

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

▶ **FILE #:** 4-SB-18-C
 4-A-18-UR

AGENDA ITEM #: 12
AGENDA DATE: 4/12/2018

▶ **SUBDIVISION:** HAYDEN HILL, FUTURE UNITS
 ▶ **APPLICANT/DEVELOPER:** HARDIN VALLEY FARM DEVELOPMENT
 OWNER(S): Hardin Valley Farm Development

TAX IDENTIFICATION: 103 07205 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 11048 Sam Lee Rd

▶ **LOCATION:** East side of Sam Lee Rd., west of Solway Rd.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 19.862 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached and Attached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Hayden Hill Subdivision, Phase 1 - PR (Planned Residential) / TO (Technology Overlay)
 South: Vacant land - PR (Planned Residential) & PR (Planned Residential) / TO (Technology Overlay) pending
 East: Apartments - OB (Office, Medical, and Related Services) / TO (Technology Overlay)
 West: Vacant land - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 82

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Sam Lee Rd., a collector street with a pavement width of 18' within a 40' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve radius variance on Road K at STA 13+00, from 250' to 150'.

STAFF RECOMMENDATION:

▶ **APPROVE** variance 1 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 5 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 (County Ord. 91-1-102)
3. Construction of 5' wide sidewalks with a minimum of a 2' wide planting strip, as shown on the revised concept plan. All sidewalk construction must comply with the requirements of the Americans With Disabilities Act and the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. 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 82 attached dwellings 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 concept plan and use-on-review.

COMMENTS:

The applicant is proposing to revise a 19.862 acre portion of Hayden Hill Subdivision from the previously approved detached residential lots (51 lots) to 82 attached residential lots. The site is located near the center of the subdivision.

The concept plan for the subdivision (9-SE-15-C/9-H-15-UR) was approved by the Planning Commission on September 10, 2015 for a total of 261 detached residential lots at a density of approximately 2.3 du/ac. Final plats have been recorded for the first phase of the subdivision with 124 lots on 54.997 acres. The remaining 86 detached residential lots on 38.442 acres will continue to be developed under the previously approved concept plan which will expire on September 10, 2020.

The Planning Commission had recommended approval of a rezoning application (3-B-18-RZ) to increase the overall density for this site from up to 2.5 du/ac to up to 3.0 du/ac on March 8, 2018. The Knox County Commission will consider the request on April 23, 2018.

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

1. The proposed subdivision will have a minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the recent rezoning recommendation.

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

1. The proposed attached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional non-residential traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northwest County Sector Plan proposal of mixed uses including low density residential uses at a density of up to 5 du/ac. The recommended PR zoning for this site will allow an overall density up to 3.0 du/ac. While the site specific density for this attached residential portion of Hayden Hill Subdivision is 4.13 du/ac, the overall density for the Subdivision will be 2.58 du/ac which is consistent with the Sector Plan and recommended zoning density change.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

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.

