



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 8-SD-19-C

AGENDA ITEM #: 13

AGENDA DATE: 8/8/2019

▶ **SUBDIVISION:** HARDIN VALLEY WEST

▶ **APPLICANT/DEVELOPER:** DAVID HARBIN / BATSON HIMES NORVELL & POE

OWNER(S): Steve Bethel / Kirkland Financial

TAX IDENTIFICATION: 103 10804

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11103 Hardin Valley Rd.

▶ **LOCATION:** Northwest side of Hardin Valley Road, southwest of Conners Creek Circle

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 20.52 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land - PR (Planned Residential)
South: Residences - PR (Planned Residential) and A (Agricultural)
East: Residences - PR (Planned Residential)
West: Residences - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 54

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a 3 lane street section within an 88' required right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Intersection spacing variance on Hardin Valley Rd., between Berrywood Dr. and proposed Road A, from 400' to 244'.
2. Intersection spacing variance on Hardin Valley Rd., between Blackberry Ridge Blvd. and proposed Road A, from 400' to 340'.
3. Vertical curve variance on Road A at STA 0+75, from 150' to 90'.
4. Horizontal curve variance on Road A at STA 21+25, from 250' to 150'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-4 because the site's topography, site features and location restrict 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 utility provider.
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. Street B shall connect to Blackberry Ridge Blvd. in Laurel Ridge Subdivision to the west. The street connection shall be improved to the requirements of the Knox County Department of Engineering and Public Works.

5. Provide an as-built drainage plan to the Knox County Department of Engineering and Public Works prior to August 30, 2019 for the drainage system along Road A from the Subdivision entrance to the north side of the catch basins in front of Lots 6 and 47, along Road B and for the detention pond on the west side of Lot 50.

6. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.

7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, drainage system and any recreational amenities.

COMMENTS:

The applicant had obtained a Concept Plan and Use on Review approval (1-SE-17-C / 1-I-17-UR) from the Planning Commission for this subdivision on January 12, 2017. A Final Plat (2-SL-18-F) approval was also granted for the subdivision by the Planning Commission on May 9, 2018. However, since the Final Plat was not recorded within one year of the Planning Commission approval, the Final Plat and the Concept Plan approvals have expired. The applicant is now resubmitting the Concept Plan for approval by the Planning Commission.

The Concept Plan includes 54 detached residential lots and common area (4.69 acres) on 20.52 acres at a density of 2.63 du/ac. This property is located on the northwest side of Hardin Valley Rd., southwest of Conners Creek Circle and northeast of Berrywood Dr. The primary access street for the subdivision will be out to Hardin Valley Rd. at a location approximately 244 feet northeast of Berrywood Dr. The subdivision also includes a proposed street connection to Blackberry Ridge Blvd. in Laurel Ridge Subdivision to the west. The street connection will allow for two access points out to Hardin Valley Rd. for the two subdivisions. A Traffic Impact Study was not required for this subdivision.

The site is located within the Parent Responsibility Zone. Sidewalks are being provided on one side of all internal streets and will connect to the existing sidewalk along Hardin Valley Rd. In addition to providing a future pedestrian connection to the schools, 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. The subdivision will also have 4.69 acres of common area which is primarily being established around Conners Creek and some larger sinkhole features.

ESTIMATED TRAFFIC IMPACT: 590 (average daily vehicle trips)

