



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 8-SC-20-C
8-E-20-UR

AGENDA ITEM #: 25
AGENDA DATE: 8/13/2020

▶ **SUBDIVISION:** SEAL PROPERTY SUBDIVISION

▶ **APPLICANT/DEVELOPER:** BALL HOMES, LLC

OWNER(S): John Seal

TAX IDENTIFICATION: 129 037

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 12140 Hardin Valley Rd.

▶ **LOCATION:** Intersection of Hardin Valley Rd. & Hickory Creek Rd., west side of Marietta Church Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 117 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Single family residential

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

▶ **NUMBER OF LOTS:** 265

SURVEYOR/ENGINEER: William C., Jr. Fulghum

ACCESSIBILITY: Access is via Hardin Valley Road, a minor arterial with a pavement width of 20.5 feet within a right-of-way width of 60 feet. Access is also via Hickory Creek Road, a minor arterial with a pavement width of 20 feet within a right-of-way width of 60 feet. Access is also along Marietta Church Road, a minor collector, with a pavement width of 19.9 feet within a right-of-way width of 60 feet.

▶ **SUBDIVISION VARIANCES REQUIRED:** ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 200-FT FOR ROAD "D" FROM STA 0+63.47 TO STA 3+76.88
2. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO 150-FT FOR ROAD "D" FROM STA 13+91.26 TO STA 15+94.83
3. INCREASE MAXIMUM ROAD GRADE FROM 12.00% TO 12.49% FOR ROAD "A" FROM STA 47+26.10 TO STA 54+47.88
4. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 250-FT TO

150-FT FOR ROAD "A" FROM STA 14+58.27 TO STA 16+59.24

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING:

- 1. INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 1.50% FOR ROAD "B" FROM STA 13+00.00 TO STA 2+10.23**
- 2. INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 2.00% FOR ROAD "B" FROM STA 4+05.06 TO STA 9+52.78**
- 3. INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 1.89% FOR ROAD "C" FROM STA 0+13.00 TO STA 0+74.62**
- 4. INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 2.55% FOR ROAD "C" FROM STA 19+13.19 TO STA 23+17.19**
- 5. INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 1.50% FOR ROAD "D" FROM STA 0+13.00 TO STA 0+63.00**
- 6. INCREASE MAXIMUM ROAD GRADE APPROACH AT INTERSECTION FROM 1.00% TO 2.22% FOR ROAD "D" FROM STA 11+27.70 TO STA 17+16.62.**

STAFF RECOMMENDATION:

- **APPROVE alternative design standards 1-4 based on the recommendations of the Knox County Department of Engineering and Public Works.**

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 (County Ord. 91-1-102).
- 3) Developer to participate in the intersection improvements at Hardin Valley and Hickory Creek Road. The level of participation will be determined by calculating the percentage increase in total trips added to the intersection as result of the development. Developer will be responsible for this percentage of the design and construction of the improvement. Details for this agreement will be worked out during the design plan phase, and final agreement must be in place prior to the platting of any lots.
- 4) Platting the 20' greenway easement on the south side of the Hickory Creek Road right-of-way from the western property line to the Road 'A' intersection Road 'A' and the proposed traffic circle, as shown on the Concept Plan, or as otherwise required by the Knox County Department of Parks and Recreation and the Knox County Department of Engineering and Public Works.
- 5) Approval of the Road 'A' "loop lane" design that provides access for lots 20-23 by the Knox County Department of Engineering and Public Works during the design plan phase.
- 6) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Implementing the recommended transportation improvements in the Seal Property Subdivision Transportation Impact Analysis, as amended and approved by Planning Commission staff and the Knox County Department of Engineering and Public Works.
- 8) 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 265 detached residential lots subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Implementing the reforestation of graded slopes as shown on sheet C1 and detailed on sheet C3. The timing for installation will be reviewed and approved by the Knox County Department of Engineering and Public Works during design plan phase.

With the conditions noted, this plan meets the requirements for approval in the PR District, and the other criteria for approval of a use on review.

COMMENTS:

Summary

This proposal is for the construction of 265 detached houses on the 117-acre site in the southwestern side of the Hardin Valley Road and Hickory Creek Road intersection. The zoning on the property is PR (Planned Residential) up to 2.8 du/ac and the proposed density is 2.26 du/ac. This proposal includes redesigning the Hardin Valley Road, Hickory Creek Road, and East Gallaher Ferry Road by installing a roundabout that is conceptually shown on the plan, which is to be designed and installed as separate process by Knox County. There are two access points proposed, the primary access will be a boulevard street that connects to the future roundabout intersection and the secondary access will be to Hardin Valley Road at the Moss Creek Lane intersection. Approximately 76.8 acres of this site is within the Hillside Protection (HP) area and this proposal will disturb approximately 66.4 acres of the HP area (86.5 percent). The applicant has proposed reforesting the disturbed HP area that is located in the common area shown as the shaded area on plan sheet C1.

Plan Recommendations

The Hillside and Ridgetop Protection Plan provides guidance for how much land disturbance should be permitted within the HP area. Based on the acreage of land within the different slope categories, the recommended land disturbance maximum is 40.558 acres (52.8 percent) of the total 76.8 acres in the HP area. This proposal exceeds the recommended disturbance area by approximately 25.8 acres. To offset this additional disturbance, the applicant proposes to reforest the disturbed areas that are located in common area, as shown on plan sheet C1.

Open Space / Amenities

The proposed open space and amenities includes a community building and pool to the east of the boulevard entrance and useable open space on Road 'D'. A 20' wide greenway easement is provided along the Hickory Creek Road frontage from the west property boundary to the Road 'A' intersection with the proposed traffic circle. This greenway easement will connect the to the existing greenway easement at the Creekside Manor entrance road and terminates at the traffic circle because the Knox County Greenway Corridor Study recommends the greenway location either be along Conner Creek and then turn north on E Gallaher Ferry Road to Melton Hill Park, or utilize another route that is north of Conner Creek. The greenway is not planned to be located along Hardin Valley Rd.

Road Design

Road 'A' has a feature that is best described as an "eyebrow" or "loop lane" that provides access to lots 20-23. This type of road feature is not addressed in the Knoxville-Knox County Subdivision Regulations but has been approved by the Planning Commission and Knox County Engineering and Public Works (EPW) in 2003 (10-SF-03-C / 10-I-03-UR) for the Wyndham Pointe subdivision (FKA Grayhawk Landing) off of Beaver Ridge Road. No subdivision regulations variances were approved for this previous plan, only that the design be approved by Knox County EPW. This loop lane is not considered a separate road, so it is part of Road 'A' and will be addressed as such. If this type of road feature is desired in our community, standards should be added to the subdivision regulations so these don't have to be considered on a case-by-case basis.

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

- 1) Public utilities are available to serve this site.
- 2) The developer is required to participate in the intersection improvements at Hardin Valley and Hickory Creek Road, which includes the installation of a traffic circle that is to be designed and installed by Knox County.
- 3) The applicant is proposing to reforest the hillside protection area that is disturbed and located in the common area.
- 4) A 20' greenway easement will be provided on the south side of Hickory Creek Rd.

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

- 1) With the stated conditions, the detached residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.

2) The proposed development 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 significant additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1) The Northwest County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 2.26 du/ac, the development is consistent with the Sector Plan.
- 2) The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
- 3) With the reforestation of the disturbed areas within the Hillside Protection area, the proposal meets the recommendations of the Hillside and Ridgetop Protection Plan when the approved disturbance is more than recommended.

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.