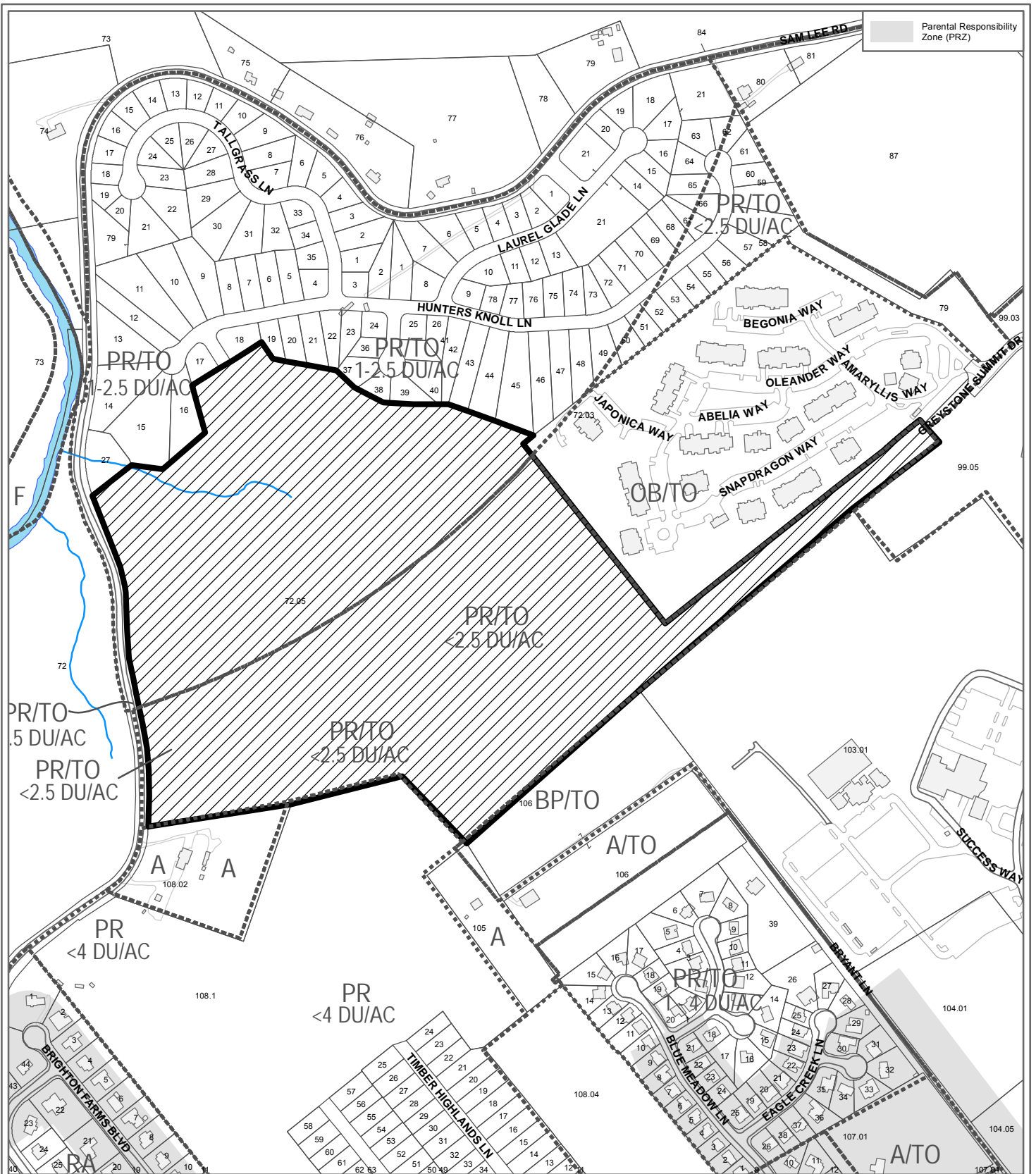
ESTIMATED STUDENT YIELD: 6 (public school children, ages 5-18 years)

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.



**4-SB-18-C / 4-A-18-UR
CONCEPT PLAN/USE ON REVIEW**



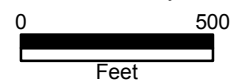
Detached and Attached Residential Subdivision in PR (Planned Residential)

