



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 4-SB-20-C **AGENDA ITEM #:** 23
4-D-20-UR **AGENDA DATE:** 4/9/2020

▶ **SUBDIVISION:** HAYDEN HILL, PHASE 4
▶ **APPLICANT/DEVELOPER:** SAFE HARBOR DEVELOPMENT
OWNER(S): Campbell Properties LLC#2

TAX IDENTIFICATION: 103 PART OF 072 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11181 Sam Lee Rd.

▶ **LOCATION:** West side of Sam Lee Rd., northeast of Dearing Way

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 99.45 acres

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

▶ **EXISTING LAND USE:** Farm and vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

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

▶ **NUMBER OF LOTS:** 154

SURVEYOR/ENGINEER: David Harbin

ACCESSIBILITY: Access is via Sam Lee Road, a major collector street with an 18' to 20' pavement width within a 50' right-of-way (60' required by the Major Road Plan).

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**
None

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL;

None

ALTERNATIVE DESIGN STANDARDS APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS:

1. The maximum grade at intersections was approved at up to three (3) percent as shown on the street profiles except that the maximum grade shall not exceed the cross-slope requirements of the Public Rights-of-Way Accessibility Guidelines (PROWAG) or 2010 ADA Standards as appropriate when a pedestrian crossing is proposed.

STAFF RECOMMENDATION:

► **APPROVE the Concept Plan subject to 11 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. The Knox County Department of Engineering and Public Works is requiring the applicant to widen Sam Lee Road to a width of 20' with a binder coat along the street frontage for this phase of the subdivision. The details and timing of the road improvements shall be worked out with Knox County during the Design Plan stage of the subdivision.
5. Implementation of any recommended improvements identified in the Transportation Impact Study prepared by Ajax Engineering, dated March 16, 2020 and as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff. The improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works.
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 first phase of the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities and drainage system.
9. If applicable, identify the blueline stream that parallels Sam Lee Road and all required buffers on the final plat.
10. Placing a note on the final plat that all lots will have access only to the internal street system.
11. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the Development Plan for up to 154 detached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' for Lots 38-42, 93 and 94, 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 99.45 acre tract into 154 detached residential lots and common area (containing approximately 61.09 acres) at a density of 1.55 du/ac. This property which is zoned PR (Planned Residential) is located on the west side of Sam Lee Road, northeast of Dearing Way. The proposed subdivision will be served by public streets with access out to Sam Lee Road at the northern and southern ends of the subdivision's frontage on Sam Lee Road.

The proposed subdivision layout includes a significant amount of common area which includes 61.09 acres (61.4% of the site). The majority of the common area includes the steeper portions of the site. The preliminary grading plan is limiting the disturbance into these common areas. The largest common area is at the northern half of the property and includes approximately 47.94 acres. This site is identified as common area / future

development. Due to site constraints, any future development would be limited to just a few residences.

While this site is not within the parent responsibility zone, sidewalks will be provided on one side of all streets. This will provided pedestrian access throughout the subdivision. An amenity area is being provided near the center of the subdivision adjacent to an existing pond.

A Transportation Impact Study was prepared by Ajax Engineering, dated March 16, 2020. The recommended improvements shall be installed to the standards approved by the Knox County Department of Engineering and Public Works. The Knox County Department of Engineering and Public Works is requiring the applicant to widen Sam Lee Road to a width of 20' with a binder coat along the street frontage for this phase of the subdivision. The details and timing of the road improvements shall be worked out with Knox County during the Design Plan stage of the subdivision.

The applicant has requested a reduction of the peripheral setback from 35' to 25' for Lots 38-42, 93 and 94. The majority of the subdivision will have a 35' peripheral setback.

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 or will be extended to serve this site.
2. The proposed low density residential development at a density of 1.55 du/ac 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 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 traffic through residential areas since the development will have access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northwest County Sector Plan which proposes rural residential uses, The approved PR zoning for this site will allow an overall density up to 3.0 du/ac. The proposed residential development at a density of 1.55 du/ac is consistent with the Sector Plan and the approved zoning density.
2. The site is located within the Rural 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.