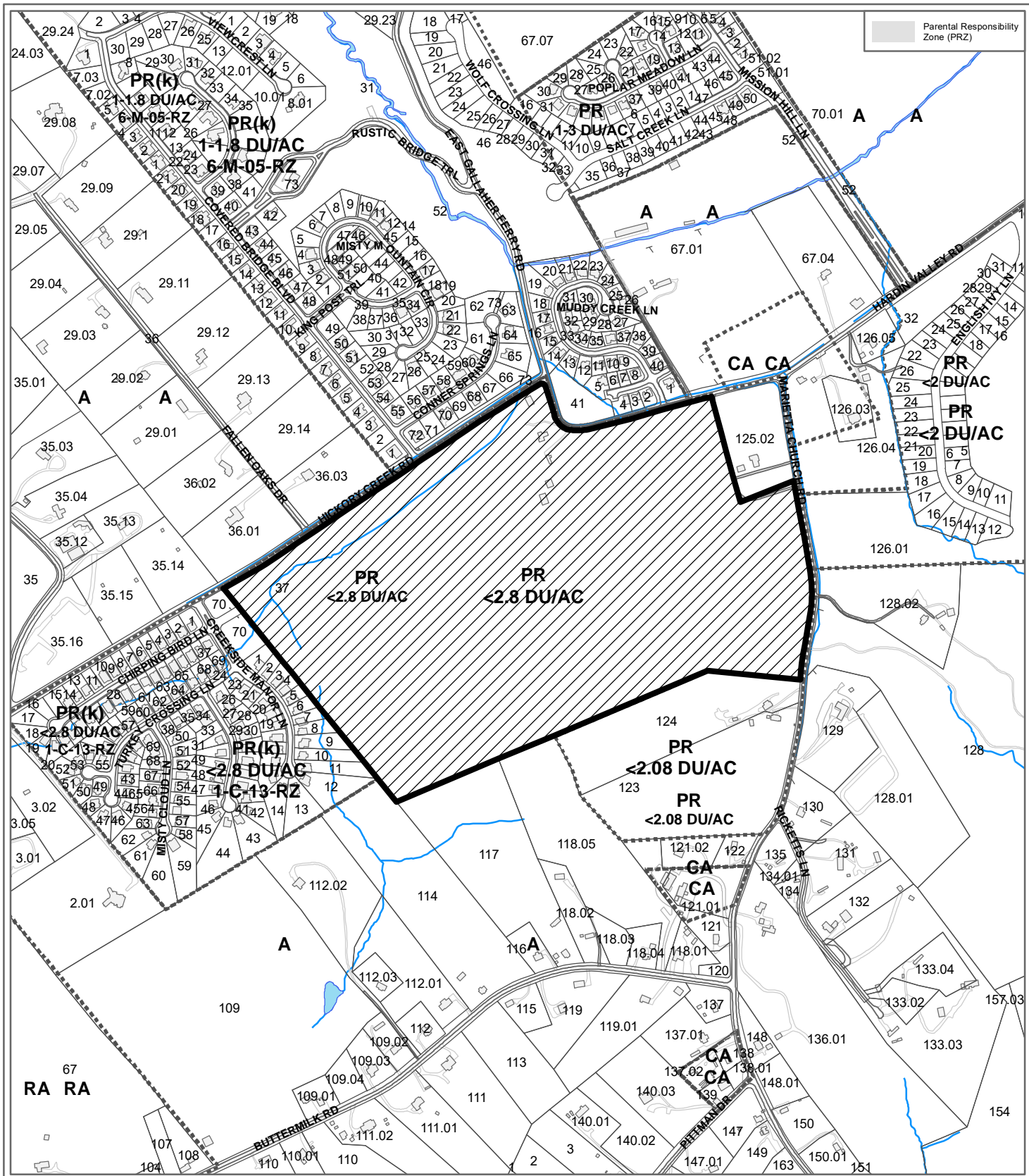
ESTIMATED STUDENT YIELD: 110 (public school children, grades K-12)

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.

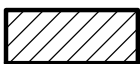
Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



Parental Responsibility Zone (PRZ)

**8-E-20-UR / 8-SC-20-C
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Ball Homes, LLC
Undefined



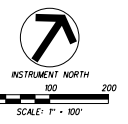
Single family residential in PR (Planned Residential)

Original Print Date: 7/20/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

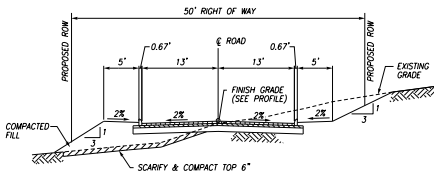
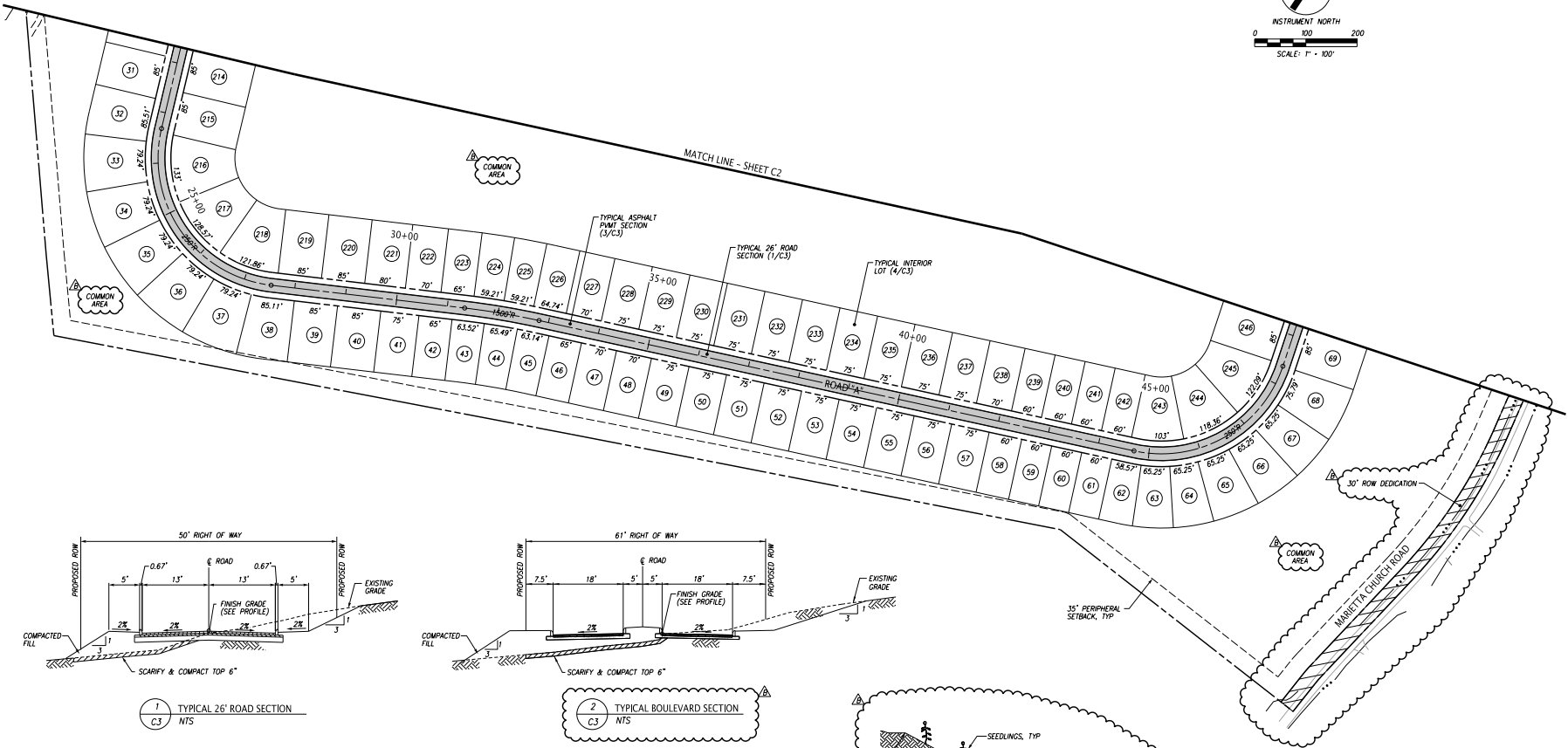
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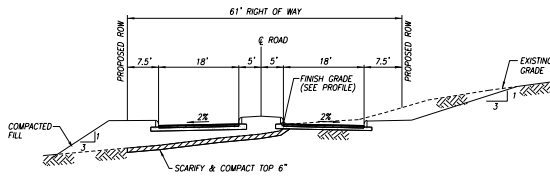
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ISSUED BY	WCF	REVISION/ISSUE	No.
REVISION		DATE	
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2		05/29/20	ISSUED CONCEPT PLAN



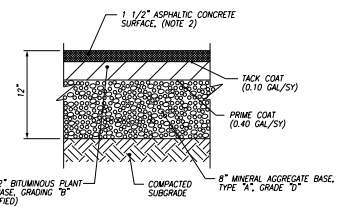
NOTES:
1. REFER TO SHEET C2 FOR NOTES AND LEGEND



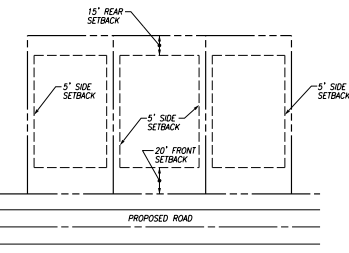
1 TYPICAL 26' ROAD SECTION
C3 NTS



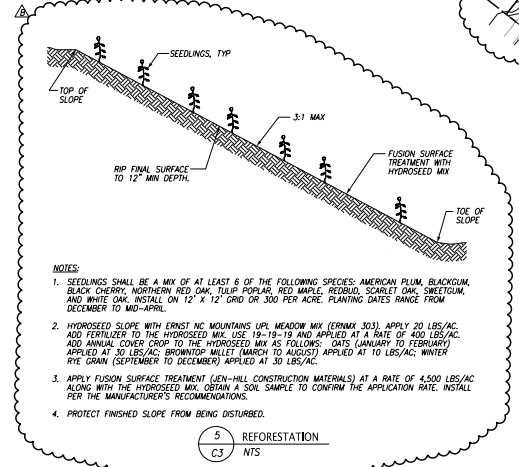
2 TYPICAL BOULEVARD SECTION
C3 NTS



3 ASPHALT PAVEMENT SECTION
C3 NTS

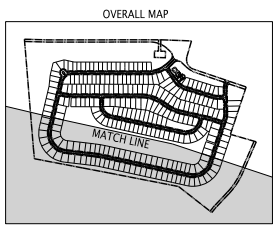


4 TYPICAL INTERIOR LOT
C3 NTS



- NOTES:**
- SEEDLINGS SHALL BE A MIX OF AT LEAST 6 OF THE FOLLOWING SPECIES: AMERICAN PLUM, BLACKGUM, BLACK CHERRY, NORTHERN RED OAK, TULIP POPLAR, RED MAPLE, REDBUD, SCARLET OAK, SWEETGUM, AND WHITE OAK. INSTALL ON 12" X 12" GRID OR 300 PER ACRE. PLANTING DATES RANGE FROM DECEMBER TO MID-APRIL.
 - HYDROSED SLOPE WITH ERNST NC MOUNTAIN LUPINE MEADOW MIX (ERINIX 303). APPLY 20 LBS./AC. ADD FERTILIZER TO THE HYDROSED MIX. USE 19-19-19 AND APPLIED AT A RATE OF 400 LBS./AC. ADD ANNUAL COVER CROP TO THE HYDROSED MIX AS FOLLOWS: OATS (JANUARY TO FEBRUARY) APPLIED AT 30 LBS./AC; BROWNTOP MILLET (MARCH TO AUGUST) APPLIED AT 10 LBS./AC; WINTER RYE (OCTOBER TO DECEMBER) APPLIED AT 30 LBS./AC.
 - APPLY FUSION SURFACE TREATMENT (JEN-HILL CONSTRUCTION MATERIALS) AT A RATE OF 4,500 LBS./AC ALONG WITH THE HYDROSED MIX. OBTAIN A SOIL SAMPLE TO CONFIRM THE APPLICATION RATE. INSTALL PER THE MANUFACTURER'S RECOMMENDATIONS.
 - PROTECT FINISHED SLOPE FROM BEING DISTURBED.