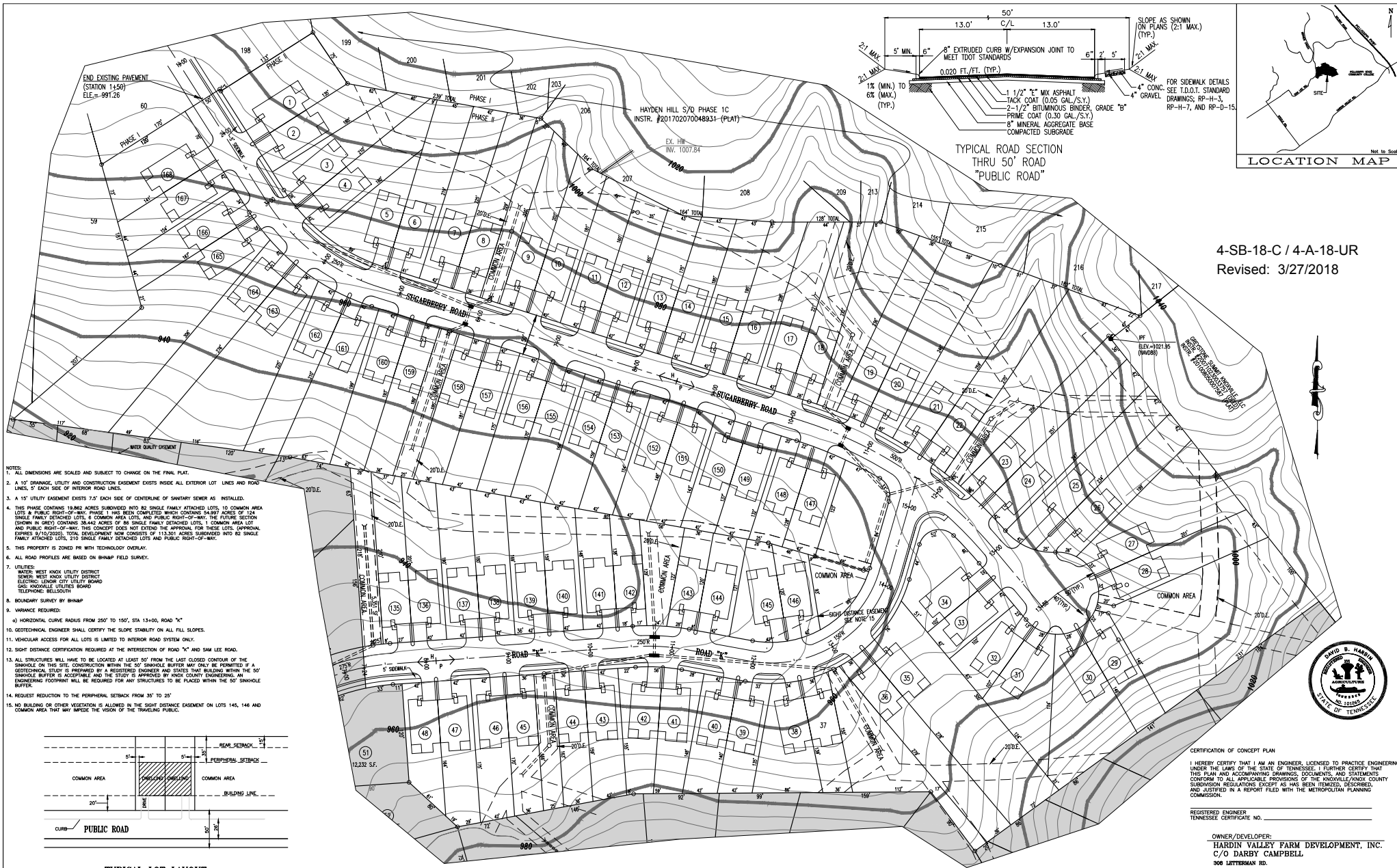
Original Print Date: 3/20/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

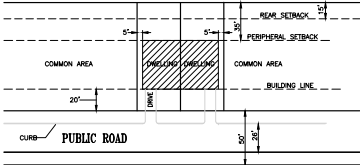
Petitioner: Hardin Valley Farm Development
Hayden Hill, Future Units

