAHALA BLVD EXT. 30' TO BE DEDICATED AND REMAINING TO BE PURCHASED BY KNOX CO.

BEGIN ROAD "A"
 STA. 0+00.00 ROAD "A"
 STA. 4+44.16 TO & CHERAHALA BLVD.
 N 3,047.7140
 E 4,683.7789

END ROAD "A"
 STA. 3+14.21 ROAD "A"
 STA. 8+43.78 ROAD "B"
 N 2,817.1693
 E 4,480.7279

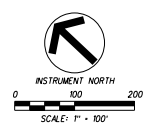
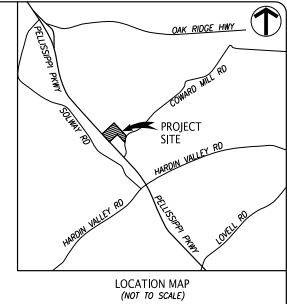
END ROAD "B"
 STA. 28+93.51 ROAD "B"
 STA. 44+39.78 ROAD "B"
 N 4,255.8429
 E 4,733.2080

BEGIN ROAD "B"
 STA. 0+00.00 ROAD "B"
 COWARD MILL ROAD
 N 2,118.1122
 E 4,998.5901

END ROAD "C"
 STA. 8+43.78 ROAD "C"
 N 1,786.7408
 E 4,549.8789

INTERSECTION POINT
 STA. 25+48.82 ROAD "B"
 STA. 3+83.49 ROAD "C"
 N 2,249.2227
 E 4,447.0829

RADIUS POINT CUB-DE-SAC
 STA. 8+43.78 - 27' RT.
 N 1,793.3378
 E 4,523.6957



PRELIMINARY NOT FOR CONSTRUCTION

COWARD MILL SUBDIVISION
 COWARD MILL ROAD
 KNOXVILLE, TENNESSEE 37931

HARDIN VALLEY LAND PARTNERS
 10764 HARDIN VALLEY ROAD
 KNOXVILLE, TN 37932
 CONTACT: RUSTY BITTLE
 TELEPHONE NO.: 865.670.7423
 EMAIL: rusty@hardinvalleyland.com

SITE LAYOUT

- GENERAL NOTES:**
- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM KOIS. EXISTING CONTOURS ARE AT 2'-FT. INTERVALS.
 - PROPERTY CONCERNS REFLECTS PARCELS 103 09102 AS SHOWN IN KNOX COUNTY CLT MAP 103 ZONING FOR THE PROPERTY IS ZONED R9/D10, PLANNED RESIDENTIAL/TECHNICAL OVERLAY UP TO 3.5 DU/AC. THE TOTAL AREA IS 33.844.
 - BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, 15'-FT. IN REAR AND 35'-FT. PERIPHERAL.
 - ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
 - 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND 5/10 PERIMETER LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 - PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTENDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
 - THE PROPOSED DENSITY IS 118 DU/33.84 AC. = 3.49 DU/AC.

- VARIANCE REQUESTED:**
- REDUCE THE MINIMUM HORIZONTAL CURVE RADIUS AT THE CENTERLINE OF THE PROPOSED ROAD RIGHT-OF-WAY FOR LOCAL STREETS GREATER THAN ONE THOUSAND (1000) FEET IN LENGTH FROM TWO HUNDRED FIFTY (250) FEET TO TWO HUNDRED (200) FEET FOR THE FOLLOWING CURVES:
 - ROAD "B" CURVE @ PI STA 11+85.33
 - ROAD "B" CURVE @ PI STA 17+93.55
 - ROAD "B" CURVE @ PI STA 21+57.94
 - ROAD "B" CURVE @ PI STA 24+42.08
 - REDUCE THE REQUIRED K VALUE FOR ROAD "C" VERTICAL CURVES AT INTERSECTION OF ROAD "C" & ROAD "B" FROM K=25 TO K=15.

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
- EXISTING CONTOUR

DESIGNED BY	DATE
WCF	03/27/18
WCF	07/14/18
WCF	07/20/18
WCF	01/22/18

PROJECT NO.	SHEET NO.
548.004	C1

Date: 01/22/18
 Scale: 1"=100'

UTILITY OWNERS:

WATER & SEWER WEST KNOX UTILITY DISTRICT (WKUD) 2330 LEVEL ROAD KNOXVILLE, TN 37950 CONTACT: MR. MATT WILLIAMSON OFFICE PHONE: 865.690.2521	ELECTRIC LENOIR CITY UTILITY BOARD (LCUB) P.O. BOX 449 LENOIR CITY, TN 37771 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 MCCORMACK OFFICE PHONE: 865.558.2123	TELEPHONE AT&T 9733 PARKSIDE DRIVE KNOXVILLE, TN 37922 CONTACT: MS. WICKIE DALEY OFFICE PHONE: 865.539.8571
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3-SA-18-C / 3-B-18-UR
 Revised: 3/27/2018

