

SUBDIVISION REPORT - CONCEPT

► **FILE #:** 12-SE-20-C

AGENDA ITEM #: 19

AGENDA DATE: 12/10/2020

► **SUBDIVISION:** HAYDEN FARMS

► **APPLICANT/DEVELOPER:** HARDIN VALLEY FARM DEVELOPMENT, INC.

OWNER(S): Hardin Valley Farm Development

TAX IDENTIFICATION: 103 072 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 11181 Sam Lee Rd.

► **LOCATION:** Northwest side of Sam Lee Rd., south of Narrow Leaf Dr.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 3.53 acres

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached residential subdivision

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

► **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Sam Lee Road, a major collector street with an 18 - 20 feet of pavement width within 50 feet of right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** VARIANCES

1. Reducing the vertical curve length from 218 ft to 135 ft at STA 11+35 on Road 'E'

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL

1. Reducing the minimum horizontal curve radius from 250 ft to 150 ft at STA 4+50 on Road 'E'

1. Reducing the minimum horizontal curve radius from 250 ft to 150 ft at STA 7+25 on Road 'E'

STAFF RECOMMENDATION:

- **APPROVE variance 1 and alternative design standards 1-2 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard, and based on the recommendations of the Knox County Department of Engineering and Public Works.**

APPROVE the Concept Plan subject to 7 conditions.

1. Meeting all applicable conditions of the previously approved Concept Plan for the Hayden Farms Subdivision (4-SB-20-C), including but not limited to the installation of sidewalks as identified on the concept plan, widening Sam Lee Road to a width of 20' along the frontage of the development, implementing any recommendations improvements identified in the Transportation Impact Study, and sinkhole buffers.
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. Providing a maximum cross slope of 2% for all crosswalks at a stop sign unless otherwise approved by Knox County Engineering and Public Works during design plan review.
4. Meeting all applicable requirements of Knox County Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. 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.

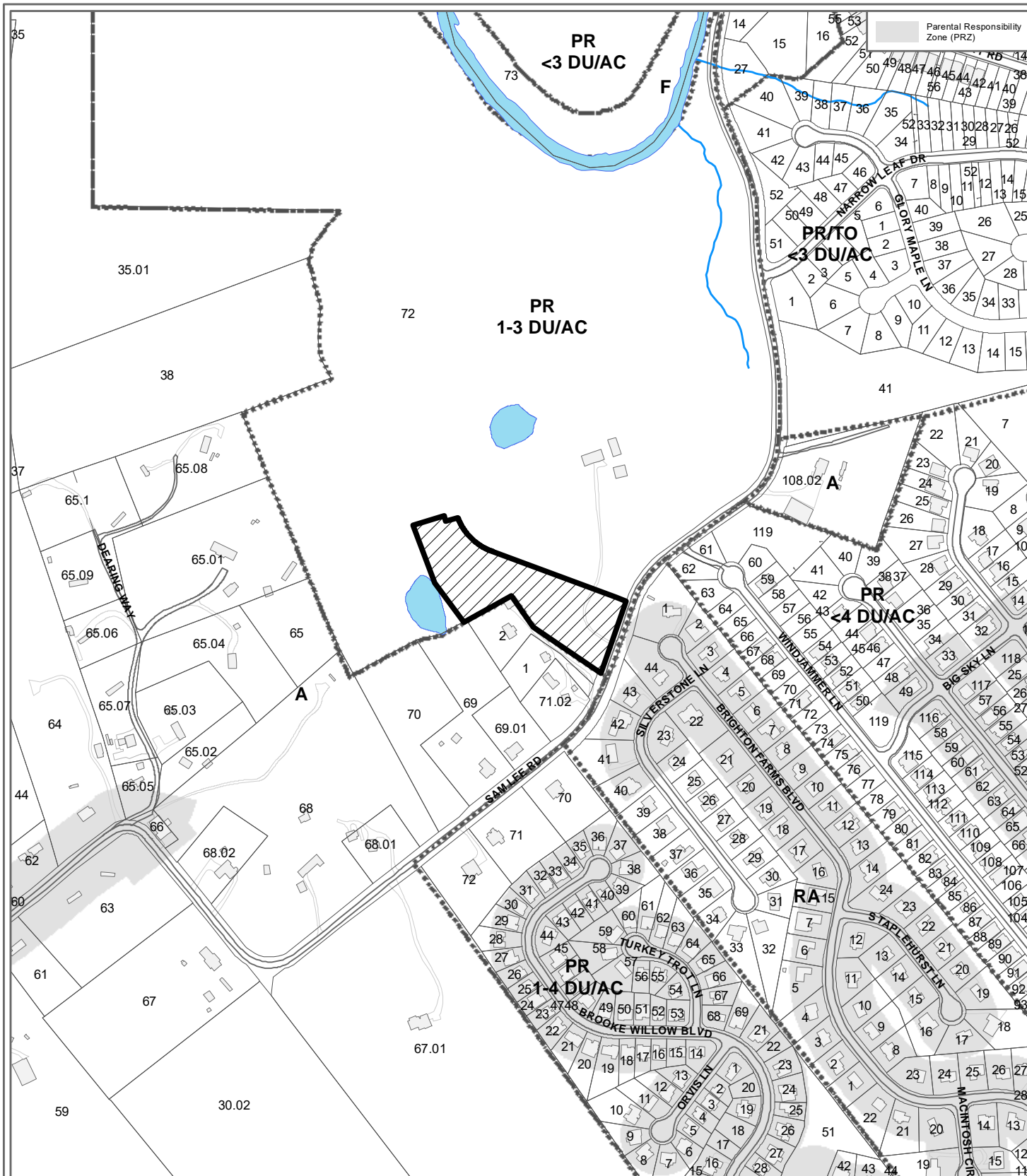
COMMENTS:

This proposal is a modification to the previously approved Concept Plan (4-SB-20-C) to move the location of the southeast access to Sam Lee Road further to the north to increase the available sight distance. This change will result in one less lot within this portion of the subdivision and requires the approval of a vertical curve variance at the approach of Road 'E' to Sam Lee Road and two alternative design standards for reduced horizontal curve radii. Staff recommending approval of the modifications as proposed because it will increase the safety for the access to Sam Lee Road and the reduced vertical and horizontal curves on the internal streets should not create a traffic hazard.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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



**12-SE-20-C
CONCEPT PLAN**



Approval of Concept Plan

Original Print Date: 11/6/2020
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

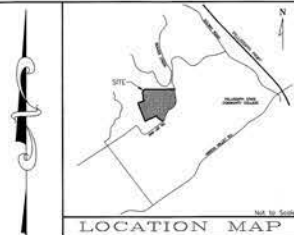
Revised:

Subdivision: Hayden Farms

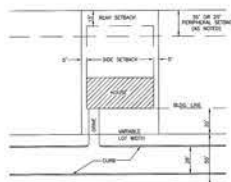
Map No: 103

Jurisdiction: County





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12-SE-20-C
11/20/2020



CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURNISH THIS CONCEPT PLAN AND ACCOUNTING DRAWINGS, CALCULATIONS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE TENNESSEE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN REMOVED AND DISCLOSED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: *David B. Hall*
TENNESSEE CERTIFICATE NO. 101245

REGISTERED ENGINEER David B. Hall
 TENNESSEE CERTIFICATE NO. 101265

OWNER/DEVELOPER
HARDIN VALLEY FARM DEVELOPMENT, INC.
C/O EDGAR J CAMPBELL, III
300 LETTERMAN RD
KNOXVILLE, TN 37919

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

NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION.