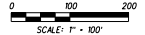
5 REFORESTATION
C3 NTS



8-SC-20-C
8-E-20-UR
Revised: 7/27/2020



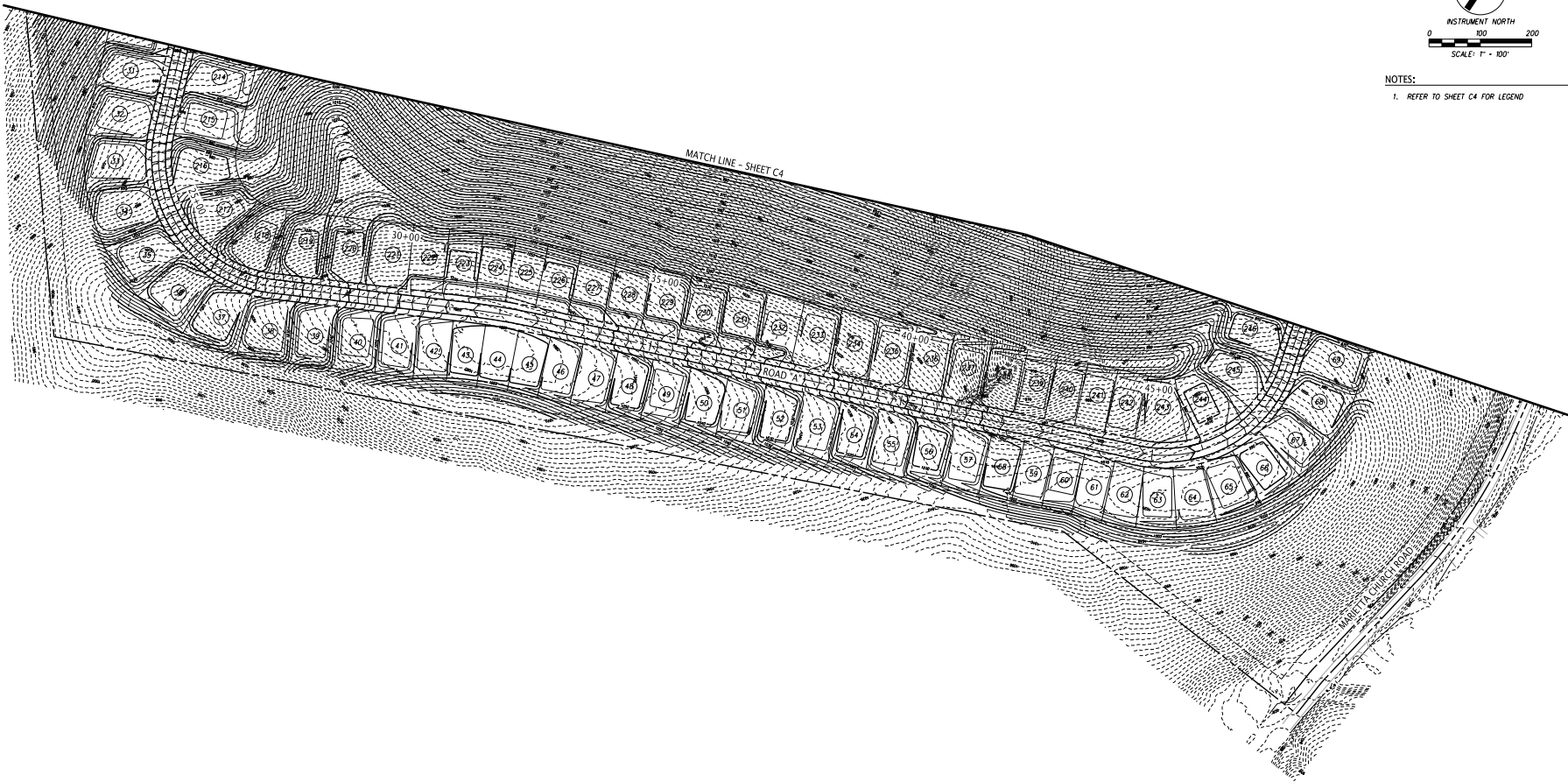
INSTRUMENT NORTH



SCALE: 1" = 100'

NOTES:

1. REFER TO SHEET C4 FOR LEGEND



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PRELIMINARY
NOT FOR
CONSTRUCTION

SEAL PROPERTY SUBDIVISION
12140 HARDEN VALLEY ROAD
KNOXVILLE, TENNESSEE 37932

BALL HOMES, LLC
3608 WALDEN DRIVE
LEXINGTON, KY 40517
CONTACT: MR. BRIAN STEPHENS, P.E.
TELEPHONE NO.: 859.268.1191
EMAIL: bstephens@ballhomes.com

CONCEPT GRADING PLAN

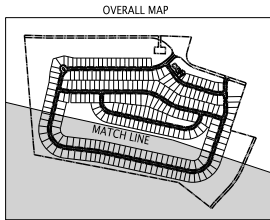
PROJ. No.	ISSUED BY	REVISION	DATE	BY

Project	592,006
Date	07/30/20
Scale	1" = 100'
Sheet	C5

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Revised: 7/30/2020





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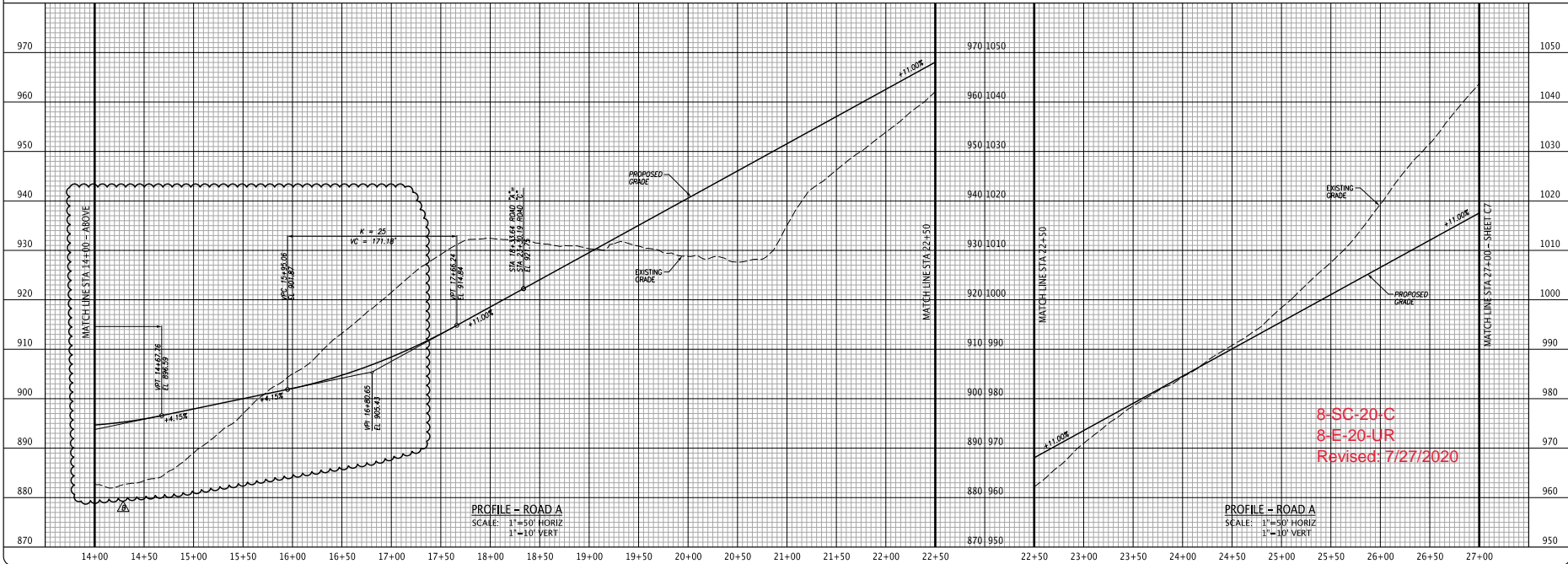
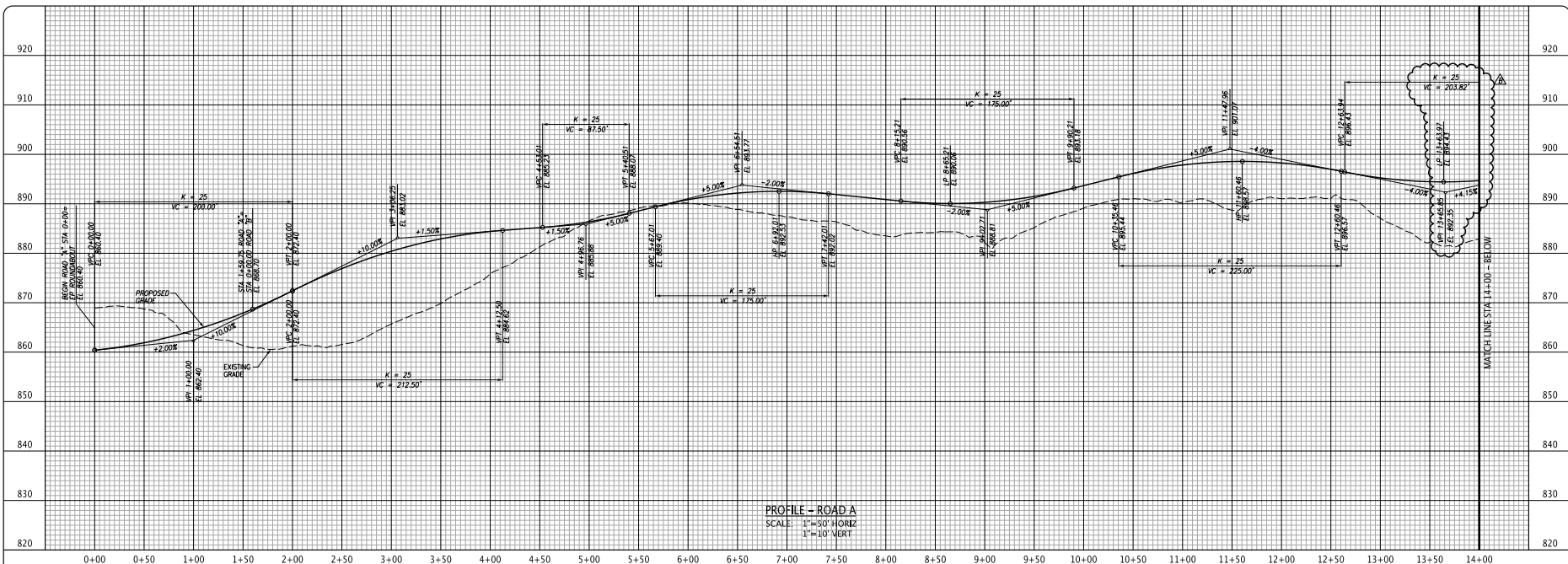
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ROAD PROFILES

