



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 8-SE-20-C **AGENDA ITEM #:** 27
8-H-20-UR **AGENDA DATE:** 8/13/2020

▶ **SUBDIVISION:** HARDIN VALLEY WEST & LAUREL RIDGE, PHASE I

▶ **APPLICANT/DEVELOPER:** KIRKLAND FINANCIAL

OWNER(S): Kirkland Financial, LLC

TAX IDENTIFICATION: 103 10804 (PART OF) , & 103NF001 & 080 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11103 Hardin Valley Rd., 0 & 2402 Blackberry Ridge Blvd.

▶ **LOCATION:** North side of Hardin Valley Rd., east of Blackberry Ridge Blvd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 4.49 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Single family residential

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

▶ **NUMBER OF LOTS:** 13

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is from Hardin Valley Rd., a minor arterial street with 3 lanes and a center turn lane with 45' of pavement width within 85-100' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE** the applicant's request to remove the sidewalk condition (condition #3) and road connection between Blackberry Ridge Road and Union Pointe Lane (condition #4) of the Concept Plan approval of August 8, 2019, subject to 7 conditions.

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Locating the driveways for all lots adjacent to Hardin Valley Road as far as possible from the intersections

or as required by the Knox County Department of Engineering and Public Works.

- 3) Providing a Transportation Impact Letter (TIL) to update recommendations of the Laurel Ridge - Phase 3 Transportation Impact Study as required by Planning Commission staff and Knox County Engineering and Public Works. The TIL must be provided to Planning Commission staff and Knox County Engineering and Public Works, for review and approval, before a plat for these lots can be certified. The applicant will be responsible for implementing any recommendations of the TIL as required by the Knox County Department of Engineering and Public Works.
- 4) Installing the right turn lane on Hardin Valley Road at the Union Pointe Lane intersection as required by the Knox County Department of Engineering and Public Works.
- 5) Obtaining approval by Knox County Commission to close the unbuilt right-of-way in the Laurel Ridge subdivision.
- 6) Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
- 7) Meeting all other applicable requirements of the Knox County Zoning Ordinance.

► **APPROVE the request for 1 additional detached residential lot in the Hardin Valley West subdivision (55 lots total) and 1 additional detached residential lot in the Laurel Ridge subdivision (243 lots total), as shown on the development plan and 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 District, and the other criteria for approval of a use on review.

COMMENTS:

This request is to remove the previously and required road connection between the Laurel Ridge and Hardin Valley West subdivisions and remove the sidewalks in the Hardin Valley West subdivision. The road connection between the two subdivisions began as a requirement of the Laurel Ridge subdivision to provide a stubout for the vacant property to the east so that property would not require its own connection to Hardin Valley Road and potentially eliminate another road crossing over Conner Creek. When the Hardin Valley West subdivision was approved, a road connection to Hardin Valley Road was approved and the road connection between the two subdivisions was also required. This road connection provides the two access points for vehicles to exit each subdivision, however, there would likely be little traffic between the two on a daily basis. The traffic impact study for phase 3 of the Laurel Ridge subdivision assumed 10 percent of the traffic entering and exiting the subdivisions use this connector road. The benefit of having this road connection is if one of the accesses to Hardin Valley Road were blocked for some reason, residents could use the other access. Staff is recommending a condition to require a Transportation Impact Letter (TIL) be provided to staff that updates the recommendations of the Laurel Ridge - Phase 3 Transportation Impact Study.

The Hardin Valley West subdivision is within the Parental Responsibility Zone for Hardin Valley Middle and Hardin Valley Academy, however, the internal road for this subdivision would not exceed 1000 vehicles per day so sidewalks are not required by the Knox County sidewalk construction standards. A sidewalk along Hardin Valley Road already exists and would have been required to be installed along the frontage if it didn't already exist.

If the removal of the connection road is approved as requested, the lots will be rearranged and will result in 1 additional lot in each subdivision. The Hardin Valley West subdivision will have a total of 55 lots which will result in a density of 2.68 du/ac for the entire subdivision. The zoning on the property is PR up to 4 du/ac. The Laurel Ridge subdivision will have a total of 243 lots which results in a density of 2.83 du/ac. The zoning on the property is PR up to 4 du/ac for approximately 69.7 acres of the development and PR up to 3.06 du/ac for approximately 16.1 acres.

