



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Agenda Item #25 8-SC-20-C / 8-E-20-UR**

1 message

**Kim Frazier** <hvpa2018@gmail.com>

Wed, Aug 12, 2020 at 11:01 AM

Reply-To: hvpa2018@gmail.com

To: commission@knoxplanning.org

Dear Commissioners,

Upon review of your planning agenda review meeting, I want to offer my support on two points made:

1. It was brought up that there are no standards for reforestation, what to plant, how to plant, how to maintain it, etc. As you are aware, this brings a great deal of uncertainty to the success of the proposed plan and on existing development. Our community greatly appreciates the effort made by the applicant, but without standards and requirements in place, we can not be assured that 1) this will actually happen and 2) that it will work.

2. The common area that they plan to reforest does not correlate to the area above the 25% that they plan to disturb. The loss of stabilized land does not compare to the proposed reforested area. As many residents have expressed, our area experiences significant water runoff and soil destabilization from construction. The county has spent valuable resources providing solutions to development shortcomings. In addition, residents have spent personal resources to address the negative impacts of development shortcoming on their property. I'm just not sure if we should ask the county and the residents to continue to absorb the costs of negative impact either as a direct or indirect result of inadequate development standards.

In close, let me say that this is a difficult piece of property. The topography is challenging and many developers have passed on the opportunity to develop it. We have a developer who has been willing to listen to the community and make revisions in support of their vision for this property. However, I think we can all agree that the challenges that the property presents and the price tag makes it very difficult for anyone to see a positive return on their investment. It's a tough situation and I have asked several developers if they could make a premier subdivision with larger lots and higher price point homes work on this property - which is very desirable in the Hardin Valley area - but have yet to have a positive discussion.

I look forward to watching the meeting on Thursday. Thank you for your service and the time and effort it requires.

In Service,  
Kim Frazier  
Hardin Valley Planning Advocates  
865-805-1005

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-SC-20-C / 8-E-20-UR**

1 message

**Kim Frazier** <hvpa2018@gmail.com>

Tue, Aug 11, 2020 at 7:32 AM

Reply-To: hvpa2018@gmail.com

To: commission@knoxplanning.org

Dear Commissioners,

Just a quick follow up and summary from last night's meeting with Ryan Hickey of Ball Homes and residents of both Covered Bridge and Creekside Manor - adjacent subdivisions to the 117 acres in this proposed single family residential development in Hardin Valley.

Following you will find points of discussion, concern, and consideration:

- the community would like to see pedestrian connectivity between this proposed development and existing developments: it was suggested that the applicant work with Knox County to ensure that the 20' easement designated as a potential greenway be installed during construction
- the community asked that existing vegetation be preserved in areas designated as green space, open space, and or common space
- many voiced water runoff and soil stabilization concerns: the applicant discussed a reforestation plan designed in coordination with Fulghum & McIndoe and the geotechnical firm at the University of TN - the community would like some assurance that the plan will be properly executed and the 3:1 slope design will be monitored
- the community asked that Knox County Engineering consider incorporated designated turn lanes both in and out of the proposed subdivision, as well as, designated turn lanes at the second access point at Hardin Valley Rd and Mossy Creek
- the community asked the applicant to consider using brick, stone, and or hardie board / plank materials for the product design: this would align with the applicant's proposed price points of \$300k-\$500k and existing homes in this immediate area
- the community asked that Knox County work with the applicant to preserve the historical barn on the property in some way: suggestions of repurposing the barnwood were discussed

Thank you for your time and consideration.

In Service,  
Kim Frazier  
Hardin Valley Planning Advocates

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Case File 8-SC-20-C/8-E-20-UR**

1 message

**'Kenneth Martin' via Commission** <commission@knoxplanning.org>

Mon, Aug 10, 2020 at 11:03 PM

Reply-To: kenmar130@yahoo.com

To: "commission@knoxplanning.org" &lt;commission@knoxplanning.org&gt;

Dear Commissioners,

My wife and I are writing to express our concerns for the proposed development by Ball Homes, applicant, at [12140 Hardin Valley Road](#).

1. The continued and increasing water runoff problems result from more and more disturbance of the natural land. We have lived in Covered Bridge for 3.5 years, and the water runoff during that time has increased significantly. Flooding of low areas, including roadways, is commonplace when we have even moderate rainfall.
2. At its build-out, the proposed development is expected to increase the population of the Hardin Valley Schools by approximately 400 students. The new planned Northwest Sector elementary school will not ease the burden at the existing Hardin Valley schools for perhaps 3-5 years.
3. The current infrastructure cannot handle the increased traffic, including the numerous heavy dump trucks that use Hickory Creek Road and Hardin Valley Road. The morning and afternoon school traffic alone is currently overtaxing these roads, the majority of which are two lanes.