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
592.006	MCF	07/27/20	REVISED PER PLANNING STAFF COMMENTS
	MCF	05/29/20	ISSUED CONCEPT PLAN
	CU		

Project: 592.006
Date: 05/29/20
Scale: AS NOTED
Sheet: C6



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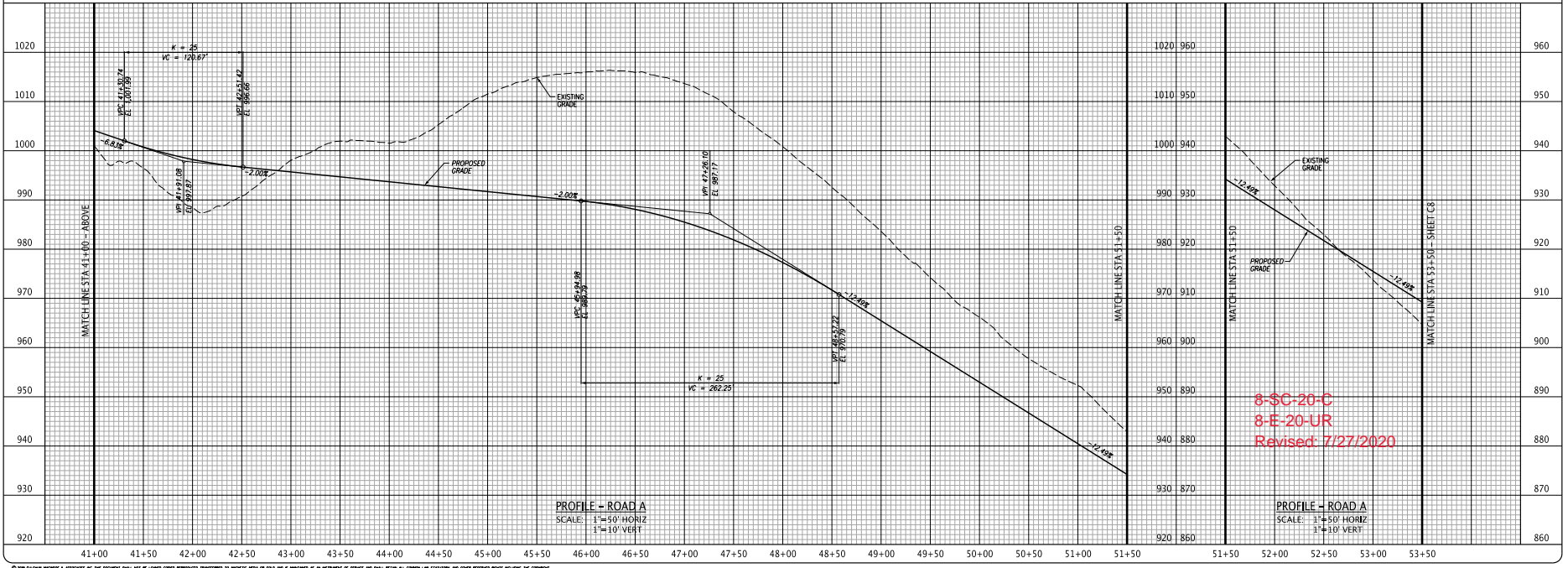
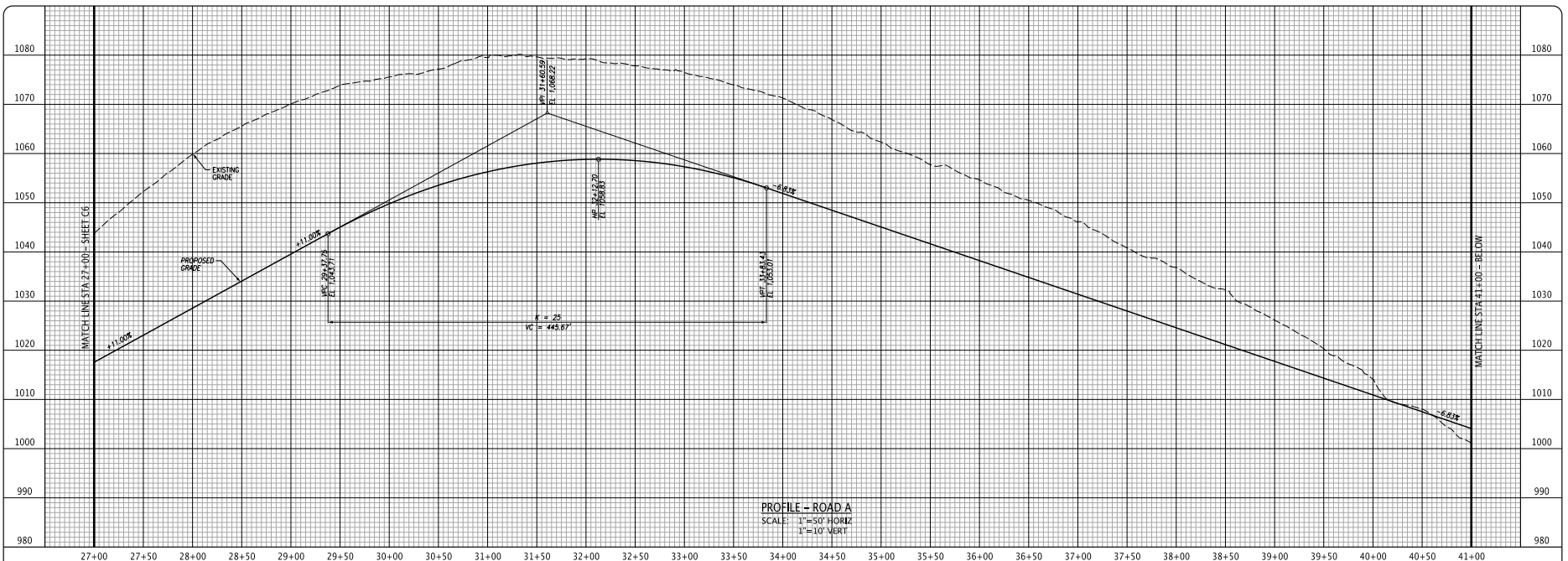
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ROAD PROFILES

PROJ. NO.	ISSUED BY	DATE	NO.
592.006	WCF	07/27/20	
	WCF	05/29/20	
	CU		
Project	Sheet	Revision/Issue	Date
592.006	C7		



