

# SUBDIVISION REPORT -CONCEPT/USE ON REVIEW

| ►                              | FILE #: 12-SB-21-C                  | AGENDA ITEM #: 21   |  |
|--------------------------------|-------------------------------------|---|--|
|                                | 12-E-21-UR                          | AGENDA DATE: 12/9/2021  |  |
| ►                              | SUBDIVISION:                        | LONG/DONAHUE SUBDIVISION  |  |
| ►                              | APPLICANT/DEVELOPER:                | HOMESTEAD LAND HOLDINGS, LLC  |  |
|                                | OWNER(S):                           | Homestead Land Holdings, LLC  |  |
|                                | TAX IDENTIFICATION:                 | 129 126.03, 126.04, 126.05 & 126.01 (PART OF) View map on KGIS  |  |
|                                | JURISDICTION:                       | County Commission District 6  |  |
|                                | STREET ADDRESS:                     | 12054 , 12044 & 11952 Hardin Valley Road & 0 English Ivy Lane   |  |
| ۲                              | LOCATION:                           | Southeast side of Hardin Valley Road and Marietta Church Road intersection  |  |
|                                | SECTOR PLAN:                        | Northwest County  |  |
| GROWTH POLICY PLAN: Rural Area |                                     |   |  |
|                                | WATERSHED:                          | Conner Creek  |  |
| ۲                              | APPROXIMATE ACREAGE:                | 20.9 acres  |  |
| ×                              | ZONING:                             | PR (Planned Residential), CA (General Business) & CR (Rural<br>Commercial)  |  |
| ►                              | EXISTING LAND USE:                  | Houses and vacant land  |  |
| ►                              | PROPOSED USE:                       | Detached residential subdivision and 1 commercial lot   |  |
|                                | SURROUNDING LAND<br>USE AND ZONING: | North: Vacant land, rural residential PR (Planned Residential), CA<br>(General Business), CR (Rural Commercial)<br>South: Rural residential A (Agricultural)<br>East: Single family residential PR (Planned Residential)<br>West: Rural residential, vacant land A (Agriculture), PR (Planned<br>Residential) |  |
| ►                              | NUMBER OF LOTS:                     | 47  |  |
|                                | SURVEYOR/ENGINEER:                  | Russell N. Rackley, PE / Rackley Engineering  |  |
|                                | ACCESSIBILITY:                      | Access is via Marietta Church Rd., a minor collector with a 19 ft pavement width within 40-50 ft of right-of-way, and via Hardin Valley Road, a minor arterial with a 22 ft pavement width within 70 ft of right-of-way.  |  |
| •                              | SUBDIVISION VARIANCES<br>REQUIRED:  | VARIANCES<br>1) Reduce the minimum vertical curve from K=25 to K=20 on Road 'B'<br>at STA 2+00.   |  |
|                                |                                     | ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING<br>COMMISSION APPROVAL  |  |
|                                |                                     | 1) Increase the maximum road grade from 12% to 14% on Road 'B' at STA 4+50.   |  |
|                                |                                     | ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY<br>ENGINEERING AND PUBLIC WORKS APPROVAL  |  |
| A                              | GENDA ITEM #: 21 FILE #: 12-SB-2    | 1-C 12/2/2021 03:59 PM MIKE REYNOLDS PAGE #: 21-1   |  |

- 1) Increase the maximum intersection grade from 1% to 1.5% on Road
- 'A' at the Marietta Church Road intersection.
- 2) Increase the maximum intersection grade from 1% to 2% on Road 'A' at the Road 'B' intersection.

#### STAFF RECOMMENDATION:

Approve the requested variance and the alternative design standard on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.

#### 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 that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).

3. Providing legal access to all common areas as proposed or as approved by Planning staff and Knox County Engineering and Public Works during the design plan phase.

4. Obtaining approval from Knox County Engineering and Public Works for all requested alternative design standards requiring their approval or revising the concept plan as necessary to meet the standards of the Subdivision Regulations.

5. Partnering with Knox County to implement improvements to the Marietta Church Road and Hardin Valley Road intersection by providing funding commensurate to the traffic volumes added to this intersection by the development. The details regarding the shared costs of the improvements for this intersection shall be worked out during the design plan phase.

6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the open space areas, the drainage system and any amenities.

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 46 detached dwellings on individual lots and the reduction of the peripheral setback from 35 ft to 25 ft on the southern boundary line, 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 (Planned Residential) district and the criteria for approval of a use on review.