Map No: 103
Jurisdiction: County





- NOTES:
 1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PHASE CONTAINS 18,840 SQUARE FEET SUBDIVIDED INTO 82 SINGLE FAMILY ATTACHED LOTS, 15 COMMON AREA LOTS & PUBLIC RIGHT-OF-WAY. PHASE 1C HAD BEEN COMPLETED WHICH CONTAINS 34,997 ACRES OF 124 SINGLE FAMILY DETACHED LOTS, 8 COMMON AREA LOTS AND PUBLIC RIGHT-OF-WAY. THE FUTURE SECTION (SHOWN IN GREY) CONTAINS 38,442 ACRES OF 88 SINGLE FAMILY DETACHED LOTS, 1 COMMON AREA LOT AND PUBLIC RIGHT-OF-WAY. THIS CONCEPT DOES NOT EXCEED THE APPROVAL FOR THESE LOTS (APPROVAL EXPIRES 3/10/2020). TOTAL DEVELOPMENT NOW CONSISTS OF 113,331 ACRES SUBDIVIDED INTO 82 SINGLE FAMILY ATTACHED LOTS, 210 SINGLE FAMILY DETACHED LOTS AND PUBLIC RIGHT-OF-WAY.
 5. THIS PROPERTY IS ZONED PR WITH TECHNOLOGY OVERLAY.
 6. ALL ROAD PROFILES ARE BASED ON BHMAP FIELD SURVEY.
 7. UTILITIES:
 WEST KNOX UTILITY DISTRICT
 SENECA WEST KNOX UTILITY DISTRICT
 ELECTRIC, KNOX CITY UTILITY BOARD
 GAS, KNOXVILLE UTILITIES BOARD
 TELEPHONE, BELL SOUTH
 8. BOUNDARY SURVEY BY BHMAP
 9. VARIANCE REQUIRED:
 a) HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA 13+00.0, ROAD "C"
 10. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 11. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 12. SHORT STRUCTURES CERTIFICATION REQUIRED AT THE INTERSECTION OF ROAD "C" AND S&M LEE ROAD.
 13. SHORT STRUCTURES WILL HAVE TO BE LOCATED AT LEAST 50' FROM THE LATEST CLOSED COUNTER OF THE SINKHOLE ON THIS SITE. CONSTRUCTION WITHIN THE 50' SINKHOLE BUFFER MAY ONLY BE PERMITTED IF A GEOTECHNICAL STUDY IS PERFORMED BY A REGISTERED ENGINEER AND STATES THAT BUILDING WITHIN THE 50' SINKHOLE BUFFER IS ACCEPTABLE AND THE STUDY IS APPROVED BY KNOX COUNTY ENGINEERING. AN ENGINEERING FOOTPRINT WILL BE REQUIRED FOR ANY STRUCTURES TO BE PLACED WITHIN THE 50' SINKHOLE BUFFER.
 14. REQUEST REDUCTION TO THE PERIPHERAL SETBACK FROM 35' TO 25'
 15. NO BUILDING OR OTHER VEGETATION IS ALLOWED IN THE SHORT DISTANCE EASEMENT ON LOTS 145, 146 AND COMMON AREA THAT MAY IMPAIR THE VIEW OF THE TRAVELING PUBLIC.



BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 ehp@hmn-engineers.com

DESIGNED	DBH	SCALE	
		1"=50'	
DRAWN	KPP	DATE	
		1/24/18	
CHECKED	DBH <th colspan="2">DEED REFERENCES:</th>	DEED REFERENCES:	
		INSTR. #201604110058356	
NO.	DATE	ADDED DUPLEX LOTS	REVISION
2	3/20/18	REVISED PER MPC COMMENTS	
1	3/9/18	ADDED DUPLEX LOTS	

APPR.	NO.	DATE	REVISION

OWNER/DEVELOPER:	HARDIN VALLEY FARM DEVELOPMENT, INC. C/O DARBY CAMPBELL 308 LETTERMAN RD. KNOXVILLE, TN 37919 (865) 588-0582
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CONCEPT PLAN FOR
HAYDEN HILL, FUTURE UNITS
 CLT MAP 103, PARCEL 72.05
 DISTRICT 6, KNOX COUNTY, TENNESSEE

