



# 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.

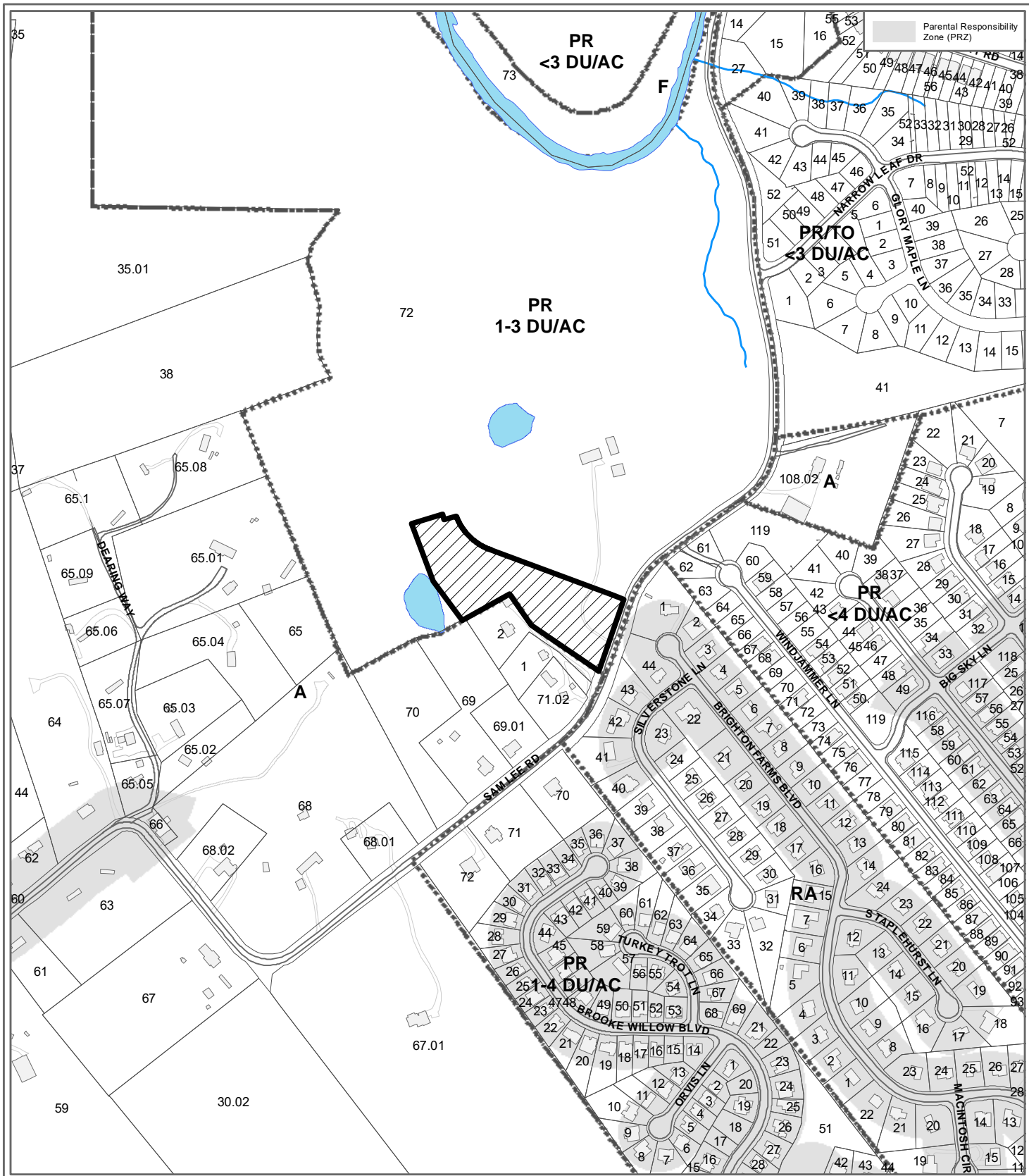
**COMMENTS:**

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**

Subdivision: Hayden Farms



Approval of Concept Plan

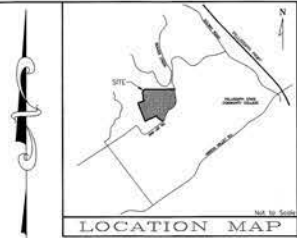
Original Print Date: 11/6/2020  
 Knoxville - Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