Please consider these concerns as you consider conditions for this case. We appreciate your desire to improve the quality of life in the Hardin Valley area.

Ken and Debbie Martin  
[2210 Viewcrest Lane](#)  
[Knoxville, TN 37932](#)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] Agenda Item 25 - Seal Property Subdivision - Concept Plan 8-SC-20-C Use on Review 8-E-20-UR**

1 message

'Alan Hill' via Commission &lt;commission@knoxplanning.org&gt;

Mon, Aug 10, 2020 at 10:56 PM

Reply-To: alanhill55@icloud.com

To: commission@knoxplanning.org, mike.reynolds@knoxplanning.org

To Planning Commission Staff:

On Agenda Item 25 Ball Homes Seal Property - I have the following comments. We are not against development, we just want planned development with a view to the future and one that fits in aesthetically with the surrounding neighborhoods.

My concern and the major concern of our homeowners has to do with Storm Water runoff.

**Storm Water Runoff Issues**

Covered Bridge HOA commissioned an engineering firm to do an Existing Condition Stream Survey of Conner Creek that flows through the east side of Covered Bridge in the Common Area and main entrance at Rustic Bridge Trail. There were two key findings:

A. The survey has revealed a variety of issues within Covered Bridge in the Common Area. Knox County Engineering and Public Works staff will be requested soon to review necessary armoring work needed to keep the channel from eroding completely and damaging the adjacent roadway, E. Gallaher Ferry Road.

B. Areas of concern for CBHOA are nearest roads, bridges, and sidewalks to avoid large financial expenses when high flow events occur in the future. Rock armament is needed at the high priority locations, but allowing vegetative stream buffer growth along the stream banks will increase the longevity and stability of the stream channel into the future. This will have to be done at CBHOA expense. Why does CBHOA have to bear the brunt of adjacent developments that have storm water runoff into our property? This does not seem fair. How will Ball Homes ensure that this will NOT increase from their development?

CBHOA will be watching this development over the next 2-3 years to monitor any major impacts.

**Road/Traffic Issues:**

The roundabout appears to be too small for the volume of traffic at that intersection. If this is the same diameter as the roundabouts along Northshore, this will create similar bottlenecks. It appears as if it is more of a roundabout within in the subdivision. It may control the flow and releasing of traffic out of the subdivision, but I'm not sure this will be an overall traffic solution for the 3 directional traffic at HV Road, East Gallaher Ferry Rd. and Hickory Creek Road. If this keeps large trucks off of Hardin Valley & Hickory Creek it will be worth it!!

**Historical Preservation**

Preserving the History of Hardin Valley is important for future generations; we are concerned about the historical barn being torn down. What is the plan for the barn? If it has to be torn down, would Ball Homes consider rebuilding it maybe on a smaller scale on the adjacent land where Hickory Creek Road will be moved to the south? Will Knox County provide the land for this structure to be rebuilt if Ball Homes can assist? This old, historic Hardin Valley fixture should be preserved!!

Sincerely,

Alan L. Hill

2500 Echo Brook Lane  
Knoxville, TN 37932  
Covered Bridge Subdivision

865-382-2256 Mobile  
[AlanHill55@me.com](mailto:AlanHill55@me.com)

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Agenda Item 25 - Seal Property Subdivision - Concept Plan 8-SC-20-C Use on Review 8-E-20-UR.**

1 message

**Michael Twardy** <michaeltwardy@gmail.com>

Mon, Aug 10, 2020 at 9:52 PM

Reply-To: michaeltwardy@gmail.com

To: mike.reynolds@knoxplanning.org, commission@knoxplanning.org

Cc: Kim Frazier &lt;hvpa2018@gmail.com&gt;, Alan Hill &lt;alanhill55@icloud.com&gt;

Good evening.

I'm writing to, once again, voice my concerns regarding the new Ball Homes subdivision: Agenda Item 25 - Seal Property Subdivision - Concept Plan 8-SC-20-C Use on Review 8-E-20-UR.

I have yet to see solid mitigation plans for how the increased runoff from roads and driveways that gets dumped into Conner Creek and ultimately floods the Covered Bridge activity field will be dealt with.

What will Ball Homes and/or the county do to help mitigate this - beyond just the road issue? The county installed the culvert on East Galleher that now dumps the runoff from Massey Creek onto the designated green space of Covered Bridge, and this also increases the flood zone around Conner Creek.

