



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 5-SD-19-C **AGENDA ITEM #:** 10
5-G-19-UR **AGENDA DATE:** 5/9/2019

▶ **SUBDIVISION:** STEELE ROAD SUBDIVISION
▶ **APPLICANT/DEVELOPER:** HARDIN VALLEY LAND PARTNERS
OWNER(S): Rusty Bittle

TAX IDENTIFICATION: 117 027 & 02508 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Hardin Valley Rd

▶ **LOCATION:** South side of Hardin Valley Road, West of Pellissippi Parkway, South end of Steele Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 30.5 acres

▶ **ZONING:** PR (Planned Residential) / CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Vacant land - CA (General Business)
South: Vacant land - A (Agricultural)
East: Vacant land - A (Agricultural)
West: Residences and vacant land - A (Agricultural) and CA (General Business)

▶ **NUMBER OF LOTS:** 91

SURVEYOR/ENGINEER: Fulghum MacIndoe & Associates, Inc.

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a 3-5 lane street section within an 88' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**
1. Reduction of the intersection radii for the right-of-way for Road A at Hardin Valley Rd., from 75' to 0'.
2. Horizontal curve variance on Road A at STA 1+00.19, from 250' to 150'.
3. Horizontal curve variance on Road A at STA 13+47.12, from 250' to 150'.
4. Maximum street grade variance on Road A from STA 1+03.75 to STA 13+38.53, from 12% to 14%.
5. Reduction of the K-Value on Road A at STA 1+03.75, from K=25 to K=15.
6. Reduction of the minimum lot width for access from 25' to 20'.

APPROVED WAIVER:

1. Intersection grade waiver on Road A, from 1% up to 2%.

STAFF RECOMMENDATION:

- **APPROVE variances 1-6 because the site's topography and shape restrict 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 street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Implementation of any recommended improvements identified in the Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., dated May 1, 2019 and as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff.
4. The final design and details for implementation of the intersection improvements for Road A at Hardin Valley Rd., including any traffic signal modification and pedestrian crossing improvements, shall be worked out between the applicant and the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.
5. 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.
6. At the design plan stage of the subdivision, the applicant shall submit a parallel parking plan for on street guest parking to the Knox County Department of Engineering and Public Works and Planning staff for review and approval.
7. At the design plan stage of the subdivision, the details and timing of the slope reforestation plan shall be worked out with the Knox County Department of Engineering and Public Works and Planning staff.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Prior to certification of the final plat for the subdivision, establishing a homeowners association for the purpose of maintaining the private streets, storm water system, common area and any other commonly held assets.
10. Submitting to Planning 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 91 attached dwelling units on individual lots, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Providing documentation prior to final plat approval that the actual surveyed area that is zoned PR will allow the proposed number of dwelling units based on an approved zoning density of up to 3 du/ac.

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 a 30.5 acre tract into 91 attached residential lots at a density of 2.98 du/ac. The property is located on the south side of Hardin Valley Rd. directly south of Steele Rd.

A concept plan/use on review approval (11-SC-15-C/11-H-15-UR) was granted for this site by the Planning Commission on November 12, 2015 for 61 detached residential lots. To address site grading issues, a revised concept plan (9-SC-16-C) was approved by the Planning Commission on September 8, 2016 for 60 lots with approval of a reduction of the public street right-of-way to 40' and the pavement width to 22 feet as permitted under Section 69-10 of the Subdivision Regulations. On October 23, 2017, the Knox County Commission approved a rezoning request (6-G-17-RZ) for a density increase for the PR zoning for up to 3 du/ac.

Under this new application, the proposed subdivision will be served by private streets with access out to Hardin Valley Rd. at the signalized intersection with Steele Rd. The private streets will have a 40' right-of-way with a pavement width of 22'. Pavers are proposed as the pavement surface.

The applicant has requested a variance from the Subdivision Regulations to reduce the minimum lot width for

access from 25' to 20'. The proposed townhouse units would include a one car garage with a parking space in front of the garage. With the proposed site grading for the townhouse units and the reduced pavement width for the street, staff is recommending a condition that the applicant submit a parallel parking plan for on street guest parking.

The proposed subdivision will include sidewalks on one side of all streets that will allow for a connection to the proposed amenity area and the existing sidewalks located along Hardin Valley Rd.

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

1. The proposed attached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the scale and intensity of recent 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 residential development 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 has access to a minor arterial street.
3. The proposed residential development at a density of 2.98 du/ac, is consistent in use and density with the PR zoning approved for this property.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential development for this site. The proposed development at a density of 2.98 du/ac is consistent with the sector plan.
2. This site is located within the Rural 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.