File Name: A:\3485\3485\DWG\3485\3485\3485.dwg
 Plot Date: 3/27/2018

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Tom Brechko <tom.brechko@knoxmpc.org>

Coward Mill S/D

3-SA-18-C / 3-B-18-UR

1 message

Cameron Parker <Cameron.Parker@tn.gov> Wed, Feb 28, 2018 at 9:09 AM
To: Tom Brechko <tom.brechko@knoxmpc.org>, Tarren Barrett <tarren.barrett@knoxmpc.org>
Cc: Nathan Vatter <Nathan.Vatter@tn.gov>, Andrew Padgett <Andrew.Padgett@tn.gov>, "Pamela M. Cobb" <Pamela.M.Cobb@tn.gov>, Cindy Pionke <Cindy.Pionke@knoxcounty.org>

Tom,

Thank you for attending the meeting to discuss potential improvements on State Route 162, Pellissippi Parkway as well as the proposed Coward Mill Subdivision on Coward Mill Road.

While TDOT and Knox County have a few projects either under construction or in development, the long term improvements for SR-62 and SR-162 are only in the Long Range Plan and are not funded. TDOT's current commitment to projects in the Improve Act will require significant attention and resources which make it difficult to consider additional projects for a "new start" at this time.

In our discussion, our office has advised that TDOT is planning on the removal of the median cuts and eventually at-grade intersections along this stretch of SR-162. The Department's intent is to make Pellissippi Parkway an access controlled roadway by sole use of the interchanges and a frontage road system on either side. It would be in the developments best interest to prepare for this future condition and build to meet this proposal. Knox County Engineering and Public Works is currently in the planning phase of a Cherahala Boulevard extension project, which would connect the proposed development to Hardin Valley Road.

Based on the review of the corridor and the proposed development, the Department would recommend that the hearing of the Coward Mill Subdivision be postponed. The postponement of this development would give TDOT and Knox County additional time to plan for future state and local roadway improvements.

Thank you for your assistance with this request. If you have any questions or need any additional information, please do not hesitate to contact our office at [\(865\) 594-2456](tel:8655942456).

Thank you,



Cameron Parker, EI | Transportation Project

Specialist Region 1 Traffic Office

Transportation Management Center, 2nd Floor

[7238 Region Lane, Knoxville, TN 37914](https://www.tn.gov/7238-Region-Lane-Knoxville-TN-37914)

p. [865-594-2456](tel:8655942456)

Cameron.Parker@tn.gov



OFFICE OF COUNTY MAYOR TIM BURCHETT

Department of Engineering & Public Works

Codes Administration • Fire Prevention • Fleet Services • Highway Maintenance • Planning & Development
Soil Conservation • Solid Waste • Stormwater Management • Traffic Engineering

3-SA-18-C / 3-B-18-UR

February 27, 2018

Mr. Tom Brechko
Knoxville-Knox County Metropolitan Planning Commission
400 Main Street
Knoxville, TN 37902

Dear Mr. Brechko:

It is our understanding that the Metropolitan Planning Commission will be considering a concept plan application (3-SA-18-C / 3-B-18-UR) submitted on behalf of Hardin Valley Land Partners, at the meeting on March 8, 2018. Given that the proposed development is located in the area (path) of the proposed Cherahala Extension project, we thought it important to make certain that MPC staff and Commissioners were aware of any concerns identified by Knox County Engineering, and have an opportunity to pose questions regarding those concerns to both the applicant and Knox County personnel during the upcoming meeting.

The site in question is located on the northwest side of Coward Mill Road in an area that has previously been identified for the extension of a collector road paralleling Pellissippi Parkway on the east side. This road would extend from Lovell Rd on the south end to Horseshoe Bend Lane on the north end. This road follows Schaeffer Road, including the Schaeffer Road/Iron Gate Boulevard relocation project (currently under construction) to the intersection with Hardin Valley Road. The road continues north of Hardin Valley Road, following Cherahala Boulevard to its northern terminus just south of Coward Mill Road. In 2009, Knox County hired Wilbur Smith Associates to develop detailed engineering drawings for the road extension from the northern end of Cherahala, north to Coward Mill, and extending north through the property in question to Horseshoe Bend Lane. Due to budget constraints/priorities, this road extension project has not been placed on the County's Capital Improvements Program (CIP). Over the past few months, staff (County, MPC and TDOT) has been reevaluating this project and considers it to be a valuable component of road network improvements that should be implemented in the northwest portion of the County.

