

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

► **FILE #:** 6-SD-18-C  
6-L-18-UR

**AGENDA ITEM #:** 16  
**AGENDA DATE:** 6/14/2018

► **SUBDIVISION:** HAYDEN HILL - FUTURE UNITS  
► **APPLICANT/DEVELOPER:** HARDIN VALLEY FARM DEVELOPMEN, INC  
**OWNER(S):** Chris Hardin Valley Farm Development

**TAX IDENTIFICATION:** 103 PART OF 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)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Attached and Detached 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:** 81

**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 at STA 13+00 on Road K, from 250' to 150'.  
2. Intersection angle variance at the intersection of Road K and Sugarberry Road, from 75 degrees to 70.38 degrees.

### STAFF RECOMMENDATION:

► **APPROVE** variances 1 and 2 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the proposed variances 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 80 attached dwellings and 1 detached dwelling 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 51 previously approved detached residential lots to 80 attached residential lots and 1 detached residential lot. The site is located near the center of the subdivision.

The Planning Commission had considered a similar request (4-SB-18-C/4-A-18-UR) for a concept plan approval for this site at their April 12, 2018 meeting to change the previous approval of 51 detached residential lots to 82 attached residential lots. That request was denied by the Planning Commission. The applicant has met with representatives from the neighborhood to gain support for the proposed change in the type of residential units being proposed in this interior portion of the subdivision.

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 approved the request on April 23, 2018.

The original 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.

**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 residential subdivision is consistent in use and density with the recent rezoning approval.

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

1. The proposed 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 approved 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 4.08 du/ac, the overall density for the Subdivision will be 2.58 du/ac which is consistent with the Sector Plan and the approved 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)

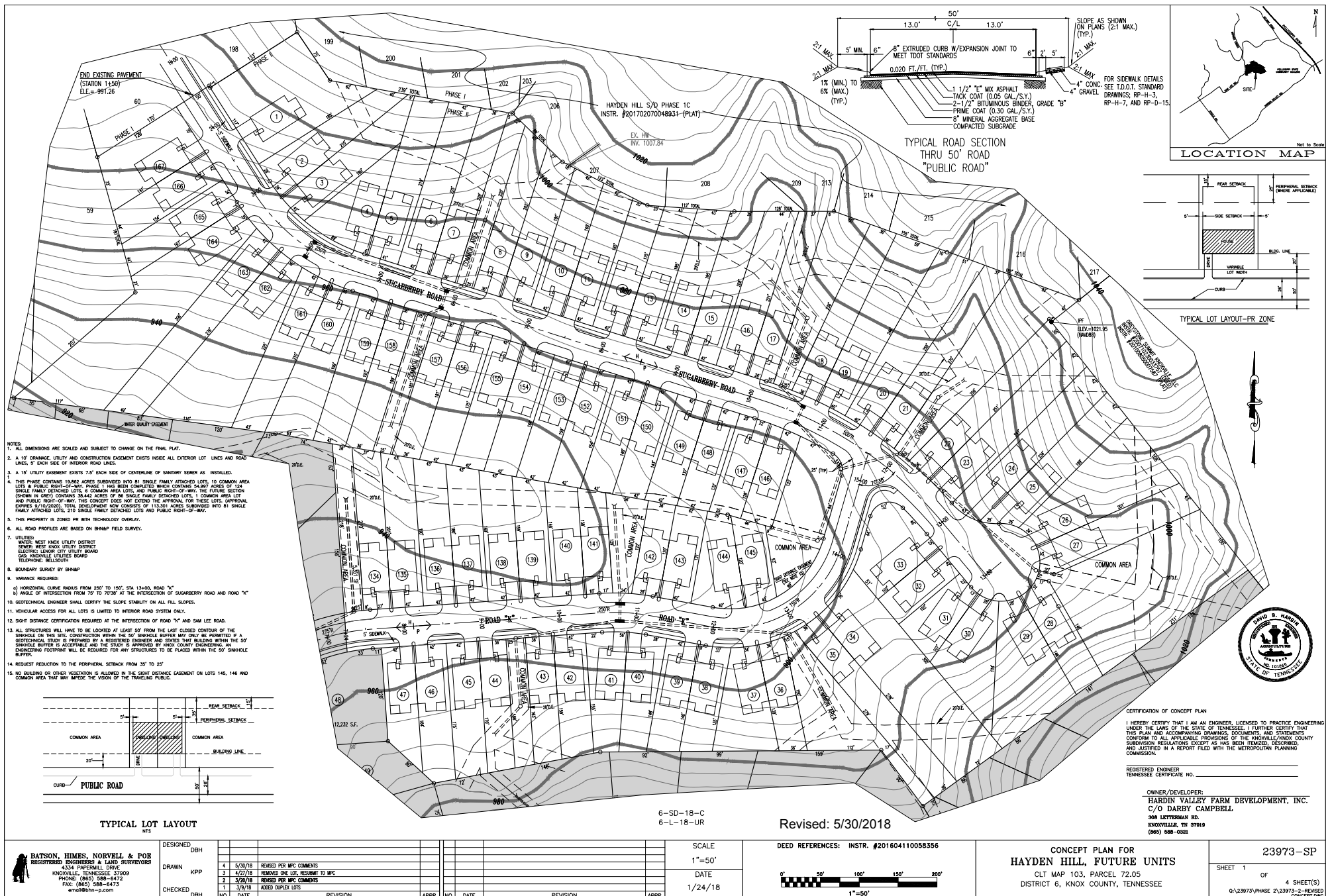
Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