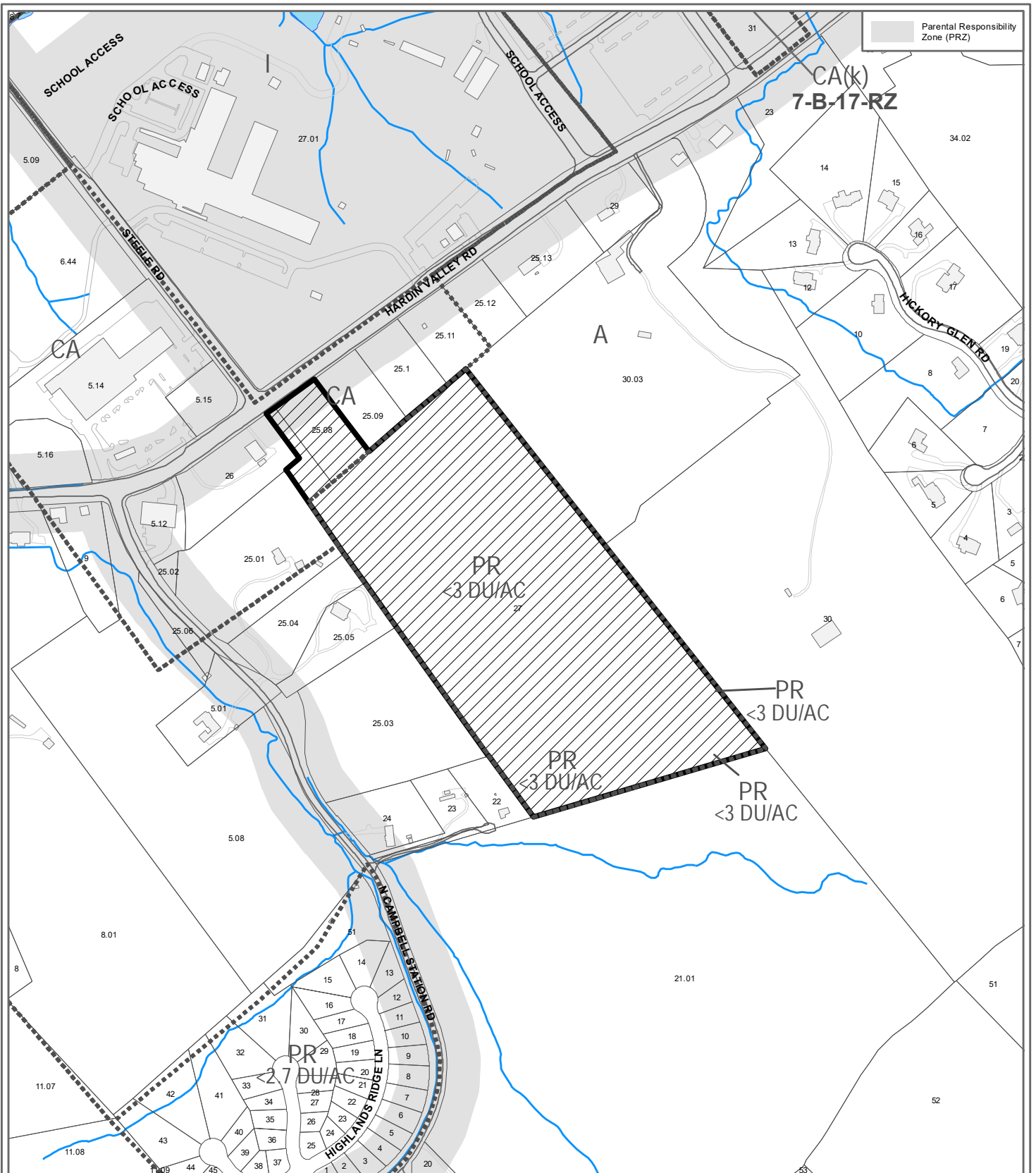
ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

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 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.

Knoxville-Knox County Planning Commission'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.