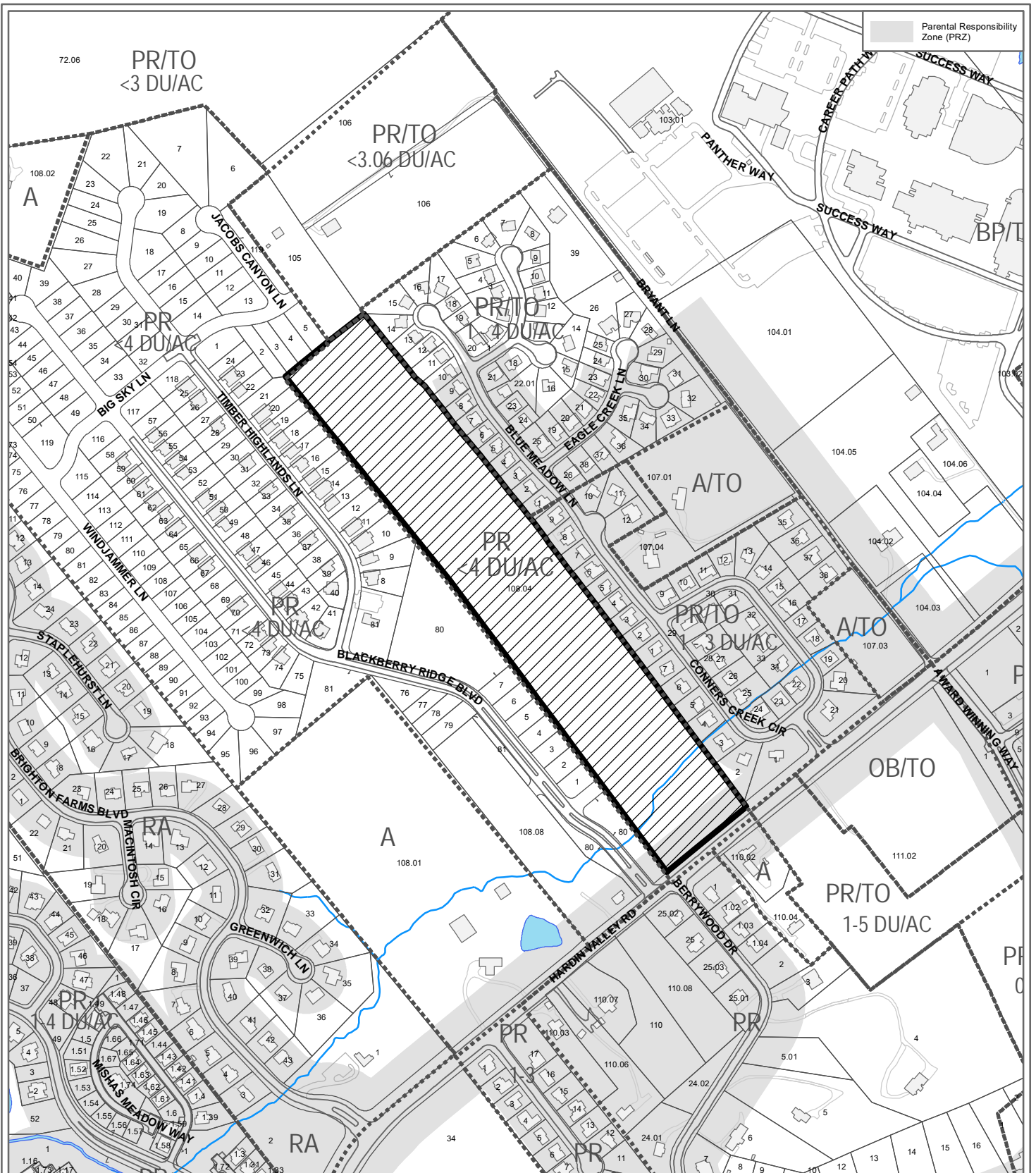
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 22 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