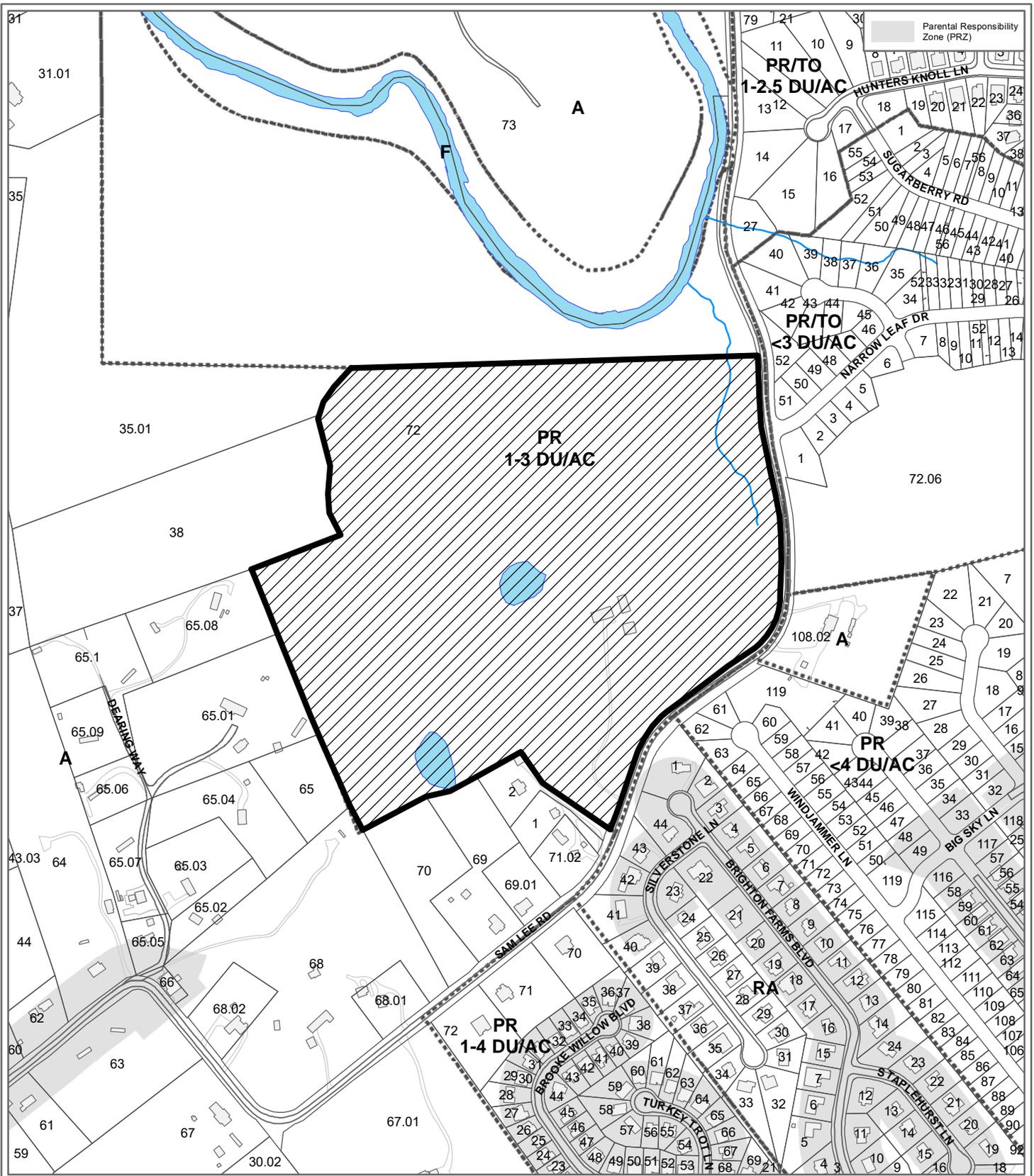
ESTIMATED STUDENT YIELD: 63 (public school children, grades K-12)

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.