**5-SD-19-C / 5-G-19-UR
CONCEPT PLAN/USE ON REVIEW**



Attached Residential Subdivision in PR (Planned Residential) / CA (General Business)

Petitioner: Hardin Valley Land Partners
Undefined

Map No: 117

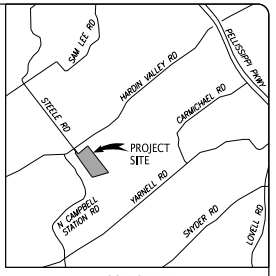
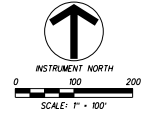
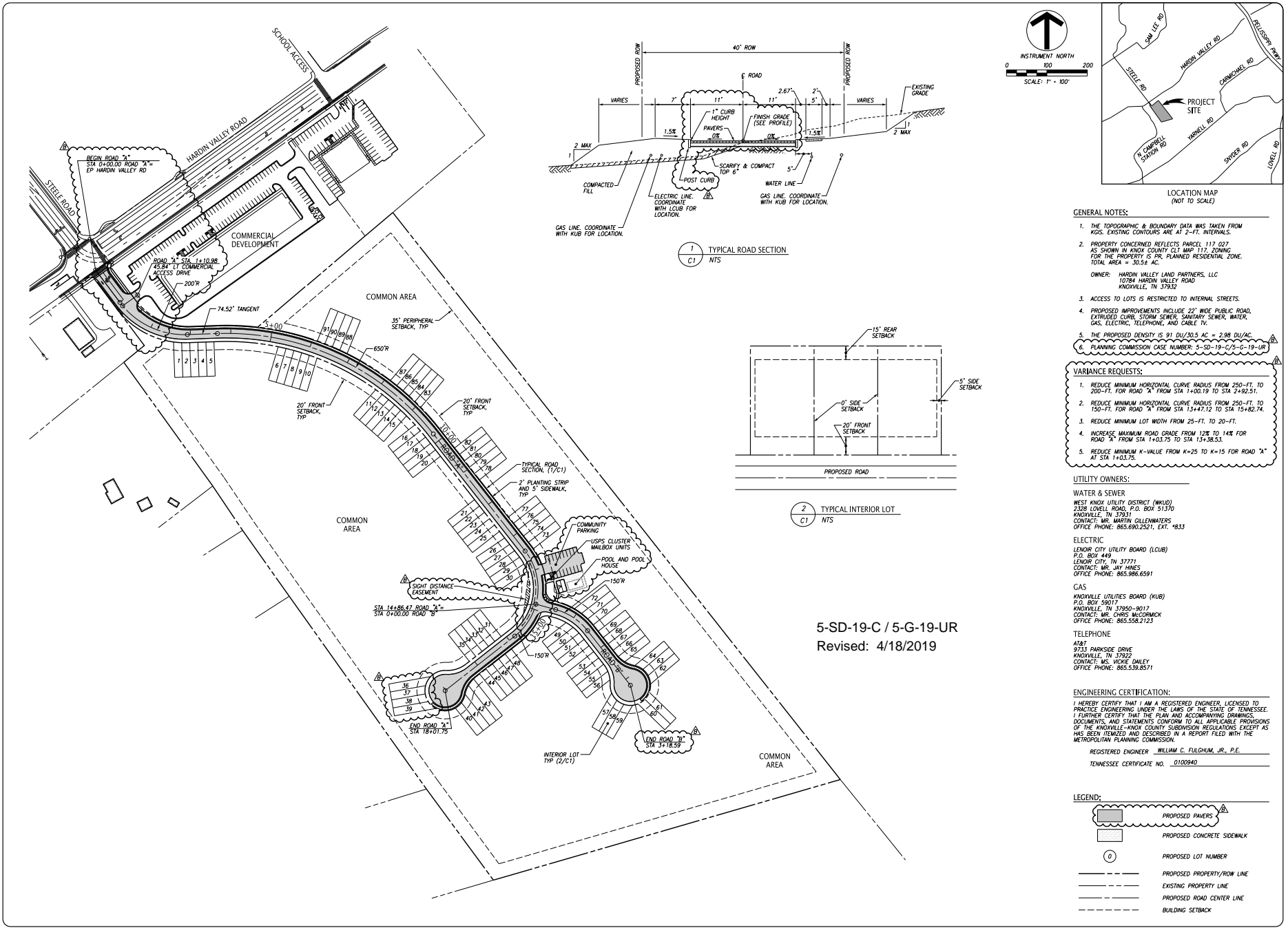
Jurisdiction: County



Original Print Date: 4/17/2019

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



- GENERAL NOTES:**
1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM RECENT EXISTING CONVEYS ARE AT 2-FT INTERVALS.
 2. PROPERTY CONCERNED REFLECTS PARCEL 117.027 AS SHOWN IN KNOX COUNTY CLY MAP 117. ZONING FOR THE PROPERTY IS PL. PLANNED RESIDENTIAL ZONE. TOTAL AREA = 30.54 AC.
 3. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
 4. PROPOSED IMPROVEMENTS INCLUDE 22" WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
 5. THE PROPOSED DENSITY IS 91 DU/30.5 AC = 2.98 DU/AC.
 6. PLANNING COMMISSION CASE NUMBER: 5-SD-19-C/5-C-19-UR