I feel that Covered Bridge - being located at the end of the where the majority of this increased runoff ends up - gets the brunt of any storm impacts in the area.

We should not have to keep paying for the damage done to our footbridge, walking trails and activity field because other subdivisions have been allowed to increase the maximum DU/AC recommendations by the initial assessments that routinely get overturned by the county commission that results in more runoff draining into our neighborhood.

I am also concerned the proposed roundabout is not a sufficient size to alleviate traffic at that intersection and we're about to have another bottleneck issue similar to what happens along Northshore during peak traffic hours.

Thank you for taking these views into consideration.

Sincerely,

Mike Twardy

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Michael Twardy  
michaeltwardy@gmail.com

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Concept Plan 8-SC-20-C Related Case(s) 8-E-20-UR Location 12140 Hardin Valley Rd. Intersection of Hardin Valley Rd. & Hickory Creek Rd., west side of Marietta Church Rd. Case**

1 message

**Melinda Basler** <melinda.basler@gmail.com>

Mon, Aug 10, 2020 at 10:22 PM

Reply-To: melinda.basler@gmail.com

To: commission@knoxplanning.org

I am concerned about the approved plan for this new Ball Homes subdivision.

I live at 12416 Turkey Crossing Ln in the adjacent Ball Home subdivision, Creekside Manor.

It appears another subdivision has been approved that will continue to overburden our roads and schools in the Hardin Valley area.

Please take into consideration the above stated issues plus the unsolved problems many homeowners, including myself, continue to pursue with Ball Homes even now after they have left Creekside Manor.

Money appears to be the most important criterion for decisions related to new residential development in Knox County with little regard to safety of school students and quality of life for new homeowners. My particular drainage issues were deemed 'not Ball Homes' responsibility' as a result of a meeting including Hardin Valley Land Partners, Ball Homes, and several Knox County Government Departments. Our Knox County School students use school busses that stop on Hickory Creek Rd in the dark. No lights are available due to lack of KCS budget, we have been told.

Ball Homes appears to be planning small houses on very small lots in this new subdivision. This will negatively impact the value of homes in Creekside Manor.

Thank you for your attention to my concerns.

Melinda Basler

Sent from my iPhone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-SC-20-C - Residential Development at 12140 Hardin Valley Rd**

1 message

**Mary Kay Greiner** <mkgreiner94@gmail.com>

Mon, Aug 10, 2020 at 8:59 PM

Reply-To: mkgreiner94@gmail.com

To: commission@knoxplanning.org

Knoxville MPC:

I would like to register the following concerns about the proposed residential subdivision at [12140 Hardin Valley Rd](#). My concerns are in regard to road safety/development and congestion in the area.

Safety during construction: Currently Hardin Valley Rd is used daily by heavy construction vehicles (i.e. dump trucks) and other commercial vehicles that have little regard for the speed limit. Construction equipment on Hardin Valley is already a safety issue for motorists and an additional construction project prior to road improvements will only exacerbate this situation.

Traffic volume after construction: With a potential for 500 more cars daily in the area of Hardin Valley and Hickory Creek, what are the additional road improvements that will provide safety and traffic control at the entrances to the subdivisions of Hunters Way, Massey Creek, and Vining Mill? A single traffic circle at Hardin Valley and Hickory Creek may alleviate congestion at that intersection, but exit and entrance to subdivisions off Hardin Valley will be significantly impacted by increased traffic. What improvements will be made at the intersection of Hardin Valley Rd and Marietta Church Rd.

Access points to the planned development: To decrease the amount of traffic at Hardin Valley and Hickory Creek, there should be an access point from Marietta Church Road.

Land disturbance: The proposal exceeds the recommended land disturbance maximum of 40.558 acres by 25.8 acres.

Please consider these issues and mitigate road safety concerns BEFORE construction begins.

- Improve Hardin Valley with additional lanes, decreased curve radius, and sidewalks.
- Provide a plan for community green space
- Immediately request monitoring of speed violations on Hardin Valley Road
- Increase road safety at entrances to adjacent subdivisions and the intersection of Hardin Valley and Marietta Church Rd.
- Require more than two access points to the development with one access point being on Marietta Church Rd.

Thank you for your service and consideration of these concerns.