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

1. The proposed modifications to the previously approved Hardin Valley West and Laurel Ridge subdivisions will have little impact on the greater Harvin Valley community but will impact the residents of the subdivisions by reducing connectivity and pedestrian accommodations in the Hardin Valley West subdivision.

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

1. With the recommended conditions, the proposal 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 developments have access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes medium density residential and low density residential uses for these sites. The proposed density of the two subdivisions will be 2.68 du/ac and 2.83 du/ac which is consistent with the sector plan.

2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 159 (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.

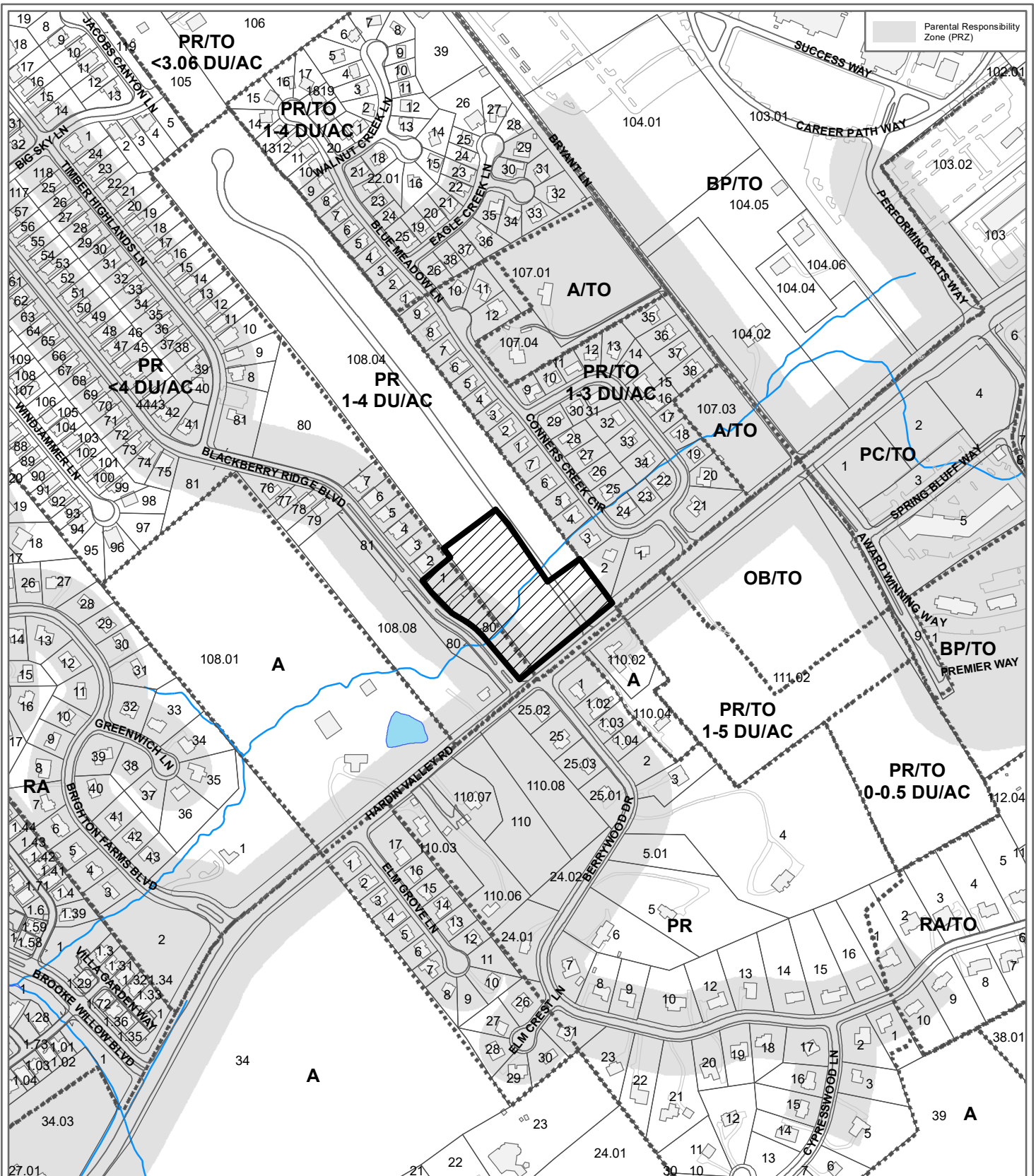
ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