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



**8-SD-19-C
CONCEPT PLAN**

Subdivision: Hardin Valley West



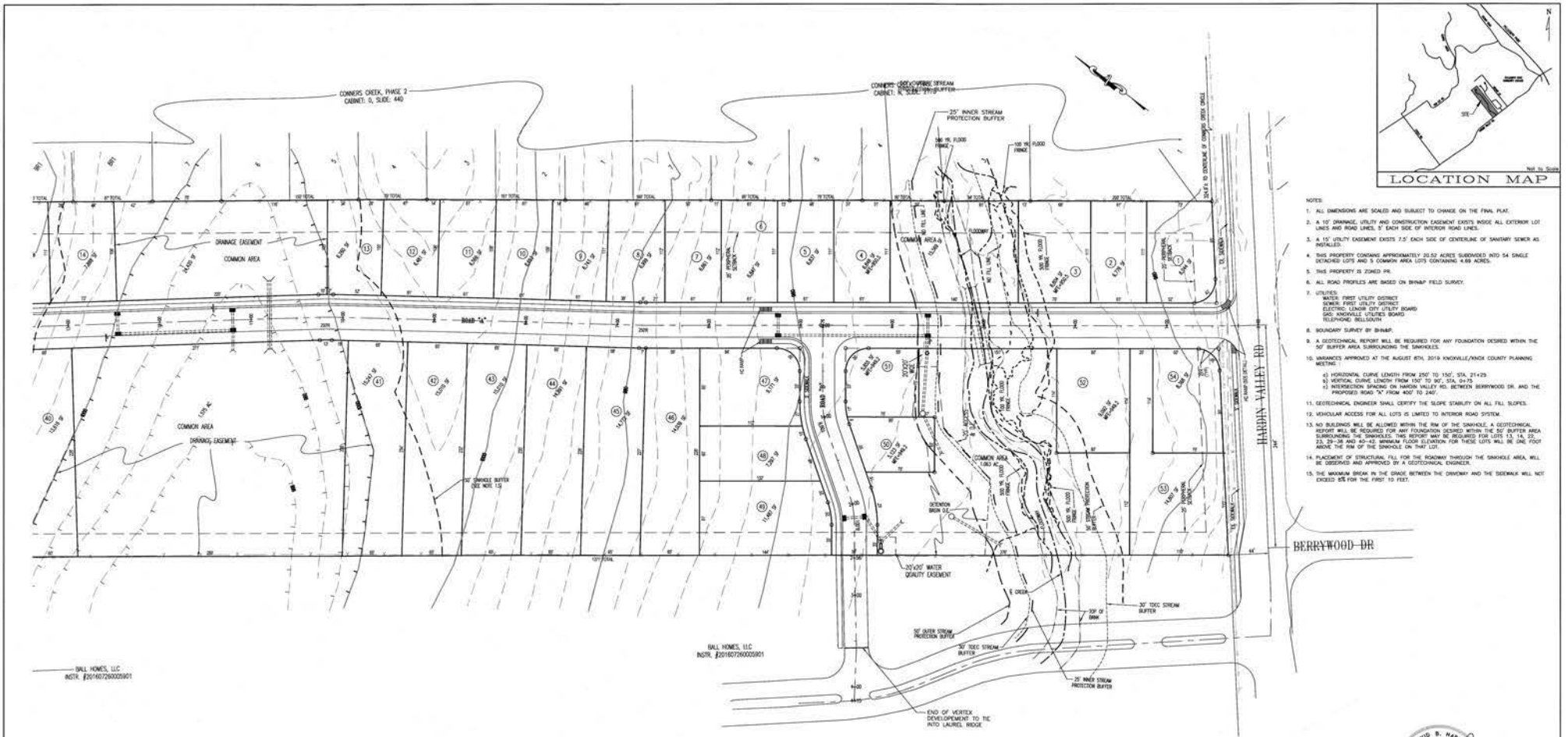
Approval of Concept Plan

Original Print Date: 7/15/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 103
 Jurisdiction: County