- VARIANCE REQUESTS:**
1. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT. TO 200-FT. FOR ROAD "A" FROM STA 1+00.19 TO STA 2+92.51.
 2. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT. TO 150-FT. FOR ROAD "A" FROM STA 13+47.12 TO STA 15+82.74.
 3. REDUCE MINIMUM LOT WIDTH FROM 25-FT. TO 20-FT.
 4. INCREASE MAXIMUM ROAD GRADE FROM 12% TO 14% FOR ROAD "A" FROM STA 1+03.79 TO STA 13+58.53.
 5. REDUCE MINIMUM K-VALUE FROM K=25 TO K=15 FOR ROAD "A" AT STA 1+03.75.

UTILITY OWNERS:

WATER & SEWER
 WEST KNOX UTILITY DISTRICT (WKUD)
 2328 LOVELL ROAD, P.O. BOX 51370
 KNOXVILLE, TN 37931
 CONTACT: MR. MARTIN OLENNI-WATERS
 OFFICE PHONE: 865.690.2521, EXT. #833

ELECTRIC
 LENOR CITY UTILITY BOARD (LCUB)
 P.O. BOX 448
 LENOR CITY, TN 37771
 CONTACT: MR. JAY HINES
 OFFICE PHONE: 865.986.6591

GAS
 KNOXVILLE UTILITIES BOARD (KUB)
 P.O. BOX 59017
 KNOXVILLE, TN 37950-0917
 CONTACT: MR. CHRIS MCCORMACK
 OFFICE PHONE: 865.558.2123

TELEPHONE
 AT&T
 9733 PARKSIDE DRIVE
 KNOXVILLE, TN 37922
 CONTACT: MR. VOICIE DAILY
 OFFICE PHONE: 865.539.8571

ENGINEERING CERTIFICATION:

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 PAVERS
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LOT NUMBER
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE
- BUILDING SETBACK



PRELIMINARY NOT FOR CONSTRUCTION

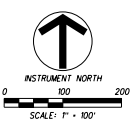
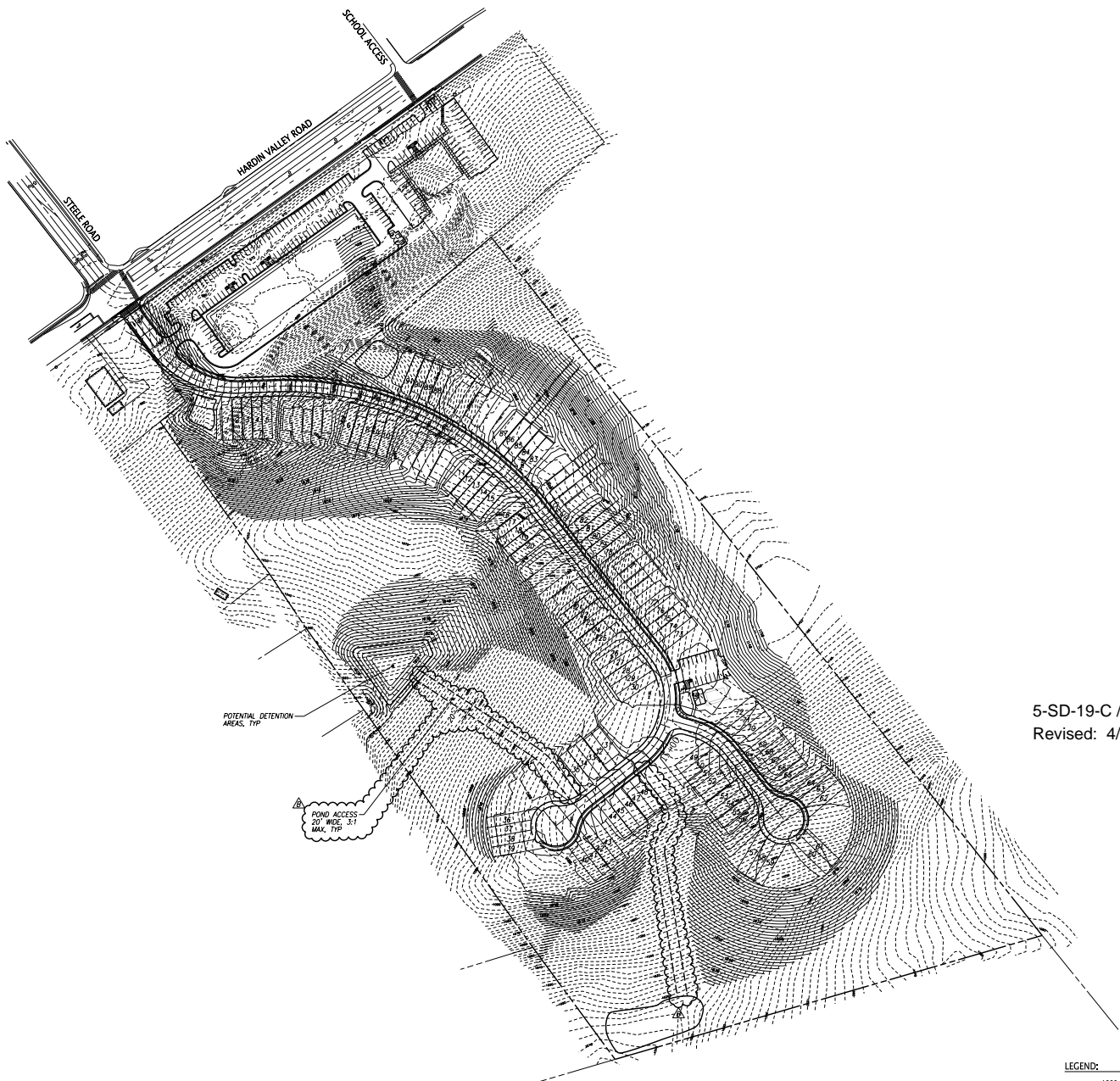
STEELE ROAD SUBDIVISION
 11446 HAROLD VALLEY ROAD
 KNOXVILLE, TENNESSEE 37932