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

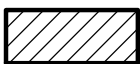
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**8-SE-20-C / 8-H-20-UR
CONCEPT PLAN/USE ON REVIEW**

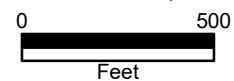


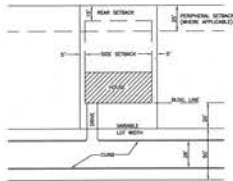
Single family residential in PR (Planned Residential)

Petitioner: Kirkland Financial
Hardin Valley West & Laurel
Ridge, Phase I

Map No: 103
Jurisdiction: County

Original Print Date: 7/21/2020 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





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 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS CONCEPT PLAN CONTAINS APPROXIMATELY 4.88 ACRES SUBDIVIDED INTO 14 SINGLE DETACHED LOTS AND 2 COMMON AREA LOTS COMPRISING 4.89 ACRES.
 5. THIS PROPERTY IS ZONED PM.
 6. UTILITIES:
 WATER: WEST ANOKA UTILITY DISTRICT
 SEWER: WEST ANOKA UTILITY DISTRICT
 ELECTRIC: TENNESSEE LIGHT & POWER BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: BELLSOUTH
 7. VARIANCES APPROVED AT THE JANUARY 12, 2017 MPC MEETING:
 (A) INTERSECTION SPACING ON HARDIN VALLEY RD. BETWEEN ROBERTWOOD DR. AND THE PROPOSED ROAD "X" FROM 450' TO 240'.
 (B) GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 (C) SIDEWALK ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM.

USE ON REVIEW REQUEST REMOVE THE REQUIREMENT TO CONSTRUCT SIDEWALKS ADJACENT TO THE INTERIOR ROAD SYSTEM

8-SE-20-C
 8-H-20-UR
 Revised: 7/28/2020



OWNER:
 KIRKLAND FINANCIAL, LLC
 C/O MASON HEAD
 3000 BUSINESS PARK CIRCLE #600
 GOODLETTSVILLE, TN 37072
 PHONE: (615) 942-9017

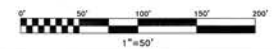
BALL HOMES, LLC
 C/O RYAN HICKEY
 3609 WALDEN DRIVE
 LEAKIN, TN 40517
 PHONE: (665) 885-6705

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 INDEMNITY AND COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ALLEGED, DESCRIBED AND JUSTIFIED BY PREVIOUS FILED WITH THE METROPOLITAN PLANNING COMMISSION.
 David B. Hadden
 REGISTERED ENGINEER
 TENNESSEE CERTIFICATE NO. 101245

VERTICAL DATUM NAVD83

SCALE 1"=50'
 VERTICAL: 2" INTERVAL
 DATE 6/26/20

DEED REFERENCES: DEED BOOK 1990, PAGE 486
 INSTR. #201708210011539



CONCEPT PLAN FOR
 HARDIN VALLEY WEST & LAUREL RIDGE PHASE 1
 TAX MAP 103 PART OF PARCEL 108.04
 TAX MAP 103NF PARCELS 1 & 2 & PART OF PARCEL 80
 DISTRICT 6, KNOX COUNTY, TENNESSEE

24998-CP3
 SHEET 1 OF 1 SHEET(S)
 0:324998\24998-C3.DWG

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

DESIGNED	DATE	PER MPC COMMENTS	APPR.	NO.	DATE	REVISION	APPR.
DEH	7/20/20						
DRAWN	SEW						
CHECKED	DEH						



DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

KIRKLAND FINANCIAL
Applicant Name

6/29/20
Date Filed

8/13/20
Meeting Date (if applicable)

Affiliation

8-H-20-UR/8-SE-20-C
File Number(s)

CORRESPONDENCE

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

- Applicant
- Owner
- Opinion 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

Kirkland Financial

Owner Name (if different)

3000 BUSINESS PARK CIR. # 600
Owner Address
GOODLETTSVILLE
37072

615-992-9017
Owner Phone

11103 HARDIN VALLEY RD
Property Address

0, 2402 Blackberry Ridge Blvd

MAP 103

PART OF PARCEL 108.04 /
Parcel # MAP 103NF PARCELS 182 &
PART OF PARCEL 80

N. SIDE OF HARDIN VALLEY RD, E. OF BLACKBERRY
General Location
RIDGE BLVD

4.49AC
Tract Size

6
Jurisdiction (specify district above) City County

PR
Zoning District

NORTHWEST COUNTY
Planning Sector

MDR
Sector Plan Land Use Classification

PLANNED GROWTH
Growth Policy Plan Designation

VACANT
Existing Land Use

N
Septic (Y/N)