- 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.

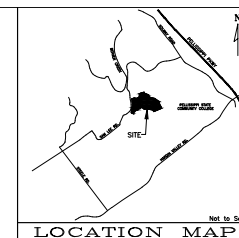
MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.











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Revised: 5/30/2018



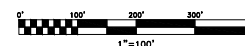
OWNER/DEVELOPER:  
HARDIN VALLEY FARM DEVELOPMENT, INC.  
C/O DARBY CAMPBELL  
306 LETTERMAN RD.  
KNOXVILLE, TN 37919  
(665) 566-0321

23973-CM

SHEET 4 OF 4 SHEET(S)  
Q:\23973\PHASE 2\23973-2-REVIS  
CONCEPT.DWG


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

DEED REFERENCES: INSTR. #201604110058356



SCALE  
1"=100'

DATE  
1/24/18

[illegible]

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

# M P C

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TENNESSEE

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400 Main Street  
Knoxville, Tennessee 37902  
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## SUBDIVISION - CONCEPT

Name of Applicant: Hardin Valley Farm Development, Inc.  
 Date Filed: 4/30/18 Meeting Date: 5/14/18  
 Application Accepted by: Thomas Breckler  
 Fee Amount: N/C File Number: Subdivision - Concept 6-SD-18-C  
 Fee Amount: N/C Related File Number: Development Plan 6-L-18-UR

### PROPERTY INFORMATION

Subdivision Name: Hayden Hill - Future Units  
 Unit/Phase Number: \_\_\_\_\_  
 General Location: SE terminus of Sugarbong Road  
SE of Hunters Knoll Way  
 Tract Size: 19.862 ac No. of Lots: 81  
 Zoning District: DR  
 Existing Land Use: Vacant  
 Planning Sector: Northwest County  
 Growth Policy Plan Designation: Planned Growth  
Area  
 Census Tract: 59.07  
 Traffic Zone: 227  
 Parcel ID Number(s): 103 Port of Parcel 72.05  
 Jurisdiction: ☐ City Council \_\_\_\_\_ District  
☒ County Commission 6th 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: ATT Southwest

### 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)

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Chris Coten  
 Company: Hardin Valley Farm Development, Inc.  
 Address: 308 Letterman Rd  
 City: Knoxville State: TN Zip: 37919  
 Telephone: 588-0321  
 Fax: \_\_\_\_\_  
 E-mail: chris@safeharbordev.com

### PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

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

### APPLICATION CORRESPONDENCE

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

PLEASE PRINT

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



### VARIANCES REQUESTED

1. Horizontal curve radius from 250' to 150', sta 13+00, Rd 'K'

Justify variance by indicating hardship: 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.

Signature: \_\_\_\_\_

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

4/30/18

PLEASE PRINT

Name: \_\_\_\_\_

David Harbin

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

4334 Papermill Drive

City: \_\_\_\_\_

Knoxville

State: \_\_\_\_\_

TN

Zip: \_\_\_\_\_

37909

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

588-6472

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

588-6473

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

harbin.cbhn-p.com