HARDIN VALLEY LAND PARTNERS, LLC
 10784 HAROLD VALLEY ROAD
 KNOXVILLE, TN 37932
 CONTACT: RUSTY BITTLE
 TELEPHONE NO.: 865.650.7000
 EMAIL: RUSTY@HARDINVALEYLANDS.COM

CONCEPT PLAN

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
548.001	WCF	04/18/19	REVISED PER WCF COMMENTS
	WCF	03/25/19	ISSUED CONCEPT PLAN

Project Sheet
 Date 03/25/19
 Scale 1" = 100'



5-SD-19-C / 5-G-19-UR
 Revised: 4/18/2019

LEGEND:

———— 1000 ————	PROPOSED CONTOUR
----- 1000 -----	EXISTING CONTOUR

**FULGHUM
 MACINDOE
 & ASSOCIATES, INC.**
 10330 HARDEN VALLEY ROAD
 SUITE 200
 KNOXVILLE, TN 37932
 OFFICE: 865.890.6419
 FAX: 865.890.6449
 www.fulghummacindoe.com

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

STEELE ROAD SUBDIVISION
 11446 HARDIN VALLEY ROAD
 KNOXVILLE, TENNESSEE 37932

**HARDIN VALLEY LAND
 PARTNERS, LLC**
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 CONTACT: RUSTY BITTLE
 TELEPHONE NO.: 865.6570745
 EMAIL: RUSTY@HARDINVALEYLANDS.COM

GRADING PLAN

PROJ. NO.	ISSUED BY	DATE	BY
548.001	WCF	04/18/19	JCM
	WCF	03/25/19	

Project	548.001
Sheet	C2
Date	03/25/19
Scale	1" = 100'

File Name: 5-SD-19-C (5-SD-19-C) (MDS) (Concept)_Revise.dwg
 Plot Date: 4/18/2019

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OFFICE: 865.690.6419
FAX: 865.690.6444
www.fulghummacindoe.com