WKUD
Sewer Provider

WKUD
Water Provider

REQUEST

DEVELOPMENT
SUBDIVISION
ZONING
STAFF USE ONLY

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

Proposed Subdivision Name **HARDIN VALLEY WEST and Laurel Ridge, Phase 1** Unit / Phase Number

- Parcel Change
- Combine Parcels Divide Parcel Total Number of Lots Created: **16**

- Other (specify):
- Attachments / Additional Requirements

- Zoning Change: Proposed Zoning
- Plan Amendment Change: Proposed Plan Designation(s)

- Proposed Density (units/acre) Previous Rezoning Requests
- Other (specify):

PLAT TYPE

- Staff Review Planning Commission

FEE 1: **\$ 1,300.00** TOTAL:

ATTACHMENTS

- Property Owners / Option Holders Variance Request

FEE 2: **\$ 1,300.00**

ADDITIONAL REQUIREMENTS

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

FEE 3:

AUTHORIZATION

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

David Harbin
Applicant Signature

DAVID HARBIN
Please Print

6/29/20
Date

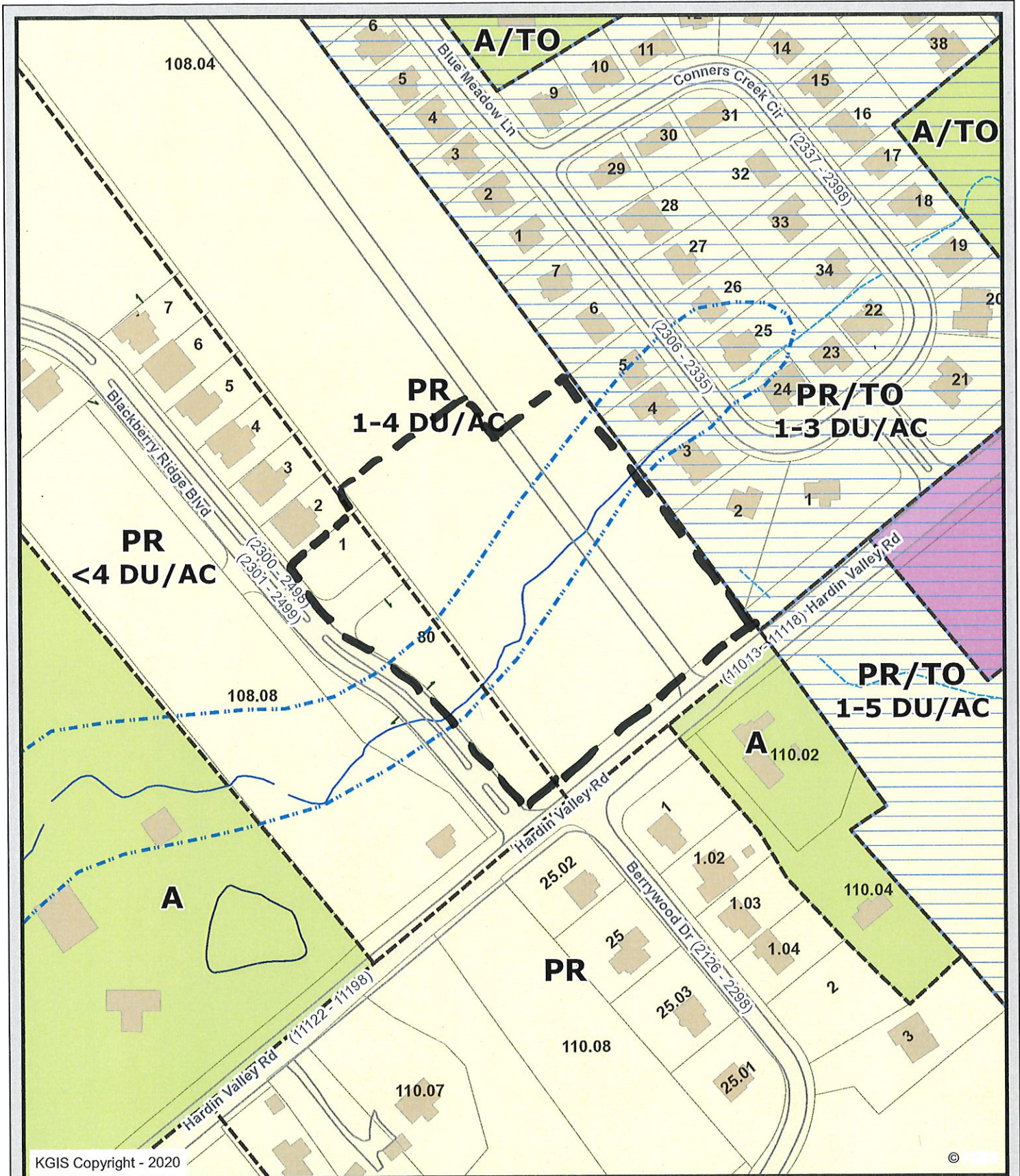
805-588-6472
Phone Number

harbin@bhn-p.com
Email

Thomas Brechko
Staff Signature

Thomas Brechko
Please Print

6/29/2020
Date



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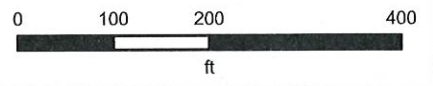
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Letter Portrait

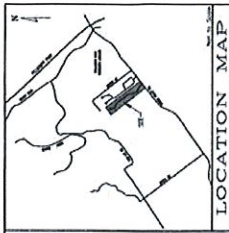
Knoxville - Knox County - KUB Geographic Information System



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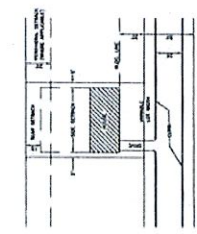
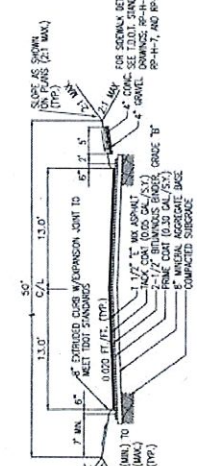
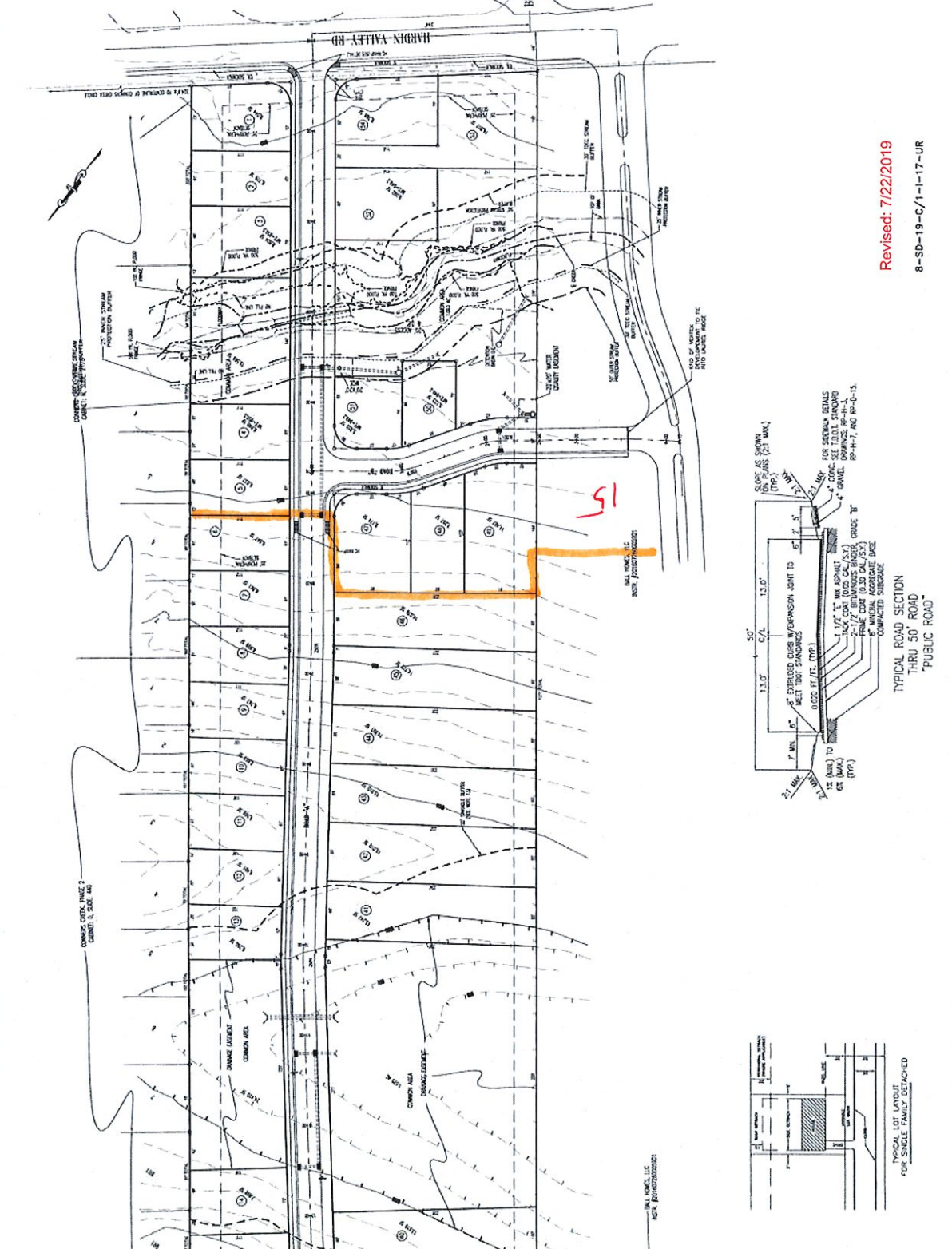