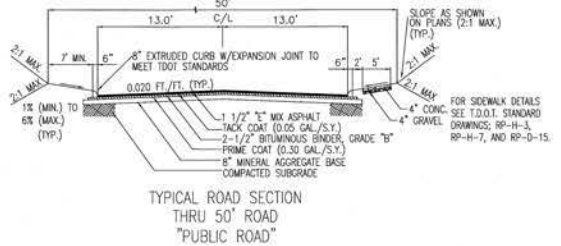
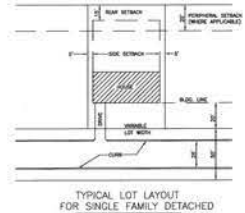
- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS WIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INDICATED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 25.82 ACRES (SUBDIVIDED INTO 54 SINGLE DETACHED LOTS AND 5 COMMON AREA LOTS) CONTAINING 4.89 ACRES.
 5. THIS PROPERTY IS ZONED P-1.
 6. ALL ROAD PROFILES ARE BASED ON BINMAP FIELD SURVEY.
 7. UTILITIES:
WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
ELECTRIC: LINCOLN CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. BOUNDARY SURVEY BY BINMAP.
 9. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE LINDSEYS.
 10. VARIANCES APPROVED AT THE AUGUST 6TH, 2018 KNOXVILLE/PERC COUNTY PLANNING MEETING:
 (1) HORIZONTAL CURVE LENGTH FROM 200' TO 150', STA. 21+42.5
 (2) VERTICAL CURVE LENGTH FROM 150' TO 90', STA. 0+13.75
 (3) INTERSECTION SPACING ON HARDIN VALLEY RD. BETWEEN BERRYWOOD DR. AND THE PROPOSED ROAD "X" FROM 400' TO 240'.
 11. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 12. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM.
 13. NO BUILDING WILL BE ALLOWED WITHIN THE 50' BUFFER AREA. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE LINDSEYS. THIS REPORT MAY BE REQUIRED FOR LOTS 14, 15, 20, 23, 29-38 AND 43-42. MINIMUM FLOOD ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE FIRM OF THE SHINGLE ON THAT LOT.
 14. PLACEMENT OF STRUCTURAL FILL FOR THE ROADWAY THROUGH THE SHINGLE AREA WILL BE DESIGNED AND APPROVED BY A GEOTECHNICAL ENGINEER.
 15. THE MINIMUM BREAK IN THE CHAIN BETWEEN THE DRIVEWAY AND THE SIDEWALK WILL NOT EXCEED 85% FOR THE FIRST 15 FEET.

BILL HINES, LLC
INSTR. #20160726002991

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INSTR. #20160726002991



CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/PERC COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN PERMITTED, DESCRIBED, AND JUSTIFIED IN A RESPONSE TO THE METROPOLITAN PLANNING COMMISSION.
 David B. Hines
 REGISTERED ENGINEER
 TENNESSEE CERTIFICATE NO. 101265



Revised: 7/22/2019

8-SD-19-C/1-I-17-UR

OWNER/DEVELOPER:
 KIRKLAND FINANCIAL, LLC
 C/O STEVE BETHEL
 208 CASTLEDOWNS LANE
 KNOXVILLE, TN 37938
 PHONE: (606) 384-8124

BATSON, HINES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 6334 PAPERBARK DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (606) 588-6472
 FAX: (606) 588-6473
 email@bhn-p.com

DESIGNED	DBH								
DRAWN	SEW								
CHECKED	DBH								
NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.		