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

12-SE-20-C

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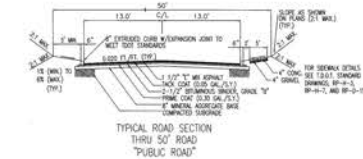
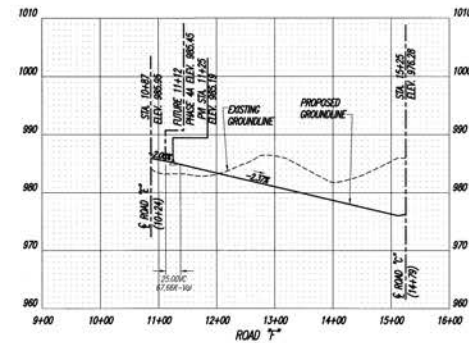
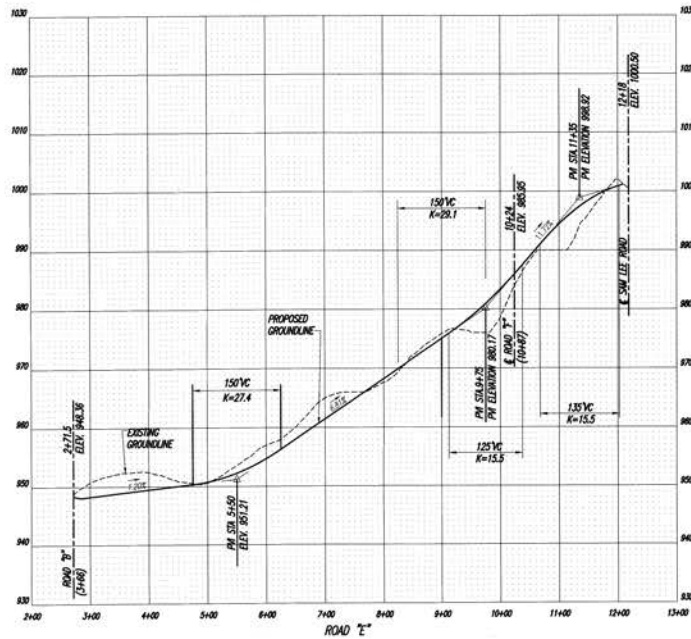
SCALE HORIZONTAL: 1" = 50' VERTICAL: 2" INTERVAL DATE 10/15/20	DEED REF. INSTR. #201508240012479 	CONCEPT PLAN FOR HAYDEN FARMS-PHASE 1 TAX MAP 103 PART OF PARCEL 72 DISTRICT 6, KNOX COUNTY, TENNESSEE	23973-C4R SHEET 1 OF 2 SHEET(S) <small>ALL INFORMATION FILED 10/23/2015</small>
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BEFORE START OF CONSTRUCTION

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OSHA RULES SHALL BE ABIDED BY



OWNER/DEVELOPER
HARDIN VALLEY FARM DEVELOPMENT, INC.
C/O EDGAR J CAMPBELL, III
300 LETTERMAN RD
KNOXVILLE, TN 37919

"THIS IS A PRIORITY CONSTRUCTION ACTIVITY"

[illegible]



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

HARDIN VALLEY FARM DEVELOPMENT, INC.
Applicant Name

OWNER / DEVELOPER
Affiliation

10/26/2020
Date Filed

12/10/2020
Meeting Date (if applicable)

File Number(s)

12-SE-20-C

CORRESPONDENCE

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

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

DAVID HARBIN
Name

BATSON, HIMES, NORVELL & POG
Company

4334 PAPERMILL DRIVE
Address

KNOXVILLE
City

TN
State

37909
ZIP

865-588-6472
Phone

harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

Hardin Valley Farm Dev. Inc.
Owner Name (if different)

300 LETTERMAN RD 37919
Owner Address

Owner Phone

11181 SAM LEE RD
Property Address

MAP 103
Parcel ID

PARCEL 72 (part of)

STAFF USE ONLY

NW 1/4 Sam Lee Rd at Narrowleaf Dr.
General Location

Tract Size 3.53

6th
Jurisdiction (specify district above) ☐ City ☒ County

PR 1-3 du/ac
Zoning District

Northwest County
Planning Sector

RR / HP
Sector Plan Land Use Classification

Rural Area
Growth Policy Plan Designation

Vacant
Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

DEVELOPMENT REQUEST

☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA

☐ Residential ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

HAYDEN FARMS
Proposed Subdivision Name

Related Rezoning File Number

7-L-03-RZ

1
Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

9
Total Number of Lots Created

☐ Other (specify) _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review

☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders

☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat)

☐ Use on Review / Special Use (Concept Plan)

☐ Traffic Impact Study

☐ COA Checklist (Hillside Protection)