**4-D-20-UR / 4-SB-20-C
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Petitioner: Safe Harbor Development
Undefined

Map No: 103

Jurisdiction: County



Original Print Date: 3/16/2020 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION
NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

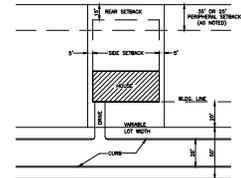
NOTE:
CONTRACTOR IS RESPONSIBLE FOR
ALL TRENCH SAFETY

CONTRACTOR SHALL SHORE AND
BRACE ALL OPEN CUT TRENCHES AS
REQUIRED BY STATE AND FEDERAL
LAWS AND LOCAL ORDINANCES; TO
CONFORM WITH RECOMMENDATIONS
SET FORTH IN AGC MANUAL OF
ACCIDENT PREVENTION IN
CONSTRUCTION; TO PROTECT LIFE,
PROPERTY, OR WORK; TO AVOID
EXCESSIVELY WIDE CUTS IN
UNSTABLE MATERIAL.

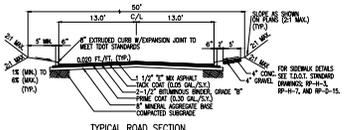
OSHA RULES SHALL BE ABIDED BY.



- NOTE:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' EASEMENT, UTILITY AND CONSTRUCTION EASEMENT EXISTS RIDGE ALL EXTENSIVE LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATE 89.45 ACRES SUBDIVIDED INTO 124 SINGLE FAMILY DETACHED LOTS WITH 9 COMMON AREA LOTS CONTAINING 61.09 ACRES.
 - THIS PROPERTY IS ZONED PH.
 - ALL ROAD PROFILES ARE BASED ON HIGHS CONTOURS.
 - UTILITIES: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOX CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: WELLSFARGO
 - BOUNDARY SURVEY BY BH&P.
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - MINIMUM ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD ONLY.
 - NO EASEMENTS WILL BE ALLOWED WITHIN THE RIM OF THE SINGLEHOLE. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIGNED WITHIN THE 50' BUFFER AREA SURROUNDING THE SINGLEHOLE. THIS REPORT WILL BE REQUIRED FOR LOTS 11-13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. THESE LOTS SHALL BE 100' MINIMUM FILLON ELEVATION FOR THE RIM OF THE SINGLEHOLE.
 - THE ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING IS AS FOLLOWS:
MAXIMUM ROADWAY GRADE AT INTERSECTIONS UP TO 3.0% (2.0% MAXIMUM GRADE WHERE A FUTURETRAM CROSSING IS PROVIDED).
 - THE ALTERNATE DESIGN STANDARDS APPROVED BY KNOXVILLE KNOX COUNTY PLANNING IS AS FOLLOWS:
REDUCING THE HORIZONTAL CURVE RADIUS FROM 250 FEET TO 175 FEET AT STATION 4+50 ROAD "E".
REDUCING THE HORIZONTAL CURVE RADIUS FROM 250 FEET TO 175 FEET AT STATION 7+25 ROAD "E".
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 5'-0"
SIDE: 5'-0"
REAR: 15'-0"
ALL SETBACKS ARE SUBJECT TO THE 25'/35' PERIPHERAL SETBACK.
 - A PERIPHERAL SETBACK OF 15' IS REQUIRED IN ALL AREAS EXCEPT FOR LOTS 38-42, 83, AND 94.



TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED



TYPICAL ROAD SECTION THRU 50' ROAD "PUBLIC ROAD"



CERTIFICATION OF CONCEPT PLAN:
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND INSTRUMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE TENNESSEE COUNTY SUBDIVISION REGULATIONS DEPARTMENT OF REVENUE AND ARE SUBMITTED AS A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: _____
TENNESSEE CERTIFICATE NO. _____

OWNER/DEVELOPER:
SAFE HARBOR DEVELOPMENT
410 S. MAIN ST.
KNOXVILLE, TN 37919

Revised: 3/27/2020
4-SB-20-C/4-D-20-UR

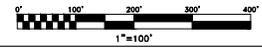
CONCEPT & DEVELOPMENT SITE PLAN FOR
HAYDEN HILL, PHASE 4
DISTRICT 6, KNOX COUNTY, TN

23973-4-S-P
SHEET 1 OF 5 SHEET(S)
C:\23973\PHASE 4\23973-4-CAD.DWG

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

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	EEG							
CHECKED	DBH	1/3/23/20	KKCP COMMENTS					
		NO. / DATE	REVISION					

SCALE
1" = 100'
VERTICAL: 2" INTERVAL
DATE
2/17/20





4-SB-20-C / 4-D-20-UR
Revised: 3/27/2020



OWNER/DEVELOPER:
SAFE HARBOR DEVELOPMENT
c/o BARRY CAMPBELL
300 LETTERMAN RD
KNOXVILLE, TN 37919

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

DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	EEG							
CHECKED	DBH	1/3/23/20	KKCP COMMENTS					

SCALE:
HORIZONTAL: 1" = 80'
VERTICAL: 2" = INTERVAL

DATE: 2/17/20

DEED REFERENCES: DEED BOOK 2272, PAGE 295
DEED BOOK 2272, PAGE 298

1" = 80'

GRADING PLAN FOR
HAYDEN HILL, PHASE 4
TAX MAP 103, PART OF PARCEL 72
DISTRICT 6, KNOX COUNTY, TN

23973-4-GP
SHEET 5 OF 5 SHEET(S)
C:\23973\PHASE 4\23973-4-C4.DWG



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning



SAFE HARBOR DEVELOPMENT
Applicant Name

2/24/20
Date Filed

4/9/20
Meeting Date (if applicable)

Affiliation
4-SB-20-C
4-D-20-UR
File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