8-C-20-C
8-E-20-UR
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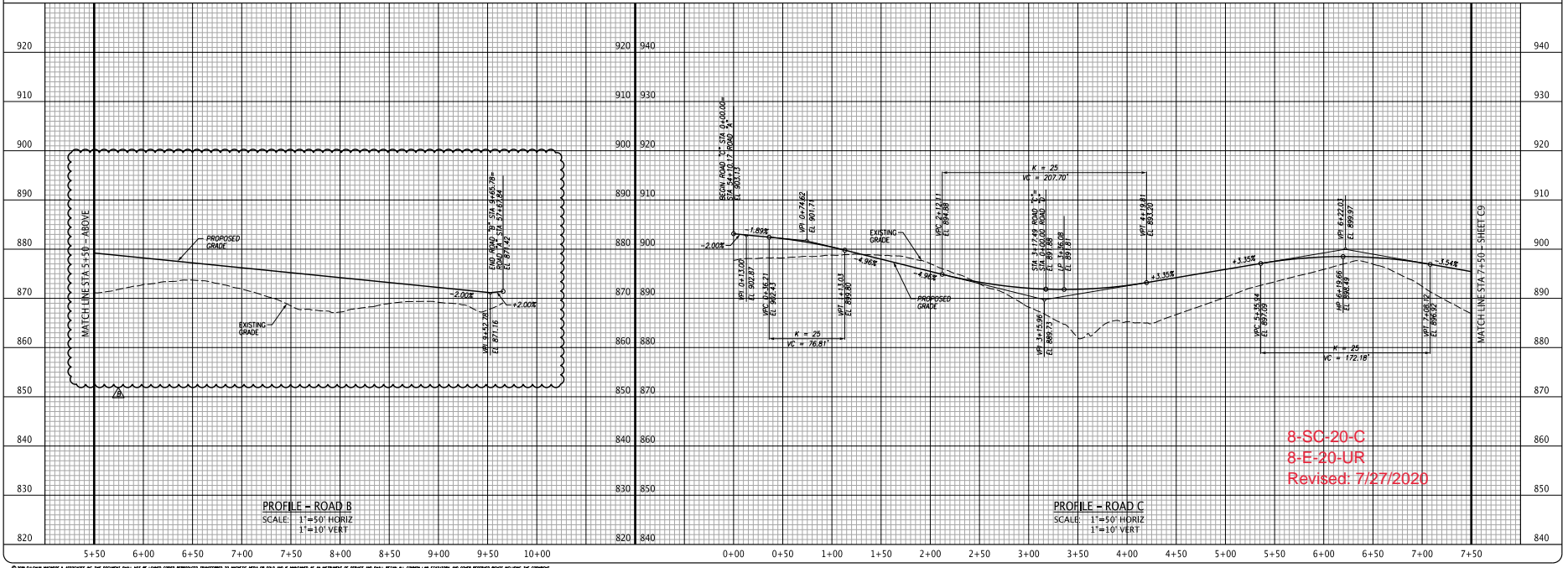
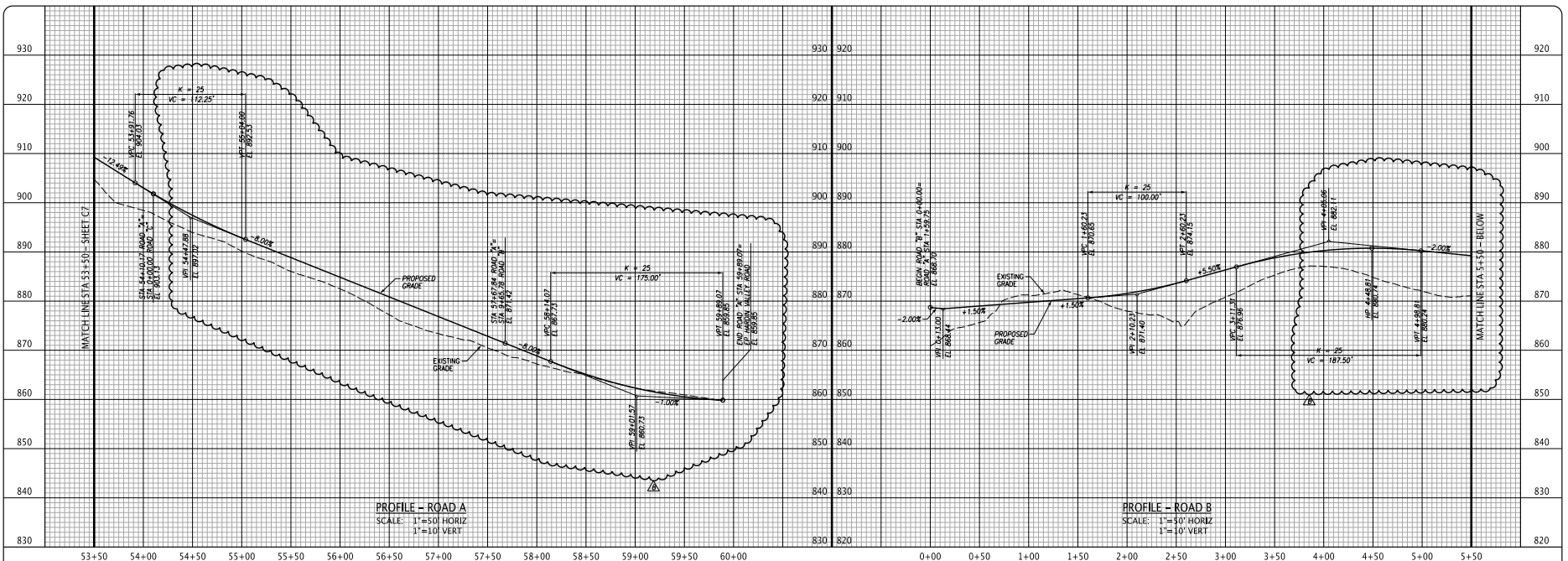
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	MCF	05/29/20	ISSUED CONCEPT PLAN	05/29/20

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	MCF	05/29/20	ISSUED CONCEPT PLAN	05/29/20

Project: 592.006
 Date: 05/29/20
 Scale: AS NOTED
C8



8-SC-20-C
 8-E-20-UR
 Revised: 7/27/2020

Full Name: C:\Users\592\Documents\Fulghum\592006\592006.dwg
 Plot Name: 7/27/2020

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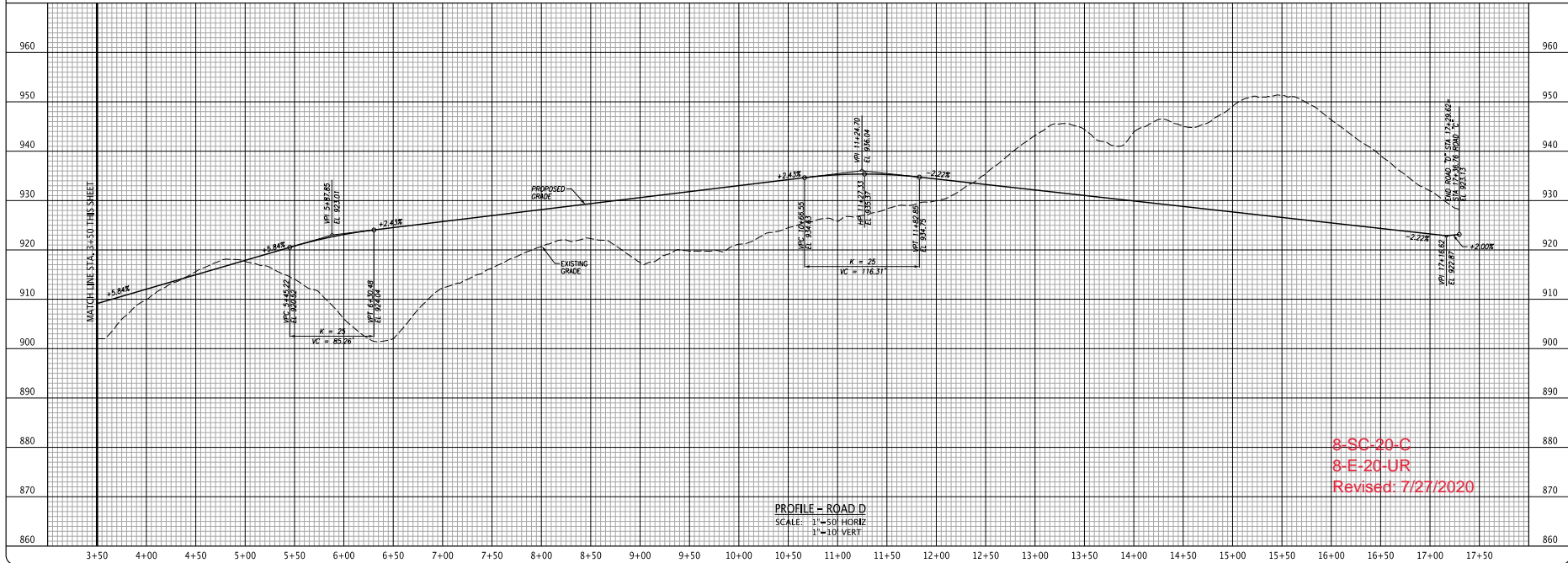
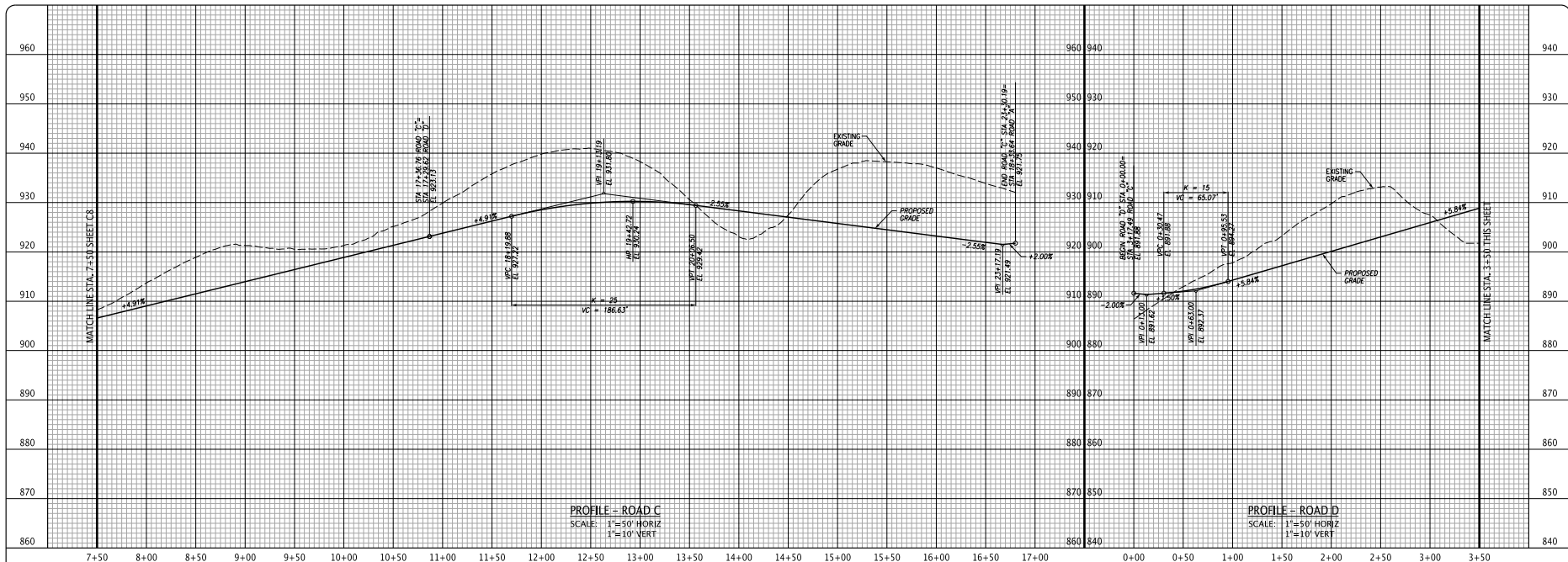
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ROAD PROFILES

