



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 8-SC-20-C **AGENDA ITEM #:** 25
8-E-20-UR **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.