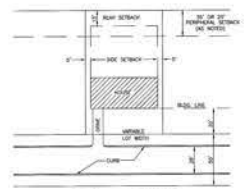
Map No: 103  
 Jurisdiction: County

0 500  
 Feet

N



- NOTES:**
1. ALL DIMENSIONS ARE SEALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 12" DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXISTING LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  3. A 12" UTILITY EASEMENT EXISTS 1.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THIS REVISED CONCEPT CONTAINS 9 SINGLE FAMILY LOTS ON 2.53 ACRES. THE ENTIRE DEVELOPMENT NOW CONSISTS OF 153 LOTS.
  5. THIS PROPERTY IS ZONED PLS.
  6. ALL ROAD PROFILES ARE BASED ON WISE CONTOURS.
  7. UTILITIES: UNDER WEST KNOX UTILITY DISTRICT SEWER, WEST KNOX UTILITY DISTRICT ELECTRIC, KNOX CITY UTILITY BOARD GAS, KNOXVILLE WATER BOARD TELEPHONE, BELL/SOUTH.
  8. BOUNDARY SURVEY BY BIRNAP.
  9. GEOTECHNICAL ENGINEER SHALL VERIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
  10. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
  11. NO BUILDINGS WILL BE ALLOWED WITHIN THE RIM OF THE SHIMSHOLE. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIGNED WITHIN THE 20' BUFFER AREA SURROUNDING THE SHIMSHOLE. THE REPORT WILL BE REQUIRED FOR LOTS 33-41. MINIMUM FLOOR ELEVATION FOR THESE LOTS WILL BE ONE FOOT ABOVE THE TOP OF THE SHIMSHOLE ON THAT LOT.
  12. THE ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING IS AS FOLLOWS: (ENHANCED 4/2/2020). FILE#-18-20-C2
  13. MAXIMUM ROADWAY GRADE AT INTERSECTIONS UP TO 3.0% (2.0% MAXIMUM GRADE WHERE A PEDESTRIAN CROSSING IS PROVIDED).
  14. THE ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY PLANNING IS AS FOLLOWS: (FUTURE PHASE)
  15. REDUCING THE HORIZONTAL CURVE RADIUS FROM 250 FEET TO 150 FEET AT STATION 14+50 ROAD "C".
  16. REDUCING THE HORIZONTAL CURVE RADIUS FROM 250 FEET TO 150 FEET AT STATION 7+20 ROAD "C".
  17. UNIFORM APPROVED BY KNOX COUNTY PLANNING AT THEIR MEETING ON 10/20/2020 REDUCING THE VERTICAL CURVE LENGTH FROM 214 FEET TO 126 FEET AT STATION 11+20 ROAD "C".
  18. BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT - 20'  
SIDE - 5'  
REAR - 15'  
ALL SETBACKS ARE SUBJECT TO THE 25/30' PERIPHERAL SETBACK.
  19. A PERIPHERAL SETBACK OF 30' IS REQUIRED IN ALL AREAS EXCEPT FOR LOTS 38-41, 33, AND 40.
  20. 300 FEET OF SIGHT DISTANCE IS CERTIFIED AT THE INTERSECTION OF ROAD "C" AND SAN LEE ROAD.



TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED

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



CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I HAVE REVIEWED THE ABOVE AND I AM A LICENSED PROFESSIONAL ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DOCUMENTS, INCLUDING THE HORIZONTAL-CURVE CORRECTION, CONFORM WITH ALL APPLICABLE RULES, REGULATIONS AND ORDINANCES IN EFFECT WITH THE METROPOLITAN PLANNING COMMISSION.  
REGISTERED ENGINEER: David B. Harkin  
TENNESSEE LICENSE NO: 101245

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 ACC 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.

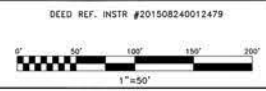
12-SE-20-C

NO.	DATE	REVISION	APPR.