- NOTES:**
1. ALL DIMENSIONS ARE SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. ALL EXISTING UTILITIES AND OBSTRUCTIONS LOCATED ON THIS MAP ARE SHOWN AS APPROXIMATE LOCATIONS. EXACT LOCATIONS SHALL BE DETERMINED BY FIELD SURVEY.
 3. ALL EXISTING DIMENSIONS SHALL BE AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.
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 15. ALL EXISTING DIMENSIONS SHALL BE AS SHOWN ON THIS MAP UNLESS OTHERWISE NOTED.



DESIGNER:
 COUNTY ENGINEER
 KIRKLAND FINANCIAL, LLC
 C/O STEVE BETHUNE
 1000 W. MAIN ST.
 MEMPHIS, TN 38103
 PHONE: (901) 344-1824

REGISTERED ENGINEER NO. 10465



Revised: 7/22/2019
 8-SD-19-C/1-17-UR

DEED REFERENCES: DEED BOOK 1880, PAGE 486 INST# A20005240035503		CONCEPT PLAN FOR HARDIN VALLEY WEST CLT MAP 103 PARCEL 108-04 DISTRICT 6, KNOX COUNTY, TENNESSEE	24998-C SHEET 1 OF 3 SHEETS
SCALE: 1"=50' VERTICAL: 2"=100' DATE: 6/21/19	LEGEND: DIM DRAWN DIM CHECKED DIM NOT CHECKED	COUNTY ENGINEER KIRKLAND FINANCIAL, LLC C/O STEVE BETHUNE 1000 W. MAIN ST. MEMPHIS, TN 38103 PHONE: (901) 344-1824	



LOCATION MAP

- NOTES:
1. THE PROPERTY IS SHOWN AS SUBJECT TO CHANGE OF THE PLANNING PLAN.
 2. ALL LOTS SHALL BE CONVEYED TO THE OWNER BY DEED.
 3. THE PROPERTY IS SHOWN AS SUBJECT TO CHANGE OF THE PLANNING PLAN.
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SEE THE PLANNING PLAN FOR THE LOCATION OF THE PROPERTY TO BE DEVELOPED IN THIS PROJECT.