Mary K Greiner  
Homeowner - Hunter's Way Subdivision

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Agenda Item 25 - Seal Property Subdivision - Concept Plan 8-SC-20-C Use on Review 8-E-20-UR.**

1 message

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**'Rick and Nancy Bradford' via Commission** <commission@knoxplanning.org>

Mon, Aug 10, 2020 at 8:48 PM

Reply-To: rwnbradford08@me.com

To: commission@knoxplanning.org

Cc: mike.reynolds@knoxplanning.org

I would like to express our concerns about the new Ball Homes development on Hickory Creek Road at the intersection with Hardin Valley Rd. We live in the Covered Bridge subdivision and are quite concerned about the expected increase of runoff and drainage into Conners Creek and onto the Covered Bridge common area. Our concern is based on the problem we already see with the current drainage situation due to the other developments in the area. It is also not clear to us as to how the roundabout will solve the additional traffic that will be merging from Hickory Creek Rd. onto Hardin Valley Rd., especially with regard to truck traffic, which will only increase with more building. This increase in truck traffic and other heavy equipment will increase traffic congestion and will also bring about more damage to the roads in the immediate area, which have already deteriorated. Lastly, the proposed density of homes per acre would most likely result in a lower value per home which could adversely affect our property values in Covered Bridge. This will also add to the traffic problem already mentioned above.

Sincerely,

Rick and Nancy Bradford  
2130 Viewcrest Lane  
Knoxville, Tn. 37932

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)





Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**Fwd: Comments on 8-SC-20-C & 8-E-20-R**

2 messages

**Tina Piatt** <tina.piatt@knoxplanning.org>

Mon, Aug 10, 2020 at 3:07 PM

To: Dori Caron &lt;dori.caron@knoxplanning.org&gt;, Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;, Amy Brooks &lt;amy.brooks@knoxplanning.org&gt;

Cc: Terry Gilhula &lt;terry.gilhula@knoxplanning.org&gt;

----- Forwarded message -----

From: **Alisandra Snyder** <tntellico@gmail.com>

Date: Mon, Aug 10, 2020 at 3:06 PM

Subject: Comments on 8-SC-20-C &amp; 8-E-20-R

To: &lt;contact@knoxplanning.org&gt;

Concerning the Ball Homes proposal for development of the Seal Property Subdivision:

- Due to the large amount of "waste" land, Ball Homes seems to plan to cram the allowed number of homes (269?) onto a small amount of land. Side setbacks are only 5' on each side of the homes, meaning the development will look even more like a tenement than the subdivision called Laurel Ridge.
- The concept plan seems to call for clear-cutting of the area, with a small amount of landscaping to be installed later. Anyone who has seen the beautiful natural area, full of animals, wildflowers, trees and native brush will understand the concern of neighbors. I also note that last October's document recognizes that this is a 117 acre property and says, "This property is in the Hillside & Ridgetop Protection Area." It needs to be protected!
- The small roads in this area are already being damaged by an increasing amount of heavy traffic that includes many semi-trailers/18-wheelers and dump trucks. Our guess is that these drivers are overweight and are attempting to bypass the weigh station on I-40/75. It's unclear whether the proposed roundabout/traffic circle will be able to handle the increasingly heavy traffic, as well as traffic from the new subdivision, Hardin Valley Road, Hickory Creek Road, and East Gallaher Ferry Road.
- Will construction on this subdivision begin before the Yarnell Road bridge replacement project is completed? Hickory Creek/Hardin Valley/Marrietta Church Roads are the designated detour for that project. We don't need MORE traffic chaos at this time.
- Ball Homes proposes to build 269 family-size homes and projects ONLY 110 additional students added to the Hardin Valley Schools. That estimate is plainly ridiculous.

I live in Creekside Manor, adjacent to the 117 acres that Ball Homes proposes to develop. Drainage from our subdivision, developed (but not maintained -- under notice of violation from Knox County) by Hardin Valley Land Partners, is already a source of silt and uncontrolled runoff in our area. Ball Homes bought the land from HVLP and was unable to manage the drainage issues that resulted from building on hills. I see no reason why they should be trusted to do the same in a neighboring development.

Our community is a good example of why Ball Homes' intentions in a neighboring subdivision should be considered carefully before approval. Thank you for your attention.

Alisandra Snyder

I can be reached at this email address.

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Tina Piatt  
Finance Officer  
865/215-3638



Knoxville-Knox County Planning | [KnoxPlanning.org](http://KnoxPlanning.org)  
400 Main Street, Suite 403 | Knoxville, TN 37902

**Dori Caron** <dori.caron@knoxplanning.org>

Mon, Aug 10, 2020 at 3:21 PM

Reply-To: dori.caron@knoxplanning.org

To: Commission &lt;commission@knoxplanning.org&gt;

Dori Caron  
Senior Administrative Assistant  
Direct Line: 865-215-2694  
Email: [dori.caron@knoxplanning.org](mailto:dori.caron@knoxplanning.org)



**Knoxville-Knox County Planning | Knoxville Regional TPO**  
400 Main Street, Suite 403 | Knoxville, TN 37902

[Quoted text hidden]

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

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**[Planning Commission Comment] Agenda 25 Concept Plan 8-SC-20-C Use on Review 8-E-20-UR.**

1 message

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**Marshall Smith** <mdsmith2040@gmail.com>

Mon, Aug 10, 2020 at 2:29 PM

Reply-To: mdsmith2040@gmail.com

To: commission@knoxplanning.org, mike.reynolds@knoxplanning.org

I'm Marshall Smith and live in Creekside Manor subdivision.