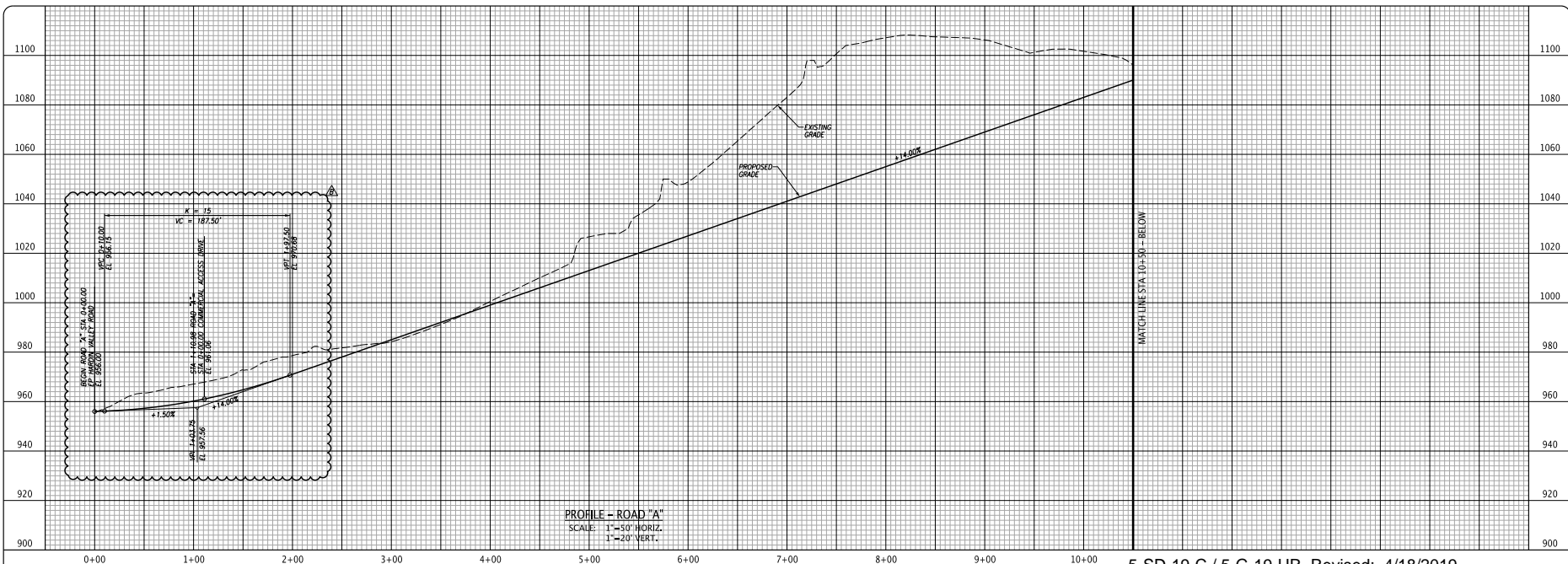
PRELIMINARY
NOT FOR
CONSTRUCTION

STEEL ROAD SUBDIVISION
11446 HARDEN VALLEY ROAD
KNOXVILLE, TENNESSEE 37932

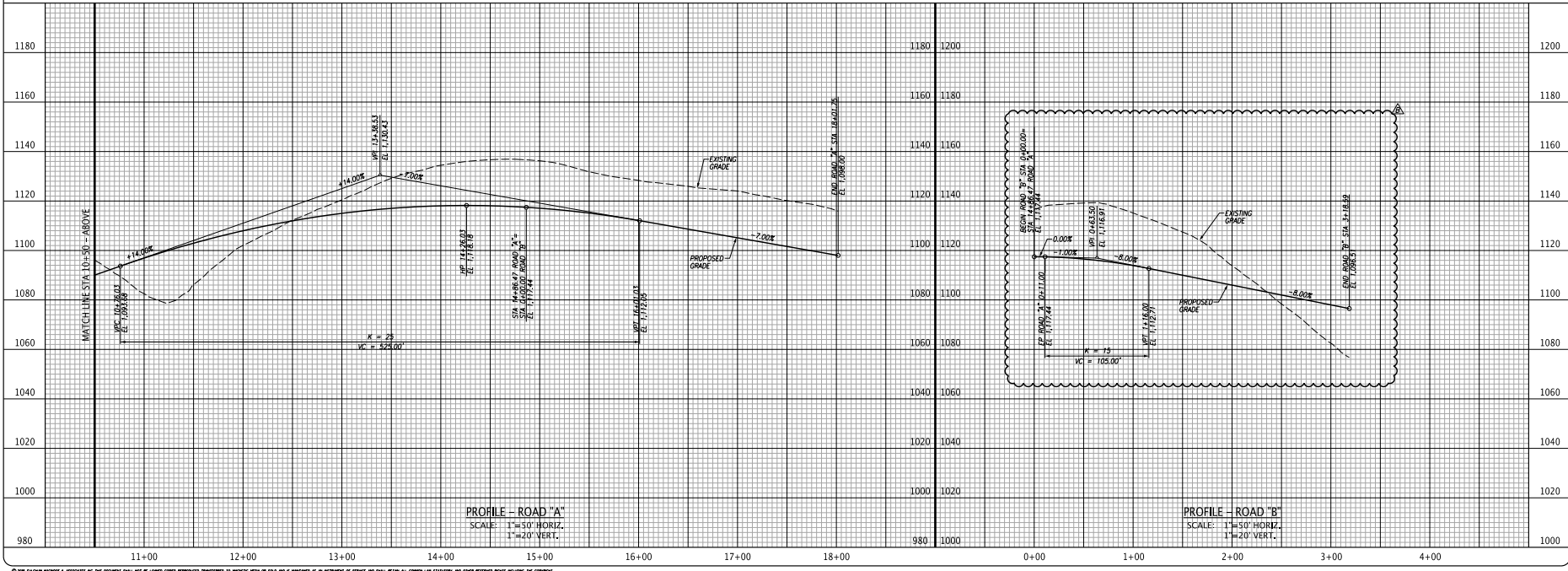
HARDIN VALLEY LAND
PARTNERS, LLC
10784 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
CONTACT: RUSTY BITTLE
TELEPHONE NO.: 865.690.7456
EMAIL: RUSTY@HARDINVALEYLANDS.COM