SCALE
 1"=90'
 VERTICAL: 2" INTERVAL
 DATE
 6/21/19

DEED REFERENCES: DEED BOOK 1890, PAGE 486
 INSTR. #200005260035503

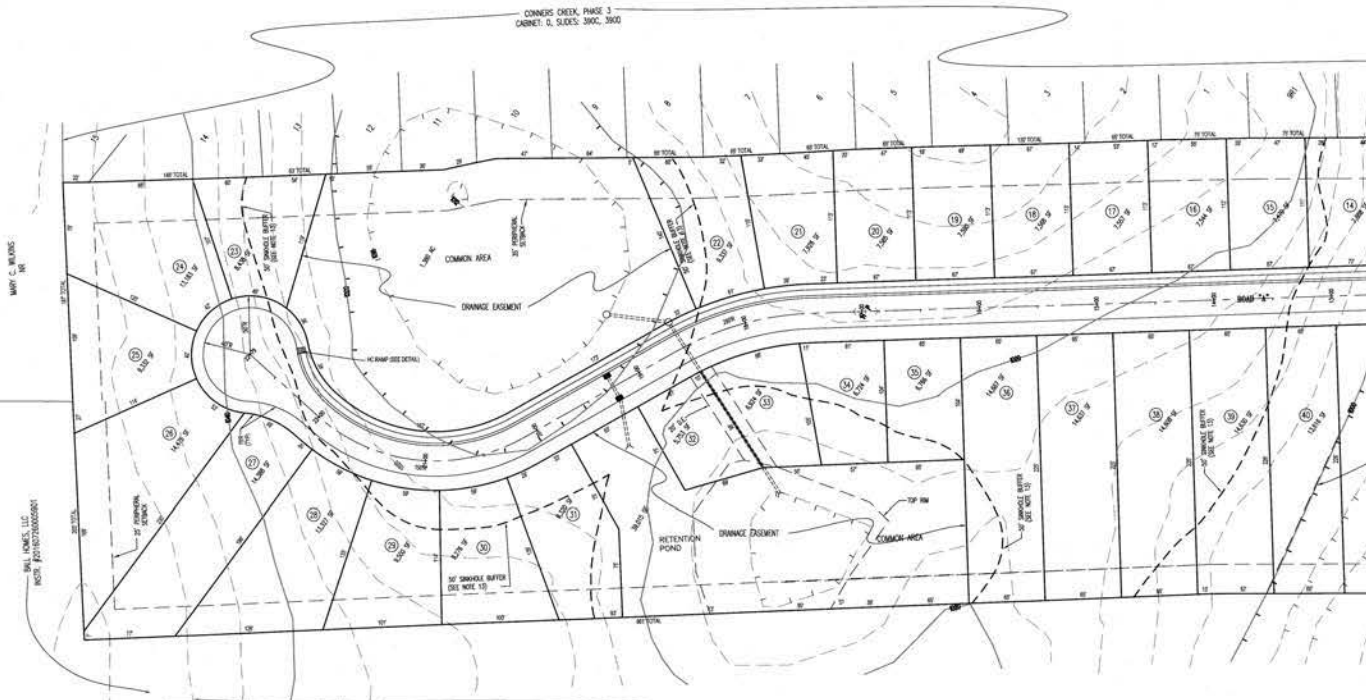
1"=50'

CONCEPT PLAN FOR
HARDIN VALLEY WEST
 CLT MAP 103 PARCEL 108.04
 DISTRICT 6, KNOX COUNTY, TENNESSEE

24998-C
 SHEET 1 OF 3 SHEET(S)
 012499824998-CONCEPT-REVISED.DWG

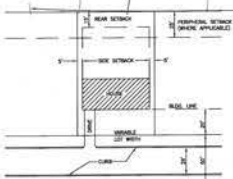


LOCATION MAP



MARK C. WILSON
P.E.