I like to voice my concerns with the proposed round-a-bout and Ball Homes stripping/cutting/clearing 100's of trees.

1. Can the proposed round-a-bout handle the additional traffic from the two new subdivisions on Hickory Creek and now with the 283 future homes at the corner of Hickory Creek/Hardin Valley along with the increased tractor trailers taking the shortcut from Watt Road. Can they safely make the turns???

2. Please take the time to look at the proposed new development. The land is abundant in trees, wild flowers and wildlife. PLEASE do not be a rubber stamp to Ball Homes. How many of you have actually visited this new development?

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Laura Edmonds &lt;laura.edmonds@knoxplanning.org&gt;

**[Planning Commission Comment] 8-SC-20-C / 8-E-20-UR**

1 message

**Kim Frazier** <hvpa2018@gmail.com>

Sun, Aug 9, 2020 at 3:39 PM

Reply-To: hvpa2018@gmail.com

To: commission@knoxplanning.org

Cc: Alan Hill &lt;alanhill55@icloud.com&gt;, Phillip Hancock &lt;pwhancock@outlook.com&gt;

Dear Commissioners,

On behalf of the organized community group, Hardin Valley Planning Advocates (HVPA), I am writing to address the proposed development at [12140 Hardin Valley Rd](#), applicant Ball Homes.

HVPA advocates for the intentional, sustainable growth with coordinated infrastructure in the Hardin Valley and surrounding areas.

We also encourage discussion and collaboration with developers and builders in our area to communicate our vision for our community and how their proposed projects will add value to both the community and its residents. Ensuring that adequate infrastructure is in place prior to approval of development is critical in sustainable and successful land use.

I have been in constant communication with Mr. Ryan Hickey of Ball Homes and the residents of the surrounding developments regarding the proposed concept plan. The applicant has been willing to consider the requests of the residents and has made several accommodations. I will be facilitating a final meeting with the residents and Mr. Hickey Monday evening at 5pm. Residents will then submit their comments to the planning commission for your consideration. The presentation slides are attached for your review. I ask that you pay close attention to the comments and questions submitted by the residents and take these into consideration when making your decision regarding the proposed concept plan.

My concerns are focused on the continued water runoff problems that my community is experiencing due to new construction. I receive dozens of emails regarding significant runoff and flooding issues from long term residents, new construction residents, and pedestrians. Although Engineering and Public Works is aware of many of the ongoing issues and have offered some solutions, it is imperative that you take this into serious consideration when approving additional development in this area. I have particular concerns with the proposed land disturbance exceeding the recommended disturbance area by 25.8 acres. Offsetting this immense disturbance by reforesting the common area is appreciated, but will not directly address the anticipated negative impact of the hillside. Allowing land disturbances greater than those protected under the Hillside Protection guidelines will only result in additional breakdown of the landscape of our beautiful community.

A quick mention of the student yield is also worthy. Historically in the Hardin Valley community, one can anticipate 1.5 school age children per dwelling. For this proposed development of 265, our community can anticipate 397.5 students k-12 at the completion of build out. Current enrollments for both Hardin Valley Elementary and Hardin Valley Academy are over capacity. The new NW Sector Elementary school will not ease the burden of students placed on existing schools for an anticipated 3-5 years.

In addition, as a Stakeholder member of the recent Greenway Corridor Study, I want to mention that a greenway on the Hardin Valley corridor was not completely ruled out. Several options were provided by the stakeholder committee for consideration as part of the overall greenway corridor plan.

Lastly, I would like to request that the Planning Commission consider including the concept of an eyebrow or loop lane access to the Subdivision Regulations.

In close, I feel that with additional conditions to address the aforementioned concerns this development will be a value added development to our community.

Thank you very much for your time and consideration.