**BATSON, HIMES, NORVELL & POE**  
REGISTERED ENGINEERS & LAND SURVEYORS  
4324 PAPERBELL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
enr@batson-poe.com

DESIGNED: DBH  
DRAWN: SEW  
CHECKED: DBH

SCALE  
HORIZONTAL: 1" = 50'  
VERTICAL: 2" INTERVAL  
DATE  
10/15/20



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)  
©12/2017 HAYDEN FARMS 23973-C4R.DWG





# 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 dujac  
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

**1**

Unit / Phase Number

Combine Parcels

Divide Parcel

**9**

Total Number of Lots Created

Other (specify) \_\_\_\_\_

Attachments / Additional Requirements

Related Rezoning File Number

**7-L-03-RZ**

## ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) \_\_\_\_\_

Pending Plat File Number

## 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

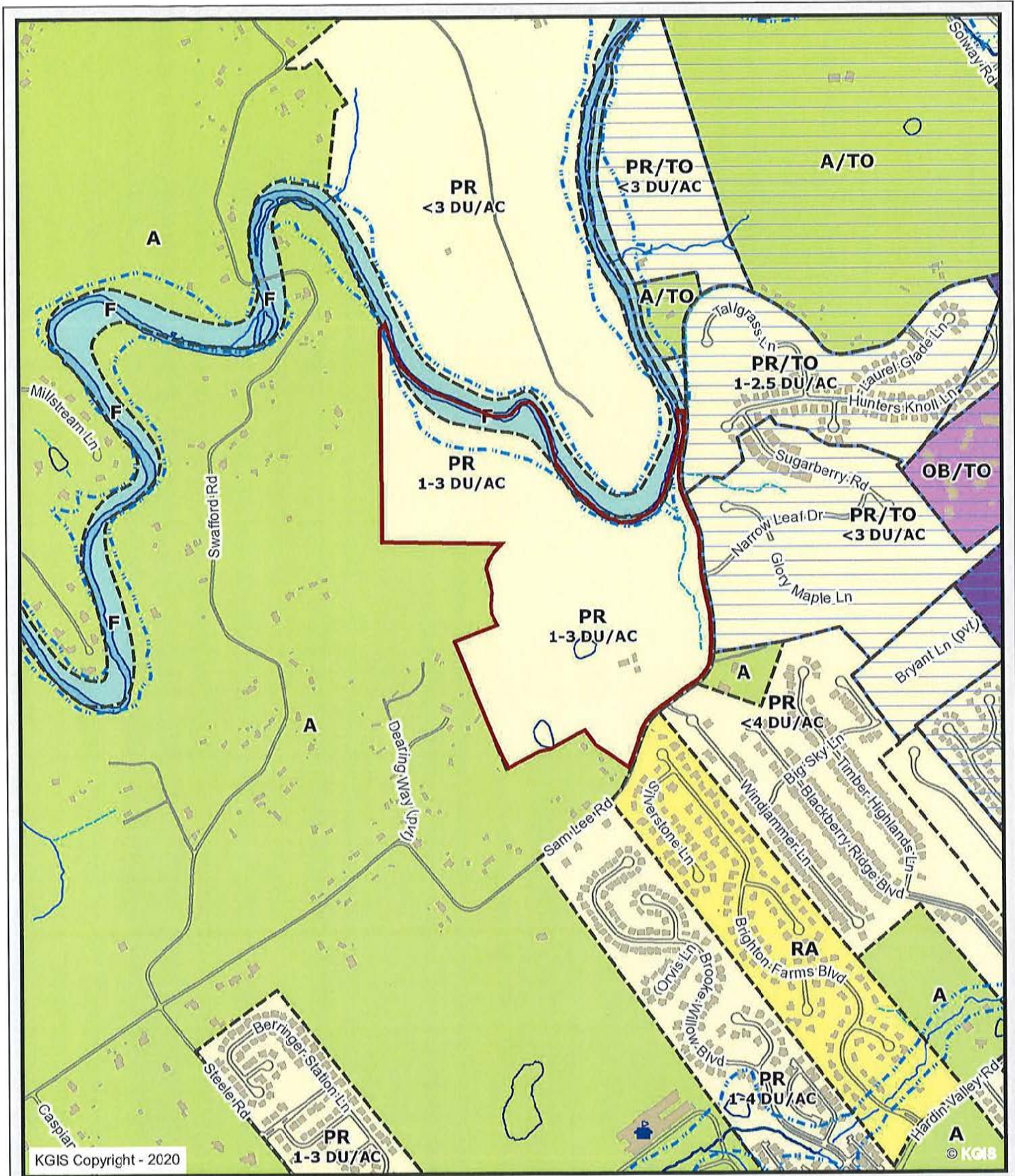


Staff Signature

**SHERRY MICHIEZI**

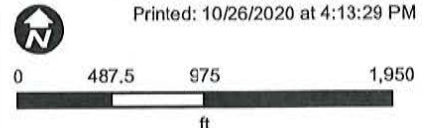
Please Print

Date



Letter Portrait

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



Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.