23973-SP
 SHEET 1 OF 4 SHEET(S)
 G:\23973\PHASE 2\23973-2-REVISED
 CONCEPT.DWG

MPC April 12, 2018

Agenda Item # 12



4-SB-18-C / 4-A-18-UR
 Revised: 3/27/2018

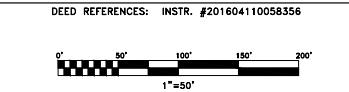


OWNER/DEVELOPER:
 HARDIN VALLEY FARM DEVELOPMENT, INC.
 C/O DARBY CAMPBELL
 308 LETTERMAN RD.
 KNOXVILLE, TN 37919
 (865) 588-0252

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 434 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@h-n-p.com

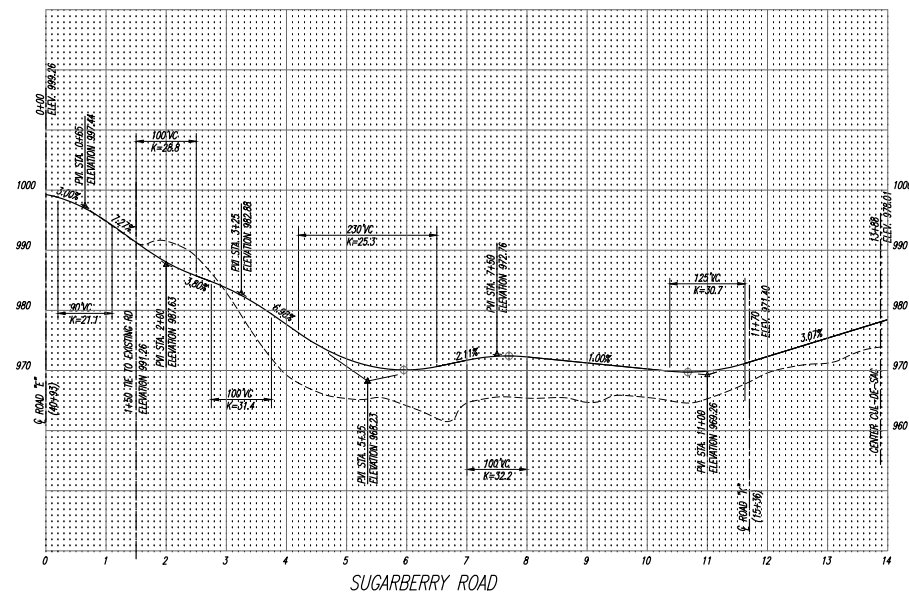
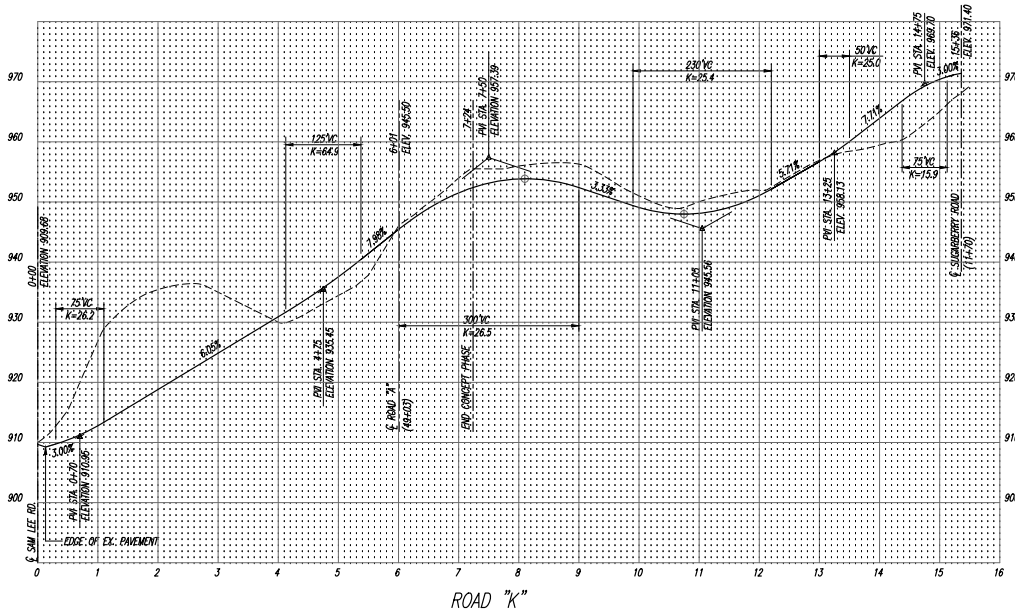
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DRAWN	KPP								
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		2	3/20/18	REVISED PER MPC COMMENTS					
		1	3/9/18	ADDED DUPLEX LOTS					