DAVID HARBIN
Name

BATSON, HIMES, NORVELL, & POE
Company

4334 PAPERMILL DRIVE
Address

KNOXVILLE
City

TN
State

37909
Zip

865-588-6472
Phone

harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

Campbell Properties, LLC
Owner Name (if different) #2

308 LETTERMAN DRIVE
Owner Address KNOXVILLE 37919

Owner Phone

11181 SAM LEE RD
Property Address

CLT MAP 103 PARCEL 72
Parcel ID

W. SIDE OF SAM LEE RD, NE OF DEARING WAY
General Location

55.05 ac
Tract Size

6
Jurisdiction (specify district above) City County

PR/F
Zoning District

1-3du/ac

NORTHWEST COUNTY
Planning Sector

RR - HP
Sector Plan Land Use Classification

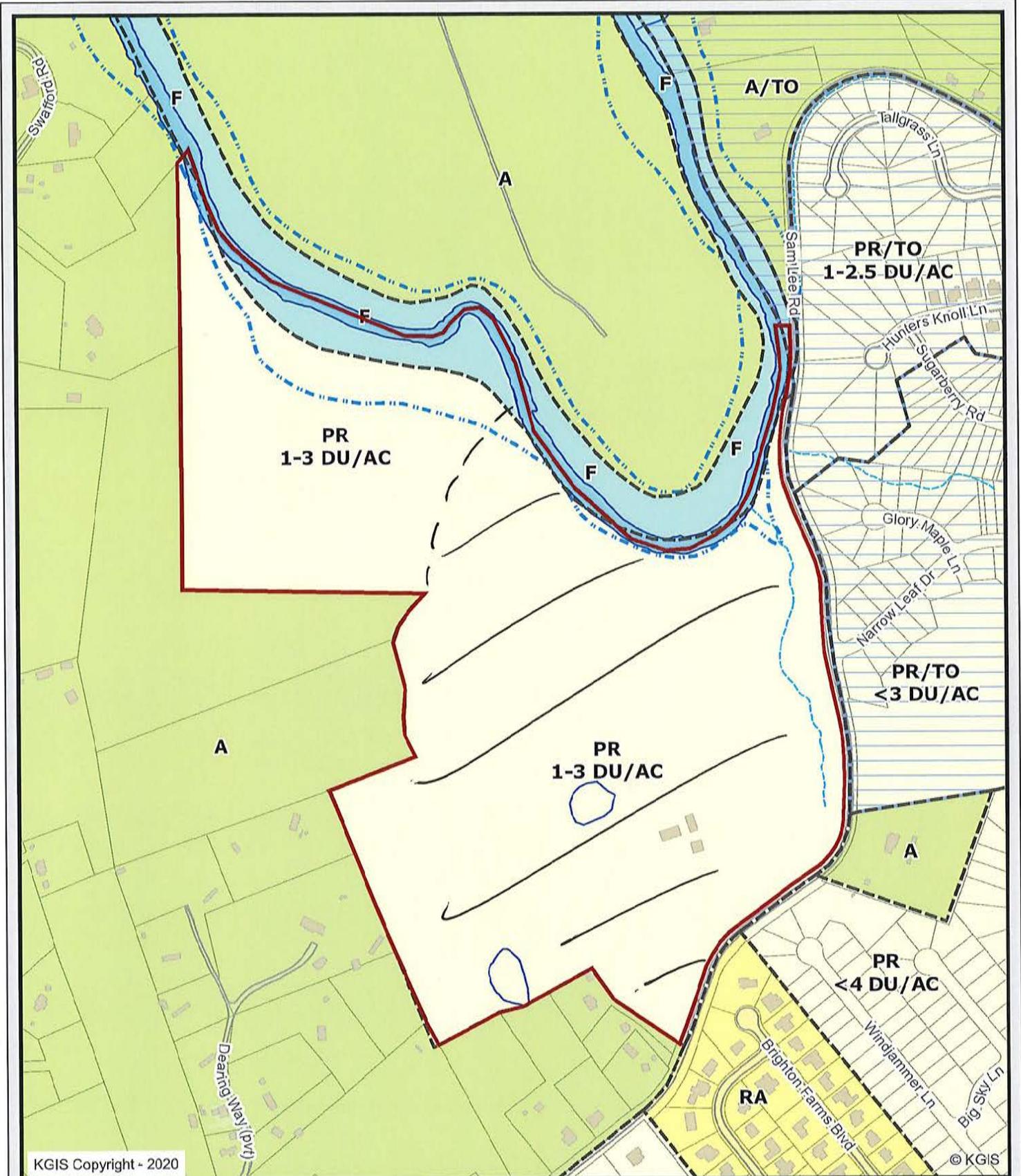
rural area
Growth Policy Plan Designation

vacant
Existing Land Use

N'
Septic (Y/N)

WKUD
Sewer Provider

WKUD
Water Provider

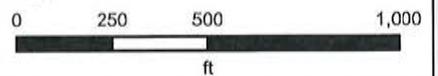


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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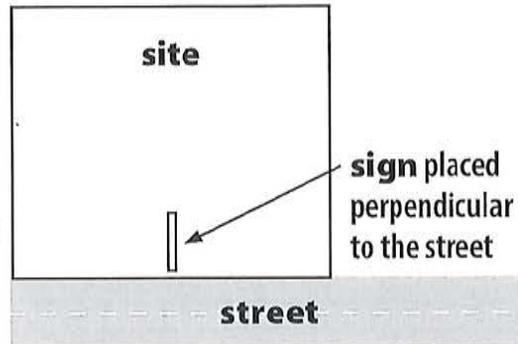
REQUIRED SIGN POSTING AGREEMENT

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:

March 25, 2020 and April 10, 2020
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Kaitly Patterson

Printed Name: Kaitly Patterson

Phone: 865-588-6472 Email: kpatterson@bhn-p.com

Date: 2/24/20

File Number: 4-SB-20-C / 4-D-20-UR