MARK WILSON, LLC
PHONE: (865) 298-6412



TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED

- 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 10' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 20.52 ACRES SURVORING INTO 54 SINGLE DETACHED LOTS AND 2 COMMON AREA LOTS CONTAINING 4.88 ACRES.
 5. THIS PROPERTY IS ZONED P18.
 6. ALL ROAD PROFILES ARE BASED ON BHMAP FIELD SURVEY.
 7. UTILITIES:
OWNER: FIRST UTILITY DISTRICT
OWNER: FIRST UTILITY DISTRICT
ELECTRIC: KNOX CITY UTILITY BOARD
GAS: KNOXVILLE UTILITY BOARD
TELEPHONE: BELLSOUTH
 8. BOUNDARY SURVEY BY BHMAP.
 9. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE SHANGHAI.
 10. VARIANCES APPROVED AT THE AUGUST 8TH, 2018 KNOXVILLE/KNOX COUNTY PLANNING MEETING:
a) HORIZONTAL CURVE LENGTH FROM 240' TO 150', STA. 21+75
b) VERTICAL CURVE LENGTH FROM 150' TO 90', STA. 0+75
c) INTERSECTION SHOWN ON HARDIN VALLEY RD BETWEEN BERRYWOOD DR AND THE PROPOSED ROAD "A" FROM 450' TO 240'.
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 15. THE MAXIMUM BREAK IN THE CURVE BETWEEN THE DRIVEWAY AND THE SIDEWALK WILL NOT EXCEED 85% FOR THE FIRST 10 FEET.

CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN TYPICALLY DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

David B. Harkin
REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. 101265



OWNER/DEVELOPER:
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C/O STEVE BETHEL
208 CASTLEBORO LANE
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PHONE: (865) 384-8124

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email@bhn-p.com

DESIGNED	DBH								
DRAWN	SEW								
CHECKED	DBH	NO.	DATE	APPR.	NO.	DATE	REVISION	APPR.	

SCALE
1"=50'
VERTICAL: 2" INTERVAL
DATE
6/21/19

DEED REFERENCES: DEED BOOK 1990, PAGE 486
INSTR. #200005260035503

1"=50'

CONCEPT PLAN FOR
HARDIN VALLEY WEST
CLT MAP 103 PARCEL 108.04
DISTRICT 6, KNOX COUNTY, TENNESSEE

24998-C
SHEET 2 OF 3 SHEETS
Q:\24998\24998-CONCEPT-REVISED.DWG

REQUEST

DEVELOPMENT

- Development Plan Use on Review / Special Use
- Residential Non-Residential
- Home Occupation (specify): _____
- Other (specify): _____

SUBDIVISION

- Proposed Subdivision Name Hardin Valley West Unit / Phase Number
- Concept Plans in Planned District or Zone
- Parcel Change
 - Combine Parcels Divide Parcel Total Number of Lots Created: 54
- Other (specify): _____
- Attachments / Additional Requirements

ZONING

- Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____
- Zoning Change Plan Amendment Change
- Proposed Zoning _____ Proposed Plan Designation(s) _____
- Other (specify): _____

STAFF USE ONLY

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat only*)
- Use on Review / Special Use (*Concept Plan only*)
- Traffic Impact Study

FEE 1:	<u>\$500</u>	TOTAL: <u>\$2,120⁰⁰</u>
FEE 2:	<u>54 Lots</u> <u>\$1620</u>	
FEE 3:		