SCALE
 1"=50'
 DATE
 1/24/18



GRADING PLAN FOR
HAYDEN HILL, FUTURE UNITS
 CLT MAP 103, PARCEL 72.05
 DISTRICT 6, KNOX COUNTY, TENNESSEE

23973-GP
 SHEET 2 OF 4 SHEET(S)
 G:\23973\PHASE 2\23973-2-REVISED CONCEPT.DWG

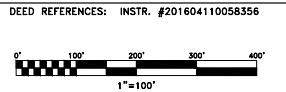


OWNER/DEVELOPER:
 HARDIN VALLEY FARM DEVELOPMENT, INC.
 C/O DARBY CAMPBELL
 308 LETTERMAN RD.
 KNOXVILLE, TN 37919
 (865) 588-2521

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 434 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@h-n-p.com

DESIGNED	DBH								
DRAWN	KPP								
CHECKED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
		2	3/20/18	REVISED PER MPC COMMENTS					
		1	3/9/18	ADDED DUPLEX LOTS					

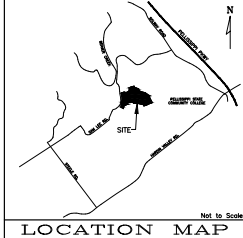
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DEED REFERENCES: INSTR. #201604110058356

ROAD PROFILES FOR
HAYDEN HILL, FUTURE UNITS
 CLT MAP 103, PARCEL 72.05
 DISTRICT 6, KNOX COUNTY, TENNESSEE

23973-RP
 SHEET 3 OF 4 SHEET(S)
 G:\23973\PHASE 2\23973-2-REVISED CONCEPT.DWG



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 5. THIS PROPERTY IS ZONED PM WITH TECHNOLOGY OVERLAY.
 6. ALL ROAD PROFILES ARE BASED ON BH&AP FIELD SURVEY.
 7. UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: LEONOR CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. BOUNDARY SURVEY BY BH&AP
 9. VARIANCE REQUIRED:
a) HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA 13+00, ROAD "K"
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 12. SIGHT DISTANCE CERTIFICATION REQUIRED AT THE INTERSECTION OF ROAD "K" AND SAM LEE ROAD.
 13. ALL STRUCTURES WILL HAVE TO BE LOCATED AT LEAST 50' FROM THE LAST CLOSED CONTOUR OF THE SINKHOLE ON THIS SITE. CONSTRUCTION WITHIN THE 50' SINKHOLE BUFFER MAY ONLY BE PERMITTED IF A GEOTECHNICAL STUDY IS PREPARED BY A REGISTERED ENGINEER AND STATES THAT BUILDING WITHIN THE 50' SINKHOLE BUFFER IS ACCEPTABLE AND THE STUDY IS APPROVED BY KNOX COUNTY ENGINEERING. AN ENGINEERING FOOTPRINT WILL BE REQUIRED FOR ANY STRUCTURES TO BE PLACED WITHIN THE 50' SINKHOLE BUFFER.
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 Revised: 3/27/2018