Fee 1

Total

0108 770.00

Fee 2

Fee 3

\$770.00

AUTHORIZATION

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


Applicant Signature

DAVID HARBIN
Please Print

10/26/2020
Date

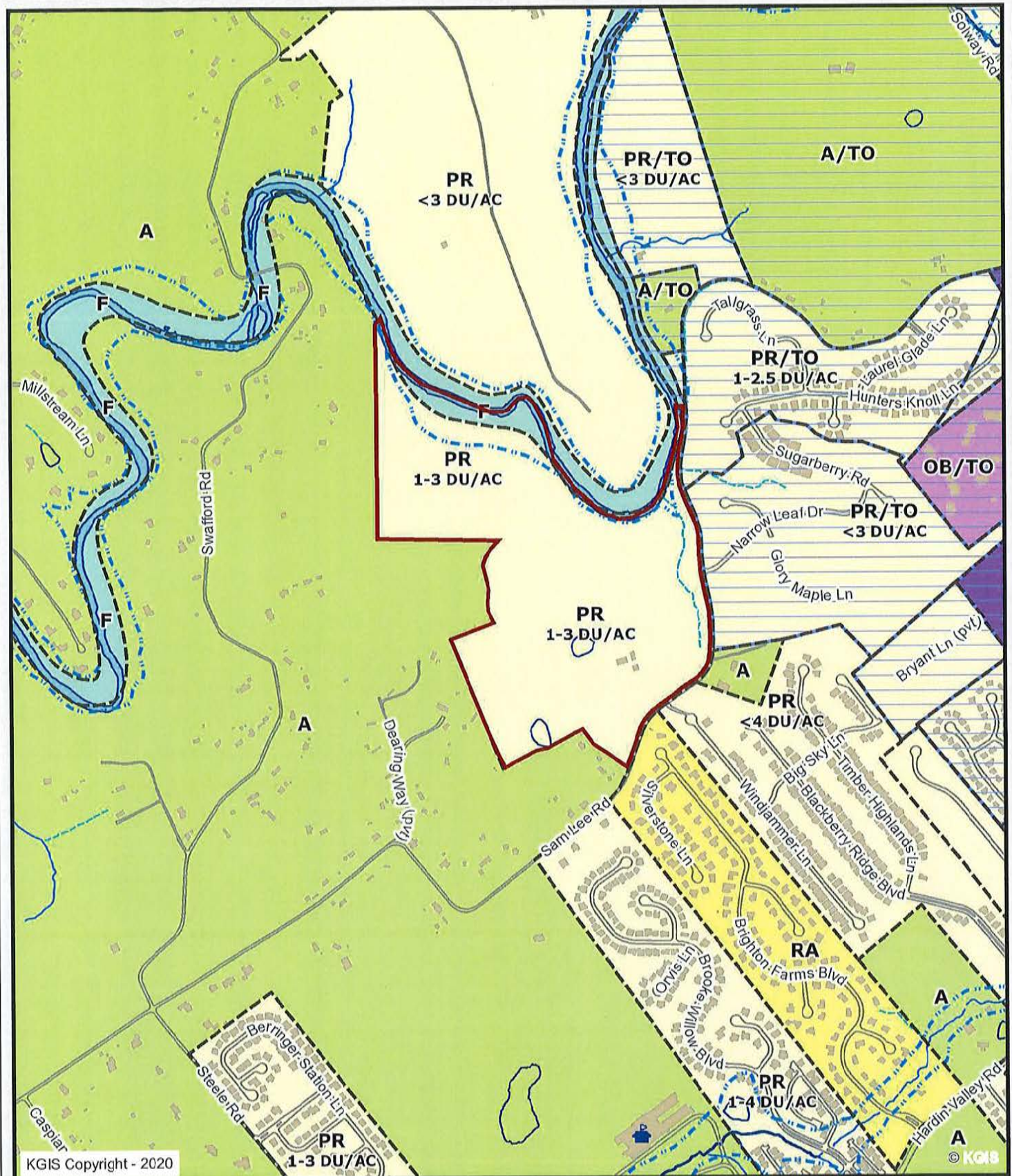
865-588-6472
Phone Number

harbin@bhn-p.com
Email


Staff Signature

SHERRY MUCHIEN
Please Print

Date



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/26/2020 at 4:13:29 PM



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