In Service,

Kim Frazier

Hardin Valley Planning Advocates, Founder &amp; Director

Knox County Planning Alliance, Co-Founder &amp; Community Outreach

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)

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 **Ball Homes Seal Property.pptx**  
217K

# SEAL PROPERTY

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BALL HOMES CASE FILE 8-SC-20-C / 8-E-20-UR

12140 HARDIN VALLEY RD

117 ACRES

265 LOTS

2.3 DU/ACRE

## PARCEL DATA

- **Sector** Northwest County
- **Land Use** LDR (Low Density Residential)
- **Growth Plan** Rural Area
- **Utilities: Sewer** West Knox Utility District  
**Water** West Knox Utility District
- **Watershed** Conner's Creek
- **Zoning Approved** up to 2.8 du/acre
- **Proposed Density** is 2.3 du/acre single family residences
- **117 acres**
- **265 lots**
- **Traffic Impact Study Completed** 2 access points
  - Hardin Valley Rd – boulevard entrance
  - Hardin Valley Rd at Moss Creek Lane
- **20' ft greenway easement proposed**

# PLANNING STAFF APPROVAL OF CONCEPT PLAN WITH 8 CONDITIONS TO BE MET BY THE APPLICANT

- 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. 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

# Review Concept Plan Images



PLANNING  
STAFF APPROVAL  
OF  
DEVELOPMENT  
PLAN WITH 2  
CONDITIONS TO  
BE MET BY THE  
APPLICANT

- 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.

# PLANNING STAFF SUMMARY

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- This proposal is for the construction of 269 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 2.3 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.

# STAFF PLAN RECOMMENDATIONS

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- 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.
- DISCUSSION and CONCERNS
  - Water runoff

# OPEN SPACE AND AMENITIES

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- 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

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- 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-SF03-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

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- 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

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- 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 AGENDA ITEM #: 25 FILE #: 8-SC-20-C 8/5/2020 04:13 PM MIKE REYNOLDS PAGE #: 25-3 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

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- 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 2.3 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.



# TRAFFIC IMPACT & STUDENT YIELD

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- **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)
  - Using Hardin Valley historical data of 1.5 school age children per dwelling = 397.5 students at time of build out completion
- 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

- We continue to see additional water from Creekside Manor and Massey Creek with silt & contaminant runoff into waterways like Connor Creek that flows into Melton Hill Lake.
- In Covered Bridge, we are starting to see our creek bed walls deteriorate and expand.
- Recent Storm Water runoff from slopes in the Massey Creek Subdivision on a hillside development has caused Knox County Public Works to place culverts under East Gallaher Ferry Road this week that will send more water onto the common property of Covered Bridge adding more sediment and silt into Conner Creek and causing more erosion of our creek bed walls.
- We are concerned how Ball Homes plans to mitigate further impact to Conner Creek and surrounding properties.

## COMMUNITY INPUT AND QUESTIONS

## STORMWATER

- 1. With the increased runoff from roads and driveways that gets dumped into Conner Creek and ultimately floods our activity field. What will Ball Homes and/or Knox County do to help mitigate this - beyond just the road issue? The county installed the culvert on East Gallaher that now dumps the runoff from Massey Creek Subdivision onto the designated green space of Covered Bridge, and this also increases the flood zone around Conner Creek.

Covered Bridge - being located at the end of the where the majority of this increased runoff ends up - gets the brunt of any storm impacts in the area.

We should not have to keep paying for the damage done to our foot bridge, walking trails and activity field because other subdivisions have been allowed to increase the maximum DU/AC recommendations by the initial assessments that routinely get overturned by the county commission that results in more runoff draining into our neighborhood.

- 2. The storm water detention area along Hickory Creek Road next to the WKUD pumping station appears to be woefully small given the size of the development and the steep topography which will create excessive runoff. Also, the detention area upstream at Rusty Bittle's development (Creekside Manor) feeds into this same area which then feeds into Conner Creek and Rusty's pond overflows with heavy rain so you will have two inadequate detention areas overflowing through Covered Bridge and into Melton Hill Reservoir.

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## STORMWATER QUESTIONS

- 3. Covered Bridge HOA commissioned an engineering firm to do an Existing Condition Stream Survey of Conner Creek that flows through the east side of Covered Bridge in the Common Area and main entrance at Rustic Bridge Trail.
  - A. The survey has revealed a variety of issues within Covered Bridge in the Common Area. Knox County Engineering and Public Works staff will be requested soon to review necessary armoring work needed to keep the channel from eroding completely and damaging the adjacent roadway, E. Gallaher Ferry Road.
  - B. Areas of concern for CBHOA are nearest roads, bridges, and sidewalks to avoid large financial investments when high flow events occur in the future. Rock armament is needed at the high priority locations, but allowing vegetative stream buffer growth along the stream banks will increase the longevity and stability of the stream channel into the future. This will have to be done at CBHOA expense. Why does CBHOA have to bear the brunt of adjacent developments that have storm water runoff into our property? This does not seem fair. How will Ball Homes ensure that this will NOT increase from their development?