PROJ. NO.	ISSUED BY	DATE	BY
592.006	MCF	07/27/20	
Project	Revised	Comments	
592.006	MCF	ISSUED CONCEPT PLAN	
Date	Revision/Issue		
05/29/20			
Scale			
AS NOTED			



8-SC-20-C
8-E-20-UR
Revised: 7/27/2020

File Name: I:\15161-000\15161000\15161000.dwg
Plot Date: 7/27/2020

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SEAL PROPERTY SUBDIVISION
Transportation Impact Analysis
Hardin Valley Road
Knoxville, TN

**A Transportation Impact Analysis for the Seal Property
Subdivision**

Submitted to

Knoxville-Knox County Planning

Revised July 27, 2020
June 22, 2020
FMA Project No. 592.006

Submitted By:



8-SC-20-C
8-E-20-UR
Revised: 7/27/2020

Executive Summary

Ball Homes, LLC is proposing a residential development (i.e. Seal Property Subdivision) with single-family housing located in Knox County. The project is located south of the intersection of Hickory Creek Road at Hardin Valley Road / E Gallaher Ferry Road, east of Creekside Manor Lane, and west of Marietta Church Road. The full buildout of the development will consist of 265 single family lots. Construction is proposed to take place this year and this study assumes full build out for the development will occur in 2023.

The main driveway connection is located at the proposed roundabout at the intersection of Hickory Creek Road at Hardin Valley Road / E Gallaher Ferry Road. The main driveway connection will have a 10 foot wide curbed median, a roadway width of 18 feet and total width of 46 feet. A second driveway connection is proposed along Hardin Valley Road 770 feet east of the proposed roundabout.

In order to maintain or provide an acceptable level-of-service for each of the intersections studied, some recommendations are presented.

Hickory Creek Road at Hardin Valley Road

The background and full buildout traffic conditions at the proposed roundabout intersection will operate at a LOS A during both the AM and PM peak hours. The addition of the driveway to the proposed roundabout at Hickory Creek Road, Hardin Valley Road and E Gallaher Ferry Road will only cause a minor increase in delay to the intersection; therefore there are no recommended improvements.

Hardin Valley Road at Muddy Creek Lane

As a part of the Seal Property Subdivision the driveway connection (Road "A") will tie into the existing intersection of Hardin Valley Road at Muddy Creek Lane. The full buildout traffic conditions for the eastbound and westbound left turning movements operate at a LOS A during both the AM and PM peak hours, the northbound approach (Road "A") operates at a LOS B during both the AM and PM peak hours and the southbound approach (Muddy Creek Lane) will operate at a LOS C during both the AM and PM peak hours after the completion of the Seal Property Subdivision.

After the completion of the Seal Property Subdivision neither an eastbound right turn lane nor a westbound left turn lane are warranted at the intersection of Hardin Valley Road at Muddy Creek Lane / driveway connection (Road "A").

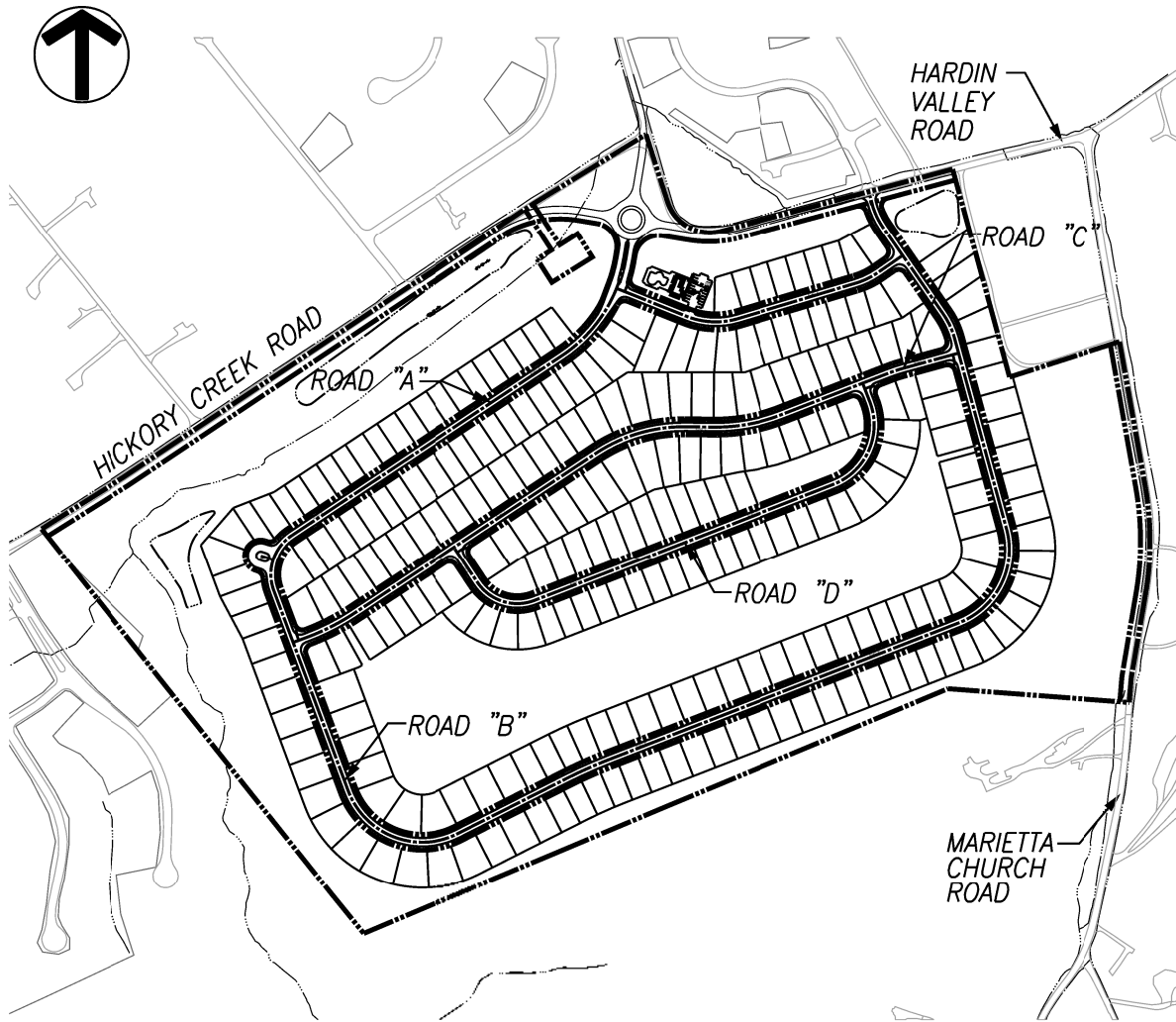


Figure 2: Site Plan

4 Trip Generation and Trip Distribution

The Seal Property Subdivision proposes 265 single family lots. Single-Family Detached Housing or Land Use 210 was used to calculate site trips for the subdivision using the fitted curve equations from the *Trip Generation, 10th Edition*, published by the Institute of Transportation Engineers. The land use worksheets are included in Attachment 5.