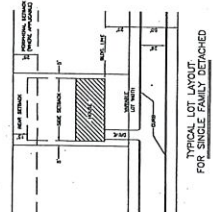
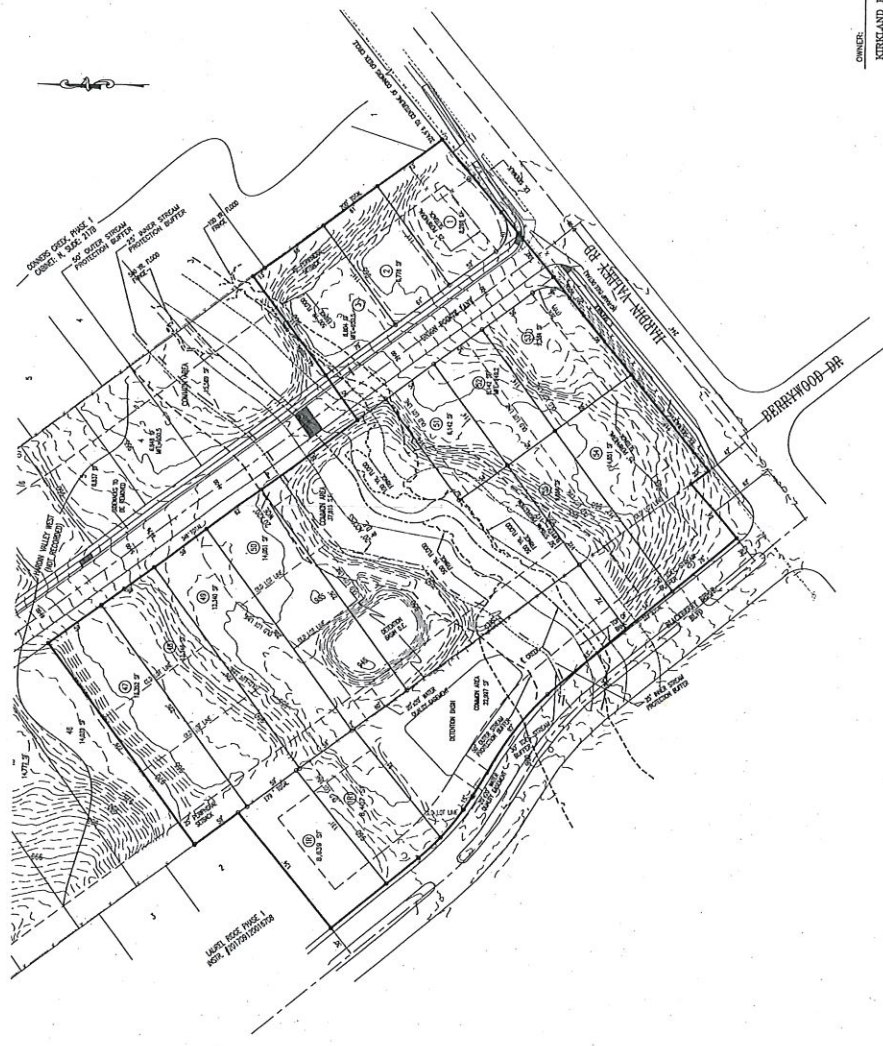
CERTIFICATION OF CONCEPT PLAN
 I, **DAVID L. BROWN**, LICENSED PROFESSIONAL ENGINEER, STATE OF TENNESSEE, LICENSE NO. 101245, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TENNESSEE.

OWNER:
 KIRKLAND FINANCIAL, LLC
 C/O MASON HEAD
 3000 BUSINESS PARK CENTER #200
 MEMPHIS, TN 38119
 PHONE: (901) 952-9977

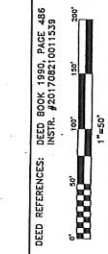
DESIGNER:
 BALL HOMES, LLC
 C/O EVAN HIGGINS
 2400 WALTON DRIVE
 MEMPHIS, TN 38119
 PHONE: (901) 248-9100

24988-CP3
 SHEET 1 OF 1 SHEET(S)
 01/10/2008 10:08AM - C.L.T.M.

CONCEPT PLAN FOR
 HARDIN VALLEY WEST & LAUREL RIDGE PHASE 1
 TAX MAP 03 PART OF PARCEL 108.04
 TAX MAP 101NF PARCELS 1 & 2 & PART OF PARCEL 80
 DISTRICT 5, RNOX COUNTY, TENNESSEE



TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED



DEED REFERENCES: DEED BOOK 1989, PAGE 486
 INSTR. #201708210011539

NO.	DATE	REVISION	BY

DESIGNED: DBH
 DRAWN: SEW
 CHECKED: DBH

BROWN, JAMES, NORTON & ASSOCIATES
 REGISTERED ENGINEERS & LAND SURVEYORS
 1000 W. UNIVERSITY AVENUE, SUITE 200
 MEMPHIS, TENNESSEE 38102
 PHONE: (901) 328-4772
 FAX: (901) 328-4773
 ems@brown-norton.com