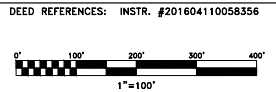


OWNER/DEVELOPER:
 HARDIN VALLEY FARM DEVELOPMENT, INC.
 C/O DARYL CAMPBELL
 508 LETTERMAN RD.
 KNOXVILLE, TN 37919
 (865) 588-0321

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 434 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
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DESIGNED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	KPP	2	3/20/18	REVISED PER MPC COMMENTS					
CHECKED	DBH	1	3/9/18	ADDED DUPLEX LOTS					

SCALE
 1"=100'
 DATE
 1/24/18



COMPOSITE MAP FOR
 HAYDEN HILL, FUTURE UNITS
 CLT MAP 103, PARCEL 72.05
 DISTRICT 6, KNOX COUNTY, TENNESSEE

23973-CM
 SHEET 4 OF 4 SHEET(S)
 G:\23973\PHASE 2\23973-2-REVISED CONCEPT.DWG

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

SUBDIVISION - CONCEPT



Name of Applicant: Hardin Valley Farm Development
Date Filed: 2/26/18 Meeting Date: 4/12/18
Application Accepted by: Thomas Breckler
Fee Amount: \$3080.00 File Number: Subdivision - Concept 4-SB-18-C
Fee Amount: _____ Related File Number: Development Plan 4-A-18-WR

PROPERTY INFORMATION

Subdivision Name: Hayden Hill - Future Units

Unit/Phase Number: _____

General Location: East side of Sam Lee Road
West of Solway Road

Tract Size: 58.304 acres No. of Lots: 172

Zoning District: PR (pending)

Existing Land Use: Vacant

Planning Sector: Northwest County

Growth Policy Plan Designation: Planned Growth

Census Tract: 59.07

Traffic Zone: 227

Parcel ID Number(s): 103 Parcel 72.05

Jurisdiction: City Council _____ District
 County Commission 6th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Darby Campbell

Company: Hardin Valley Farm Development

Address: 308 Letterman Rd

City: Knoxville State: TN Zip: 37919

Telephone: 588-0321

Fax: _____

E-mail: _____

PROJECT SURVEYOR/ENGINEER

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

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 AT&T Southeast

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: 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: harbin@bhn-p.com