The total trips generated by the full buildout of the Seal Property Subdivision was estimated to be 2,549 daily trips. The estimated trips are 193 trips during the AM peak hour and 259 trips during the PM peak hour. A trip generation summary is shown in Table 4-1.

**Table 4-1
Seal Property Subdivision
Trip Generation Summary**

Land Use	Density	Daily Trips	AM Peak Hour		PM Peak Hour	
			Enter	Exit	Enter	Exit
Single-Family Detached Housing (LUC 210)	265 Lots	2549	48	145	163	96

The existing distribution of traffic at the intersection of Hickory Creek Road at Hardin Valley Road / E Gallaher Ferry Road is 60% eastbound, 25% northbound and 15% southbound during the AM peak hour and 35% eastbound, 60% northbound and 5% southbound during the PM peak hour.

The directional distribution of the traffic generated by the Seal Property Subdivision was determined using the existing traffic volumes along Hardin Valley Road in combination with the concept plan layout. FMA assumed that 85% of traffic would enter/exit from Hardin Valley Road, 10% of traffic would enter/exit from Hickory Creek Road and 5% of traffic would enter/exit from E Gallaher Ferry Road.

The subdivision traffic will enter / exit using both the roundabout and the intersection of Hardin Valley Road at the driveway connection (Road "A"). FMA assumed that 25% of the proposed site traffic would enter from the intersection Hardin Valley Road at the driveway connection (Road "A") and 75% of the proposed site traffic would enter via the roundabout. FMA assumed that 50% of the proposed site traffic would exit from the intersection of Hardin Valley Road at the driveway connection (Road "A") and 50% of the proposed site traffic would exit via the roundabout.

6 Turn Lane Warrant Analysis

The intersection of Hardin Valley Road at the driveway connection (Road "A") was evaluated to determine if a right turn lane or a left turn lane are warranted. The Knox County Department of Engineering and Public Works handbook, "Access Control and Driveway Design Policy," was used to analyze the information. Neither an eastbound right turn lane nor a westbound left turn lane on Hardin Valley Road is warranted. The turn lane warrant worksheets and analysis are included in Attachment 9.

7 Conclusions and Recommendations

7.1 Hickory Creek Road @ Hardin Valley Road

The existing conditions at the two-way stop controlled intersection of Hickory Creek Road at Hardin Valley Road / E Gallaher Ferry Road and the background and full conditions at the proposed roundabout were analyzed using the Highway Capacity Software (HCS7).

The existing traffic conditions for the eastbound approach (Hickory Creek Road) operate at a LOS B during the AM peak hour and a LOS A during the PM Peak hour and the northbound left turn (Hardin Valley Road) operates at a LOS A during both the AM and PM peak hours.

The background and full buildout traffic conditions at the proposed roundabout intersection will operate at a LOS A during both the AM and PM peak hours.

The unsignalized intersection capacity analyses shows a 95% queue length at the full buildout of approximately two car lengths for the eastbound approach during the AM peak hour and two car lengths for the westbound approach during the PM peak hour; therefore the existing storage at the intersection is adequate and no change is necessary.

Hickory Creek Road is classified as a Minor Arterial per the Major Road Plan. The minimum intersection spacing required on an arterial is 400 feet per the "Knoxville-Knox County Subdivision Regulations" as amended through February 13, 2020. The proposed driveway connection is located approximately 915 feet east of the intersection of Hickory Creek Road at Covered Bridge Boulevard. This driveway connection exceeds the typical minimum separation on a Minor Arterial; therefore, no change is necessary.

7.2 Hardin Valley Road at Muddy Creek Lane

The existing, background and full buildout conditions at the unsignalized intersection of Hardin Valley Road at Muddy Creek Lane were analyzed using the Highway Capacity Software (HCS7).

The existing traffic conditions for the eastbound left turn movement (Hardin Valley Road) currently operate at a LOS A during both the AM and PM peak hours and the southbound approach (Muddy Creek Lane) operates at a LOS B during both the AM and PM peak hours.

The background traffic conditions for the eastbound left turn movement (Hardin Valley Road) currently operate at a LOS A during both the AM and PM peak hours and the southbound approach (Muddy Creek Lane) operates at a LOS B during both the AM and PM peak hours.

As a part of the Seal Property Subdivision the driveway connection (Road "A") will tie into the existing intersection of Hardin Valley Road at Muddy Creek Lane. The full buildout traffic conditions for the eastbound and westbound left turning movements operate at a LOS A during both the AM and PM peak hours, the northbound approach (Road "A") operates at a LOS B during both the AM and PM peak hours and the southbound approach (Muddy Creek Lane) will operate at a LOS C during both the AM and PM peak hours after the completion of the Seal Property Subdivision.

The standard practice for a residential subdivision with 150 or more lots is to require at least two access points to provide alternative access opportunities in the event that one access is blocked by a fallen tree, crash, or other. The Seal Property Subdivision has one proposed driveway entrance/exit at the Hickory Creek Road, Hardin Valley road and E Gallaher Ferry Road roundabout and a second driveway connection onto Hardin Valley Road. The two access points in combination with the subdivision layout should provide adequate accessibility.

After the completion of the Seal Property Subdivision neither an eastbound right turn lane nor a westbound left turn lane are warranted at the intersection of Hardin Valley Road at Muddy Creek Lane / driveway connection (Road "A").

The minimum required sight distance for a road with a posted speed limit of 45 mph is 450 feet in each direction in accordance with the "Knoxville-Knox County Subdivision Regulations" amended through February 13, 2020. FMA measured the sight distance at the existing intersection of Hardin Valley Road at Muddy Creek Lane in July 2020. At 15 feet from the edge of pavement the sight distance is greater than 600 feet eastbound and 580 feet westbound.

Hardin Valley Road is classified as a Minor Arterial per the Major Road Plan. The minimum intersection spacing required on an arterial is 400 feet per the “Knoxville-Knox County Subdivision Regulations” as amended through February 13, 2020. The proposed driveway connection (Road “A”) is located approximately 770 feet east of the proposed roundabout and 705 feet west of the intersection with Marietta Church Road. This driveway connection exceeds the typical minimum separation on a Minor Arterial; therefore, no change is necessary.

7.3 Subdivision Roads

Road “A”, Road “B”, Road “C” and Road “D” will have a width of 26 feet in accordance with the “Knoxville-Knox County Subdivision Regulations” amended through February 13, 2020.

The minimum required sight distance for the internal subdivision Road “A”, Road “B”, Road “C” and Road “D” will be 250 feet in each direction in accordance with the “Knoxville-Knox County Subdivision Regulations” as amended through February 13, 2020. The sight triangles for the intersections of the internal subdivision roads are provided in Attachment 10.

Sight triangles are used to provide adequate sight distance for a stopped driver on the minor approach to enter or cross the major roadway. Any object (i.e. buildings, hedges, trees, walls, fences, etc.) within the sight triangle that would obstruct the driver’s view of an approaching vehicle should be removed or modified. FMA recommends any necessary landscaping that may be involved to maintain the clear sight triangles and comply with Knox County Engineering and Public Works requirements.

Any required sight distance easements for the internal subdivision intersections of Road “A”, Road “B”, Road “C”, and Road “D” should be coordinated with Knox County Engineering and Public Works and included on the final design drawings prior to construction of the subdivision.



DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Ball Homes, LLC

Developer

Applicant Name

Affiliation

6-29-2020

August 13, 2020

8-SC-20-C / 8-E-20-UR

Date Filed

Meeting Date (if applicable)

File Numbers(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

Mr. Brian Stephens

Ball Homes, LLC

Name

Company

3609 Walden Drive

Lexington

KY

40517

Address

City

State

Zip

859.268.1191

bstephens@ballhomes.com

Phone

Email

CURRENT PROPERTY INFO

John Seal

1158 Cornishville Dr Harrodsburg KY 40330

Owner Name (if different)

Owner Address

Owner Phone

12140 Hardin Valley Rd

129 037

Property Address

Parcel ID

Intersection of Hardin Valley Rd & Hickory Creek Rd

117.0 ac

General Location

Tract Size

W6

PR (<2.8 DU/AC)

Jurisdiction (specify district above)

- City County

Zoning District

Northwest County

LDR

Rural

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AgForVac

N

WKUD

WKUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input checked="" type="checkbox"/> Home Occupation (specify): <u>Single Family Residential</u>	
	<input type="checkbox"/> Other (specify): _____	
SUBDIVISION	<u>Seal Property Subdivision</u>	
	<input checked="" type="checkbox"/> Proposed Subdivision Name	Unit / Phase Number
	<input checked="" type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel Total Number of Lots Created: <u>265</u>	
	<input type="checkbox"/> Other (specify): _____	
ZONING	<input checked="" type="checkbox"/> Attachments / Additional Requirements	
	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)	
	Proposed Density (units/acre)	Previous Rezoning Requests
	<input type="checkbox"/> Other (specify): _____	

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: <u>0108</u> \$ <u>8450.00</u>	TOTAL: \$ <u>8450.00</u>
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input checked="" type="checkbox"/> Traffic Impact Study	FEE 3:	

AUTHORIZATION By signing below, I certify I am the property owner, applicant or the owners authorized representative.