The completion of this road segment becomes even more important as TDOT begins to reduce the number of direct access points to Pellissippi Parkway as they move forward in making it an access controlled thoroughfare.

Mr. Tom Brechko
February 27, 2018
Page 2:

At the Knox County Commission meeting held on September 25, 2017, I advised Commission that the Knox County Department of Engineering and Public Works (EPW) Staff was recommending that this road extension project be placed in the CIP for design funding in FY 2018-2019. In addition, we have hired a consultant that is currently evaluating three routes for the road extension that include: 1) following the 2009 designed route that extends through the subject property; 2) the road extension to be directed towards the Pellissippi Parkway right-of-way south of Coward Mill Rd. and paralleling the Parkway north along the west side of the subject property; and 3) extending north to Coward Mill Rd. east of the 2009 route and extending north along the east side of the subject property. Additionally, the applicant has recognized that the first alignment proposed may have topographic challenges, and has submitted an alternate alignment for consideration by MPC and Knox County.

The consultant's work, which is being coordinated with TDOT's proposed improvements, is expected to be complete within the next 30 days, with the appraisal work to be completed in the same time frame. The preliminary route layouts have been provided to Hardin Valley Land Partners' Design Engineer so that they can be evaluated with the proposed concept plan layout.

In consideration of this important road project (with the accelerated timeline) the Planning Commission may want to consider postponing final action on the concept plan until the final route is determined and the concept plan is modified to reflect the route alignment. Alternatively, the Planning Commission may wish to obtain assurances from both the applicant and Knox County at the time of the meeting that all outstanding issues, including the number of lots to be platted prior to completion of the road extension, have been resolved prior to voting on the concept plan approval, and be sure any and all agreements are officially entered in to the record.

We hope this clarifies our concerns regarding the plans submitted for this site.

Sincerely,



Dwight Van de Vate
Senior Director
Knox County Engineering & Public Works

CC: Gerald Green
Rusty Bittle
Arthur Seymour, Jr
John Valliant
William Fulghum, P.E.

SUBDIVISION - CONCEPT

Name of Applicant: Hardin Valley Land Partners

Date Filed: January 22, 2018

Meeting Date: March 8, 2018

Application Accepted by: M. Payne

Fee Amount: \$3,920 File Number: Subdivision - Concept 3-SA-18-C

Fee Amount: ✓ Related File Number: U.D.R. Development Plan 3-B-18-UR



PROPERTY INFORMATION

Subdivision Name: Coward Mill Subdivision

Unit/Phase Number: _____

General Location: Coward Mill Road, east of
Pellissippi Parkway, south of Faith Promise Church

Tract Size: 33.84 acres No. of Lots: 114

Zoning District: PR/TO - Planned Residential/Tech. Overlay

Existing Land Use: Undeveloped

Planning Sector: Northwest County

Growth Policy Plan Designation: Planned Growth

Census Tract: 59.08

Traffic Zone: 226

Parcel ID Number(s): 103
113 09102

Jurisdiction: City Council _____ District
 County Commission 6 District

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): Plan Res. Dev.

VARIANCE(S) REQUESTED

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

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: Christopher Golliher, 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: golliher@fulghummacindoe.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Rusty Bittle

Company: Hardin Valley Land Partners

Address: 10780 Hardin Valley Road

City: Knoxville State: TN Zip: 37932

Telephone: 865-670-7426

Fax: _____

E-mail: rusty@hardinvalleyland.com

VARIANCES REQUESTED

1. Reduce Minimum Radius in Horizontal Curves from 250' to 150'

Justify variance by indicating hardship: Site Topography

2. _____

Justify variance by indicating hardship: _____

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.

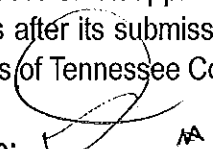
PLEASE PRINT

Name: Rusty Bittle

Address: 10780 Hardin Valley Road

City: Knoxville State: TN Zip: 37932

Telephone: 865-670-7426

Signature:  _____

Fax: _____

Date: 11/20/18

E-mail: rusty@hardinvalleyland.com

REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide the sign(s) to post on the subject property at the time of application.

The sign(s) must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign(s) should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign(s) to be posted at the time of application.

The sign(s) must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. The applicant is responsible for ensuring that the signs remain posted throughout the two-week period prior to the public hearing. Failure to maintain the signs during this time period may be cause for postponement of the application until the next scheduled meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for additional sign(s) consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign(s) provided on the subject property on or before 2/22/18 consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature:



Printed name:

CHRISTOPHER GOLLMER

Date:

01/25/17

MPC/BZA File #:

3-SA-18-C