## STORMWATER QUESTIONS CONTINUED

- 1. We are curious to see how the road changes with the roundabout taking the place of the current Hickory Creek/Hardin Valley Road intersection. Will they remove that existing portion of Hickory Creek? How does the new pump house on Hickory Creek play into this change? Is there a binding contract with Knox County to ensure timely completion of the roundabout?
- 2. The roundabout appears to be too small for the volume of traffic at that intersection. If this is the same diameter as the roundabouts along Northshore, this will create similar bottlenecks. It appears as if it is more of a roundabout within in the subdivision. It may control the flow and releasing of traffic out of the subdivision, but I'm not sure this will be an overall traffic solution for the 3 directional traffic at HV Road, East Gallaher Ferry Rd. and Hickory Creek Road.
- 3. We wonder about the usual processions of 5-10 dump trucks that we see daily, to say nothing of the trailers with heavy equipment and 18-wheelers. Our belief is that the Hickory Creek-Hardin Valley route has become a way for overloaded trucks to bypass the weigh station. Who can help with this issues?
- 4. If approved, what else is Ball Homes committed to do on road and greenway improvements?
- 5. Traffic Congestion and Safety - What is the plan to deal with increased traffic on our narrow roads without shoulders? Is Ball Homes devoting funds for widening the roads? Is Knox County committed to road improvement on Hardin Valley and Hickory Creek Roads?

## ROAD & TRAFFIC COMMENTS AND QUESTIONS

- 1. The plan shows a 5' side setback from the property lines. Does that mean Ball Homes plans to put these houses 10 feet apart? Is that the distance between homes in Laurel Ridge or even less? Are the streets as narrow as the Laurel Ridge streets? Without sidewalks, that could put the houses closer to the streets, allowing for more homes.
- 2. What are the minimum setback distances for house frontages?
- 3. What are the rules for overnight parking on the streets?

## DENSITY OF HOMES COMMENTS AND QUESTIONS

- 1. How will Ball Homes make this development blend in with the adjacent areas? One of the new homes at the Brooke at Hardin Valley sits almost on Hardin Valley Road three-stories tall!! It looks so out of place compared to the adjacent homes. It really changes the landscape of the valley for sure. We want to make sure Ball Homes will take a better overall look at visual impacts like this. It appears Ball Homes squeezes every inch of land to get as many homes per acre as possible without regard to the visual aesthetics in the area.
- 2. Are Sidewalks and Street lights included in the design? How wide are the streets compared to adjacent subdivisions?

## AESTHETICS QUESTIONS

- Preserving the History of Hardin Valley is important for future generations, we are concerned about the historical barn being torn down. What is the plan for the barn? If it has to be torn down, would Ball Homes consider rebuilding it maybe on a smaller scale on the adjacent land where Hickory Creek Road will be moved to the south? This old, historic Hardin Valley fixture should be preserved!!
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## PRESERVATION QUESTIONS



- 1. Is there a start date planned for the new neighborhood yet?
- 2. Will the Yarnell Bridge work be completed before any work begins on the roadwork at HV Rd/Hickory Creek? (extra traffic from the detour)
- 3. How will Ball protect the existing property lines that surround the new subdivision? There have been a few complaints about people coming on to existing properties and complaints about "pins" being removed. What remediation will residents have if they feel their property is being violated?
- 4. How will the existing infrastructure be protected from the planned development? For example, heavy rain leads to a lot of water flowing through the culverts at the HV/Hickory Creek intersection as well as flooding the intersection as a whole. What is the plan for ensuring construction related runoff doesn't cause problems to the system?
- 5. What methods will be used to ensure construction related runoff/debris does not affect the surrounding properties? What remediation options exist for property owners who feel like they are being affected by said runoff/debris?

## CREEKSIDE MANOR QUESTIONS

- 6. The concept plan does show green spaces but that doesn't mean they won't be stripped of vegetation (e.g. Creekside has a "green space" that is a flat field). Are these "green" spaces going to be left as is or will they simply be stripped and left as open fields? If they are stripped for development purposes, are they going to be re-planted with trees and other vegetation?
- 7. Will there be any attempts by either Ball or the County to develop any kind of walkway/bike path that links the neighborhoods at the intersection of HV/Hickory Creek (Hunter's Way, Covered Bridge, Creekside Manor, & new subdivision)? Seems like an opportunity to begin the process of creating the greenways/connectivity points that I recall seeing in the HV Mobility Plan (which is no longer on the planning webpage).
- 8. What is the expected impact on schools in the local area and how does development of this neighborhood impact any transportation studies for the HV area? 265+ houses is a huge number of homes and we are already seeing a serious degradation of the road infrastructure due to increased traffic and heavy construction equipment moving through the HV corridor.
- 9. Beyond the round-about, are there any other known infrastructure upgrades as a result of the new neighborhood's construction?