 Applicant Signature	Brian Stephens Please Print	<u>6/29/20</u> Date
859.268.1191 Phone Number	bstephens@ballhomes.com Email	
 Staff Signature	Thomas Brechko Please Print	<u>6/29/2020</u> Date

VARIANCES REQUESTED



1. Reduce minimum horizontal curve radius from 250' to 200' for Road D from sta. 0+63.47 to sta. 3+76.88

Justify variance by indicating hardship: Site topography

2. Reduce minimum horizontal curve radius from 250' to 150' for Road D from sta. 13+91.26 to sta. 15+94.83

Justify variance by indicating hardship: Site topography

3. Increase max. road grade approach at intersection from 1.00% to 3.00% for Road A from sta. 15+46.58 to sta. 15+77.08

Justify variance by indicating hardship: Site topography

4. Increase max. road grade approach at intersection from 1.00% to 3.00% for Road B from sta. 0+00.00 to sta. 1+40.22

Justify variance by indicating hardship: Site topography

5. Increase max. road grade approach at intersection from 1.00% to 1.50% for Road B from sta. 48+97.83 to sta. 50+95.05

Justify variance by indicating hardship: Site topography

6. Increase maximum road grade from 12.00% to 12.49% for Road B from sta. 31+85.67 to sta. 39+17.44

Justify variance by indicating hardship: Site topography

7. Increase max. road grade approach at intersection from 1.00% to 1.89% for Road C from sta. 0+13.00 to sta. 0+74.62

Justify variance by indicating hardship: Site topography

I 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

[Handwritten Signature]
6/29/20

VARIANCES REQUESTED



1. Increase max. road grade approach at intersection from 1.00% to 2.55% for Road C from sta. 19+13.19 to sta. 23+17.19

Justify variance by indicating hardship: Site topography

2. Increase max. road grade approach at intersection from 1.00% to 1.50% for Road D from sta. 0+13.00 to sta. 0+63.00

Justify variance by indicating hardship: Site topography

3. Increase max. road grade approach at intersection from 1.00% to 2.22% for Road D from sta. 11+27.70 to sta. 17+16.62

Justify variance by indicating hardship: Site topography

4. _____

Justify variance by indicating hardship: _____

5. _____

Justify variance by indicating hardship: _____

6. _____

Justify variance by indicating hardship: _____

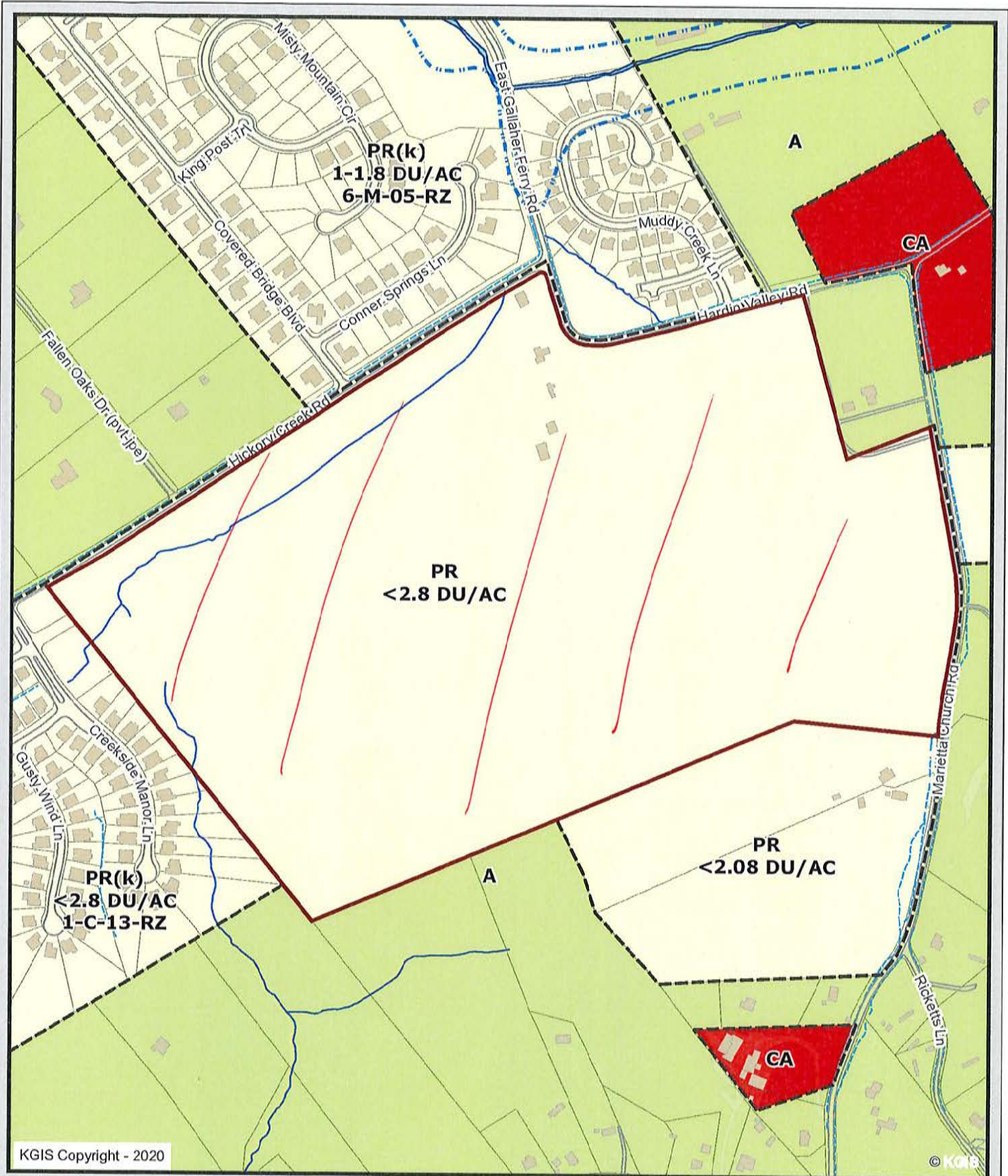
7. _____

Justify variance by indicating hardship: _____

I 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

6/29/20
Date



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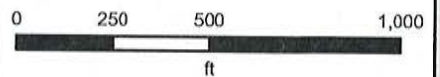
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Letter Portrait

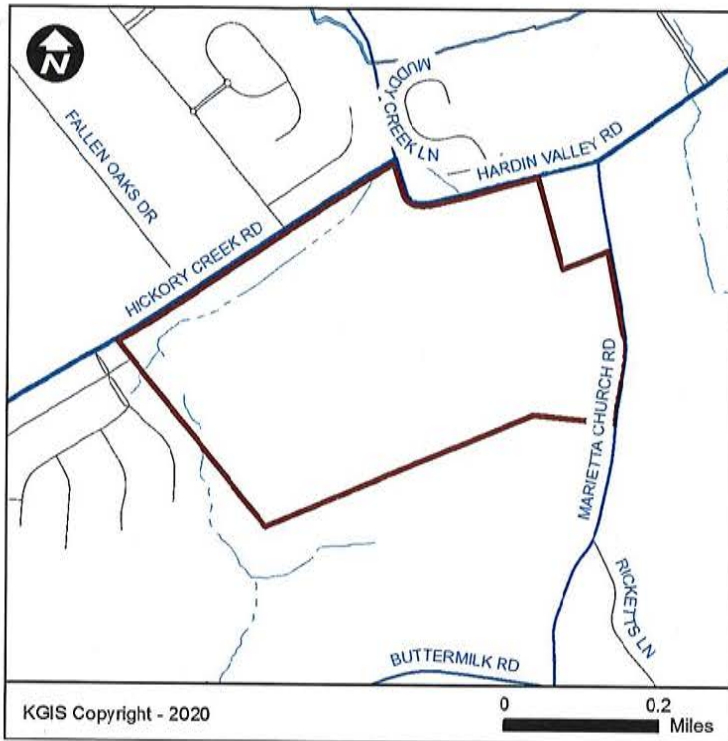
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Parcel 129 037 - Property Map and Details Report**Property Information**

Parcel ID:	129 037
Location Address:	12140 HARDIN VALLEY RD
CLT Map:	129
Insert:	
Group:	
Condo Letter:	
Parcel:	37
Parcel Type:	
District:	W6
Ward:	
City Block:	
Subdivision:	
Rec. Acreage:	0
Calc. Acreage:	117
Recorded Plat:	-
Recorded Deed:	20070105 - 0055367
Deed Type:	Deed:Special Wa
Deed Date:	1/5/2007

Address Information

Site Address: 12140 HARDIN VALLEY RD
KNOXVILLE - 37932
Address Type: DWELLING, SINGLE-FAMILY
Site Name:

Jurisdiction Information

County: KNOX COUNTY
City / Township:

Political Districts

Voting Precinct: 62
Voting Location: Hardin Valley School
11445 HARDIN VALLEY RD
TN State House: 89 Justin Lafferty
TN State Senate: 5 Randy McNally
County Commission: 6 Brad Anders
(at large seat 10) Larsen Jay
(at large seat 11) Justin Biggs
School Board: 6 Terry Hill

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

Owner Information

SEAL JOHN
1158 CORNISHVILLE DR
HARRODSBURG, KY 40330

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

MPC Information

Census Tract: 59.05
Planning Sector: Northwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

School Zones

Elementary: HARDIN VALLEY ELEMENTARY
Intermediate:
Middle: HARDIN VALLEY MIDDLE
High: HARDIN VALLEY ACADEMY

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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