VARIANCES REQUESTED

1. Horizontal curve radius from 250' to 175', STA 50+50 Rd "A"

Justify variance by indicating hardship: topography

2. Horizontal curve radius from 250' + 150', STA 13+00, Rd "K"

Justify variance by indicating hardship: topography

3. Vertical curve length from 225' to 135', STA 48+15, Rd "A"

Justify variance by indicating hardship: topography

4. Vertical curve length from 120.75' to 75', STA 49+55 Rd "A"

Justify variance by indicating hardship: topography

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 Harbom

Address: 4334 Papermill Drive

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

Signature: _____

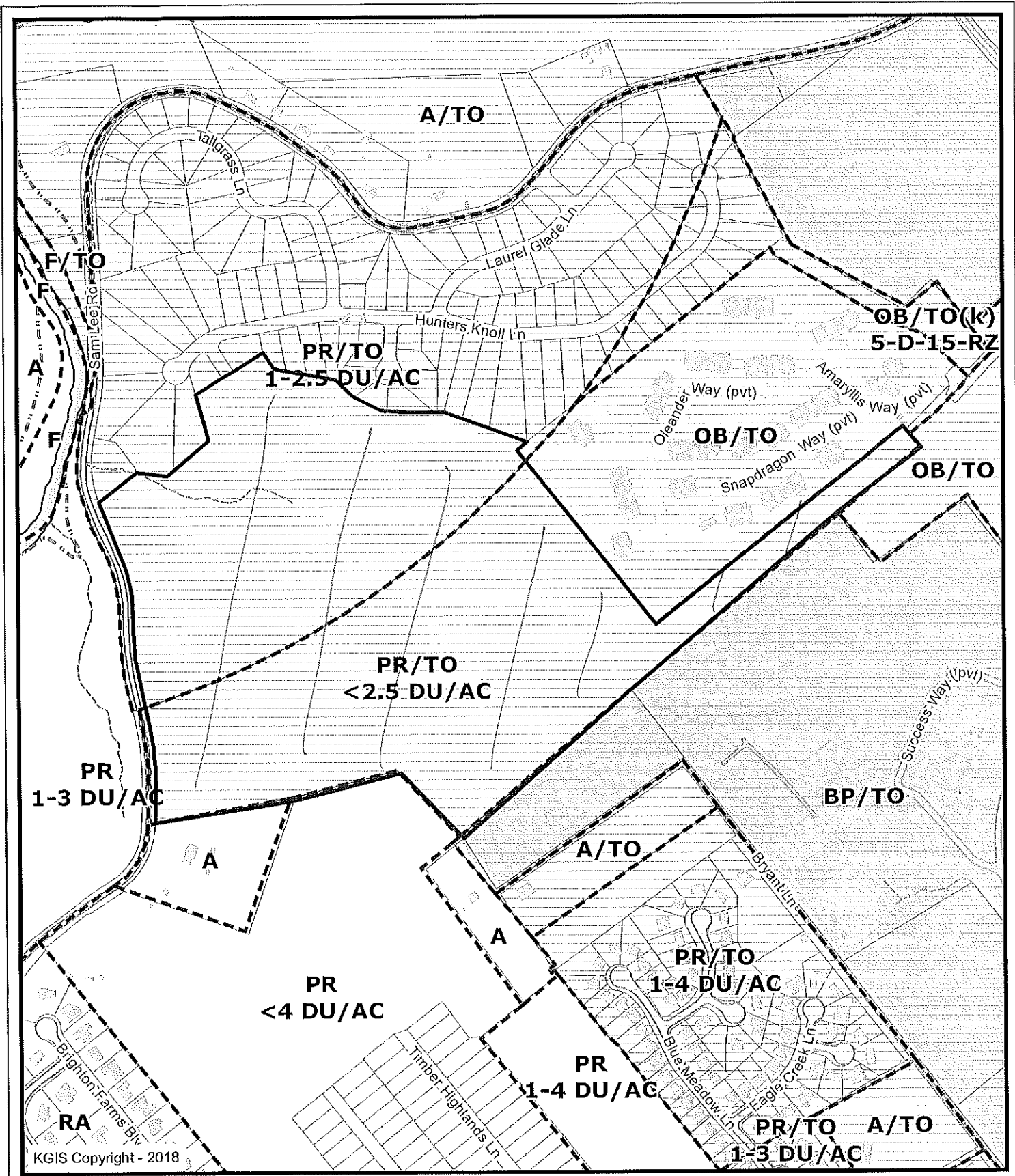
David Harbom

Date: _____

2/26/18

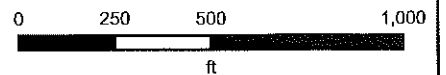
E-mail: _____

harbomc@hnp.com



Letter Portrait

Printed: 2/26/2018 at 10:18:02 AM



Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

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.

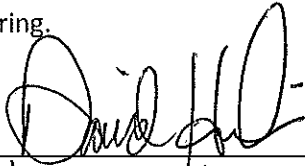
The sign(s) must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign(s) should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign(s) to be posted at the 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 March 28th consistent with the guidelines provided above; and remove the sign(s) within one week after the MPC/BZA public hearing.

Signature:



Printed name:

Hardin Valley Farm Development

Date:

2-26-18

MPC/BZA File #:

4-SB-18-C 4-A-A-UR