## CREEKSIDE MANOR QUESTIONS

# SUBMITTING COMMENTS TO THE PLANNING COMMISSION

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- [commission@knoxplanning.org](mailto:commission@knoxplanning.org)
- Reference 8-SC-20-C / 8-E-20-UR in Subject
- Personal your message – no form letters
- Present the facts, how this project affects you, what outcome you seek
- DEADLINE: midnight tonight, August 10
- 1-2 speakers, 5 minutes total
- MEETING: Thursday, August 13, 1:30pm





Dori Caron &lt;dori.caron@knoxplanning.org&gt;

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**Fwd: Hardin Valley Case 8-SC-20-C and 8-E-20-UR**

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**Mike Reynolds** <mike.reynolds@knoxplanning.org>  
Reply-To: mike.reynolds@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Wed, Aug 5, 2020 at 11:34 AM

----- Forwarded message -----

From: **John & Chris McCay** <jamblecote@att.net>  
Date: Tue, Aug 4, 2020 at 3:22 PM  
Subject: Hardin Valley Case 8-SC-20-C and 8-E-20-UR  
To: Mike Reynolds <mike.reynolds@knoxplanning.org>

Dear Mr. Reynolds,

Thank you for speaking to me recently regarding this proposed subdivision in Hardin Valley. My husband and I would like to be included in the discussion regarding this case at the August 13th ZOOM meeting. We own 10 acres on Hickory Creek Road and have a home at 12400 Hickory Creek. When we purchased our land, all the surrounding area was undisturbed land. We were drawn to the area because of its lush beauty. Keeping some of the green spaces in the valley will make the rampant development of the land less destructive to the view and the experience of beauty in Hardin Valley. We would very much like the existing trees that run along the property line adjoining Creekside Manor to be left as a visual break so that the view will not be of a continuous sea of houses.

I have looked up some of the research about traffic circles, most of which conclude that they cause fewer accidents and fewer traffic delays than stop lights. But in your planning, please consider that the traffic will include many dump trucks from the local gravel works as well as school buses and approximately 500 new vehicles all being funneled into this one traffic circle. The radius would need to allow for the larger vehicles. We also have a large number of bike riders who regularly use the route. (Perhaps the new plan could include a bike path). We would strongly encourage an alternate exit from the new subdivision, possibly onto Marietta Church Road. Another possibility would be to restrict the use of Hickory Creek Road from dump trucks, etc. (might be a hard sell since they have been located in the area for many years).

We are aware that a vast fortune can be made in building these housing developments. However, taking some action to preserve the beauty of the valley for this and future generations would be in keeping with the long tradition of Hardin Valley and the beauty in general of East Tennessee. It is important to preserve the integrity of our region.

Please include us in the meeting. You can send the contact information and password to us at [jamblecote@att.net](mailto:jamblecote@att.net).

Sincerely,

John and Christine McCay  
12400 Hickory Creek Road  
Knoxville, TN 37932

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



Dori Caron <dori.caron@knoxplanning.org>

**[Planning Commission Comment] Fwd: 8-SC-20-C / 8-E-20-UR**

**Mike Reynolds** <mike.reynolds@knoxplanning.org>  
Reply-To: mike.reynolds@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Wed, Aug 5, 2020 at 6:26 PM

----- Forwarded message -----

From: **john & chris mccay** <jamblecote@att.net>  
Date: Tue, Aug 4, 2020 at 3:28 PM  
Subject:  
To: Mike Reynolds <mike.reynolds@knoxplanning.org>

Mr. Reynolds,

Here is a picture that I took from our land, looking across Creekside Manor to the line of trees that divides Creekside from the land for the proposed new subdivision now called Seal. Case 8-E-20-UR. We urgently ask that these trees be preserved as a visual break to prevent the appearance of a vast sea of houses.

Chris and John McCay

On Tuesday, August 4, 2020, 01:26:23 PM EDT, Christine McCay <camblecote@icloud.com> wrote:

Sent from my iPhone

--  
Mike Reynolds, AICP  
Senior Planner  
Knoxville-Knox County Planning  
(865) 215-3827  
[www.knoxplanning.org](http://www.knoxplanning.org)

Sent from my smartphone

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This message was directed to [commission@knoxplanning.org](mailto:commission@knoxplanning.org)



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2827K