AUTHORIZATION


Staff Signature

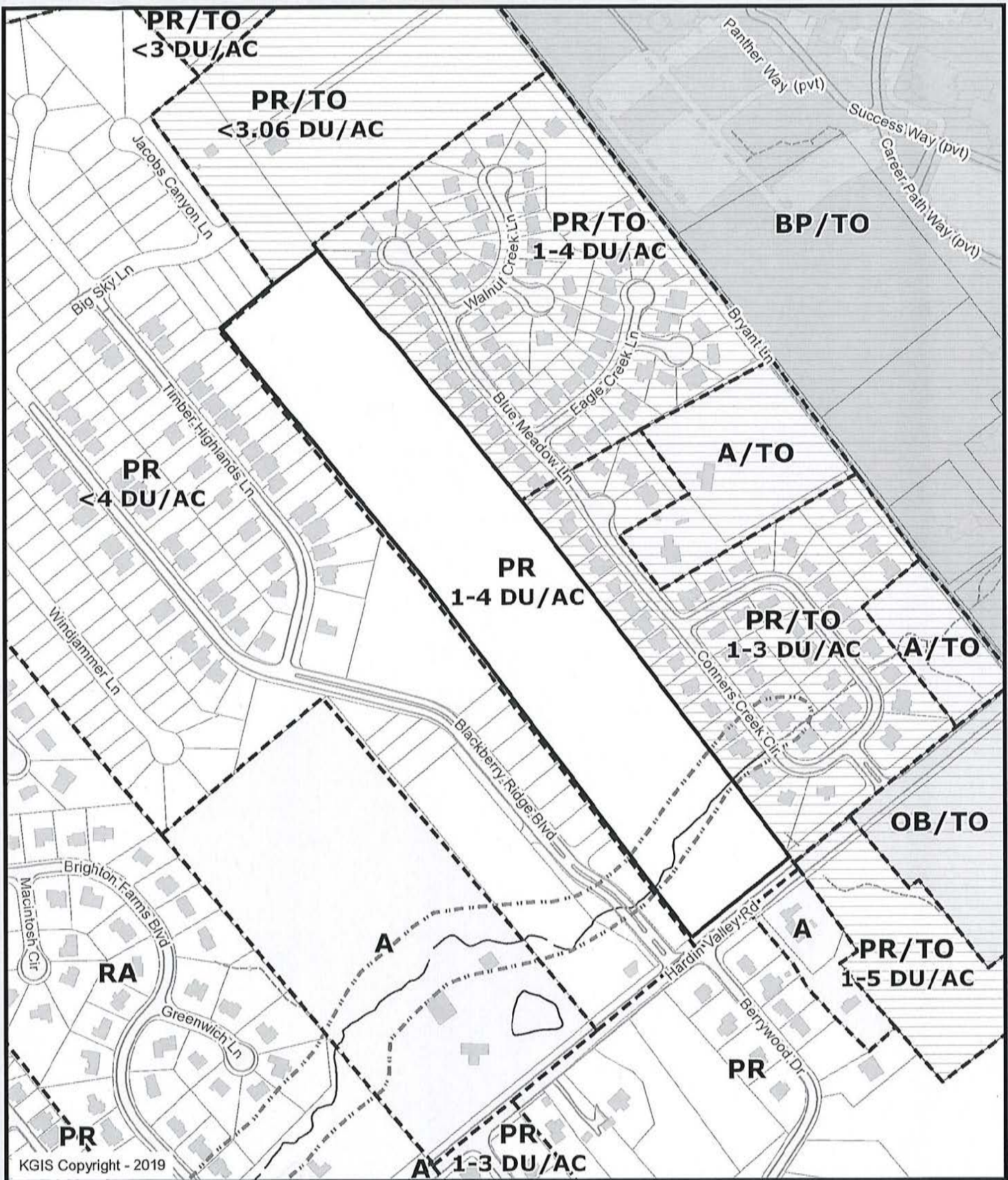
James Reed
Please Print

6/24/19
Date


Applicant Signature

David Harbo
Please Print

6/24/19
Date



Letter Portrait



Printed: 6/24/2019 at 3:38:03 PM



Knoxville - Knox County - KUB Geographic Information System

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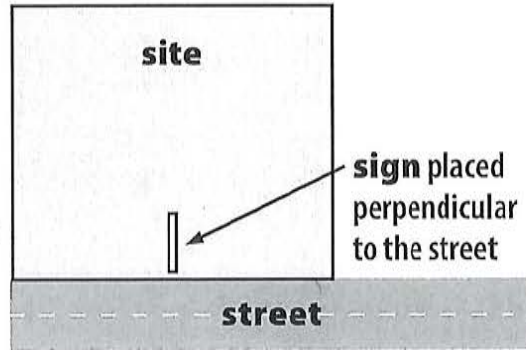
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

7/24/19 and 8/9/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Kaity Patterson

Printed Name: Kaity Patterson

Phone: 588-6472 Email: kpatterson@bhn-p.com

Date: 6/24/19

File Number: 8-SD-19-C