ROAD PROFILES

PROJECT NO.	548.001
DATE	03/25/19
SCALE	AS NOTED
PROJECT	STEEL ROAD SUBDIVISION
SHEET	C3
ISSUED BY	WCF
DESIGNED BY	WCF
DRAWN BY	JCM
PROJ. WSE.	WCF
REVISED PER WFC COMMENTS	04/18/19
ISSUED CONCEPT PLAN	03/25/19
Revision/Issue	No.



5-SD-19-C / 5-G-19-UR Revised: 4/18/2019



File Name: 15486_548.001 (MDS) (Concept)_Revise_21-08011001.dwg
Rev. Date: 4/18/2019

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SUBDIVISION - CONCEPT



Name of Applicant: Hardin Valley Land Partners
 Date Filed: March 25, 2019 Meeting Date: May 9, 2019
 Application Accepted by: M. Payne
 Fee Amount: \$3,230 File Number: Subdivision - Concept 5-SD-19-C
 Fee Amount: _____ Related File Number: Development Plan 5-G-19-UR

PROPERTY INFORMATION

Subdivision Name: Steele Road Subdivision

Unit/Phase Number: _____

General Location: Hardin Valley Rd, west of Pellissippi Parkway, across from Hardin Valley Elementary

Tract Size: 30.5 acres No. of Lots: 91

Zoning District: PR / CA

Existing Land Use: Vacant

Planning Sector: Northwest County

Growth Policy Plan Designation: Rural Area

Census Tract: 59.05

Traffic Zone: 237

Parcel ID Number(s): 117 027 / 117 02508

Jurisdiction: City Council _____ District
 County Commission 6th District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer WKUD

Water WKUD

Electricity LCUB

Gas KUB

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): _____

VARIANCE(S) REQUESTED

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

PROPERTY OWNER/OPTION HOLDER

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

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: William C. Fulghum, Jr., P.E.

Company: Fulghum, MacIndoe & Associates, Inc.

Address: 10330 Hardin Valley Road, Suite 201

City: Knoxville State: TN Zip: 37932

Telephone: 865-690-6419

Fax: _____

E-mail: fulghum@fulghummacindoe.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Carter McCall

Company: Fulghum, MacIndoe & Associates, Inc.

Address: 10330 Hardin Valley Road, Suite 201

City: Knoxville State: TN Zip: 37932

Telephone: 865-251-5075

Fax: _____

E-mail: mccall@fulghummacindoe.com

VARIANCES REQUESTED

1. Reduce minimum horizontal curve radius from 250' to 150' (Road "A")
Justify variance by indicating hardship: Site topography

2. Reduce minimum pavement width from 26' to 22'
Justify variance by indicating hardship: Site topography

3. Reduce minimum right-of-way width from 50' to 40'
Justify variance by indicating hardship: Site topography

4. Reduce minimum K-value from 25 to 15 (Road "A" STA 1+03.75)
Justify variance by indicating hardship: Site 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.

Signature: 

Date: 3/25/19

PLEASE PRINT

Name: Rusty Bittle

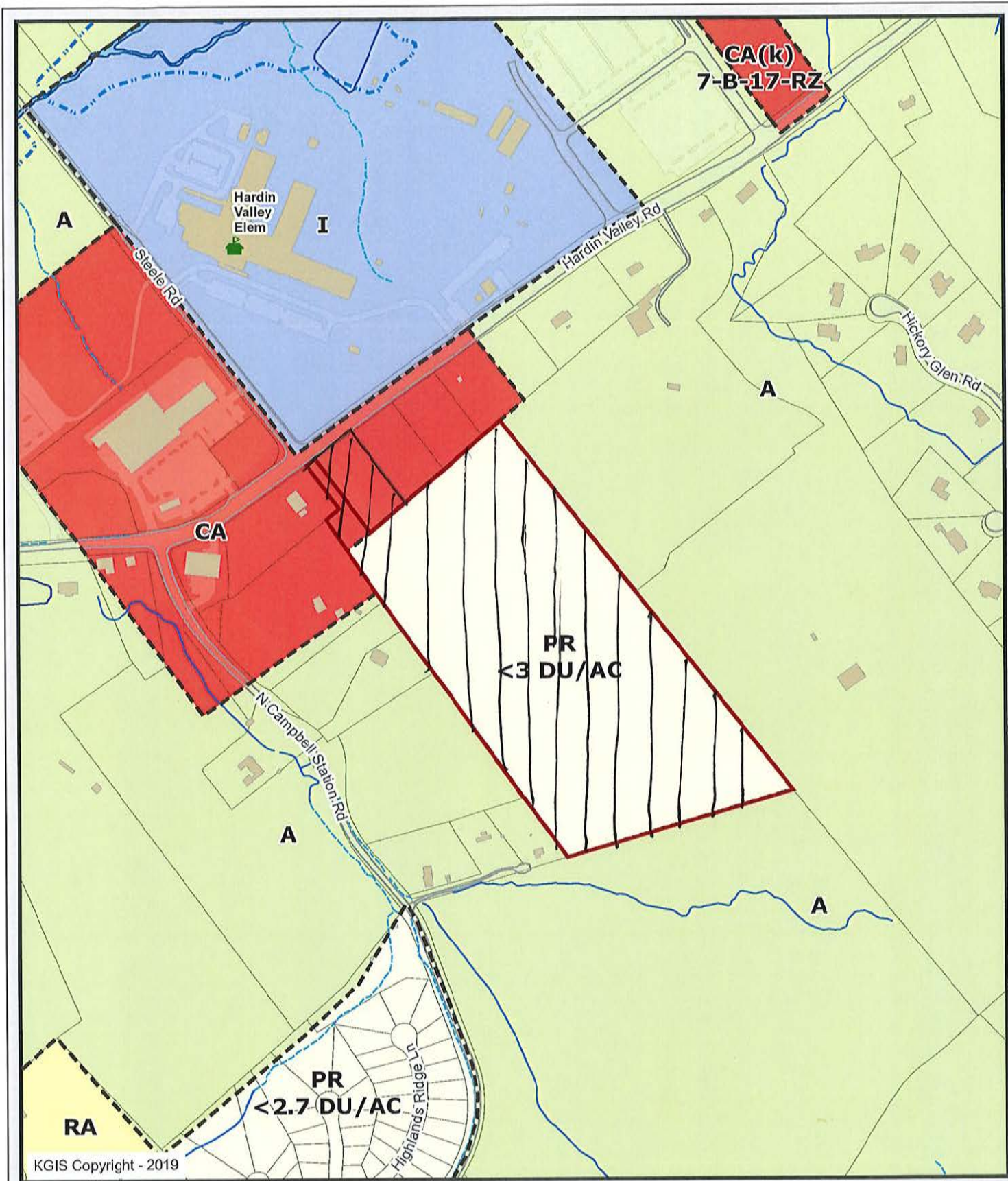
Address: 10780 Hardin Valley Road

City: Knoxville State: TN Zip: 37932

Telephone: 865-670-7426

Fax: _____

E-mail: rusty@hardinvalleyland.com



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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System

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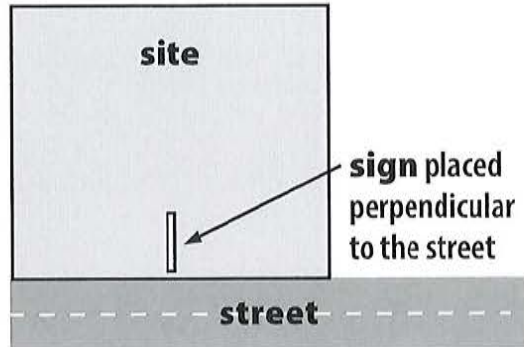
REQUIRED SIGN POSTING AGREEMENT

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:

April 24th (Wed) and May 10th (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Cory Johnson

Printed Name: Hardin Valley Land Partners

Phone: 865-251-5075 Email: _____

Date: 3-25-19

File Number: 5-SD-19-C / 5-G-19-WR