#### COMMENTS:

VARIANCE

1. Reduce the minimum vertical curve from K=25 to K=20 on Road 'B' at STA 2+34.40

a) This sag vertical curve in Road 'B' is located at the intersection of Road 'A'. Since Road 'B' is a dead-end in both directions and almost all traffic will turn onto Road 'A' and not continue on Road 'B' through this intersection, the reduced K value will not pose a safety concern.

b) The reduced K value will help reduce the amount of grading required within the HP (Hillside Protection) area.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL

1) Increase the maximum grade on Road 'B' from 12% to 14% at STA 4+50.

a) The maximum grade requested is only required for approximately 2-3 ft and then gets less steep in either direction from that point.

b) The increased road grade will help reduce the amount of grading required within the HP (Hillside Protection) area.

c) Article 4 (Alternative Design Standards), Section 4.01 (Hillside and Ridgetop Protection Area Development Standards) of the Subdivision Regulations allows the Planning Commission to approve a maximum grade of 15% for local streets in the HP (Hillside Protection) area. The road design plans must still be approved by Knox County Engineering and Public Works during the design plan phase.

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

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|                   |                    |                    |               |         |      |

1. Increase the maximum intersection grade from 1% to 1.5% on Road 'A' at the Marietta Church Road intersection.

a) Knox County Engineering and Public Works is requiring this intersection to accommodate an ADAcompliant crosswalk.

b) The maximum intersection grade of 1% is required to ensure that all intersections can accommodate an ADA-compliant crosswalk which allows for a maximum cross slope of 2%. The closer the engineered design is to 2%, the less construction tolerance there is and the greater chance the cross slope will be greater than 2% when installed.

2. Increase the maximum intersection grade from 1% to 2% on Road 'A' at the Road 'B' intersection.

a) The Subdivision Regulations allow Knox County Engineering and Public Works to approve an intersection grade up to 3% when a pedestrian crossing is not proposed. The Knox County sidewalk ordinance does not require a sidewalk on the new internal streets and the developer is not proposing a private sidewalk network.

This proposal is to create 46 residential lots on 18.422 acres and 1 commercial lot on 2.5 acres (47 lots total). The commercial lot is part of the Concept Plan because it is a new lot and it is less than 5 acres in size, however, it will not be part of the Long/Donahue residential subdivision. The residential subdivision is zoned PR (Planned Residential) and will include 46 lots on 18.422 acres with a density of 2.97 du/ac. The residential portion of the property is split zoned with PR (Planned Residential) up to 3 du/ac (10.126 acres) and up to 2 du/ac (8.3 acres). The maximum average density is 2.55 du/ac, however, the southern portion of the development that is zoned PR up to 2 du/ac cannot exceed 2 du/ac (16 lots). Two lots are split between the two PR zone districts and staff is considering those to be part of the portion of the property that is zoned PR up to 3 du/ac.. The lot distribution in the subdivision is consistent with the PR zoning.

The portion of the property that is zoned PR up to 2 du/ac was rezoned in 2016 (7-J-16-RZ) and was formally part of the Vining Mill subdivision to the east that was approved in 2017 (1-SC-17-C). This concept plan for the Long Donahue Property and the revised concept plan for Vining Mill on this agenda (12-SC-21-C) will remove this area from the Vining Mill subdivision and the proposed secondary access to Marietta Church Road. The revised Vining Mill concept plan proposes a new secondary access through the previously approved Catatoga subdivision to the east (5-SB-21-C).

The residential portion of this proposal, excluding Lot 46 with the existing house, has 12.15 acres of 16.31 acres (74.5%) within the HP (Hillside Protection) area. The slope analysis recommends a maximum of 7.3 acres of disturbance within the HP area and this proposal includes approximately 7.3 acres of disturbance within the HP area.

Staff is recommending approval of the peripheral setback reduction along the southern boundary of the development because this reduction was previously approved when the property was part of the Vining Mill subdivision. This proposal will have fewer lots that are along the southern boundary.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 - SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The Northwest County Sector Plan recommends RR (Rural Residential), LDR (Low Density Residential) and HP (Hillside Protection) for the site. The LDR portion of the property allows up to 5 du/ac and the RR portion allows up to 3 du/ac.

B. The property is in the Rural area on the Knoxville-Knox County-Farragut Growth Policy Plan map which allows consideration of up to 3 du/ac.

C. The recommended maximum land disturbance within the HP area is 7.3 acres.

D. The average density of the subdivision (2.55 du/ac) and the disturbance within the HP area (7.3 acres) are consistent with the recommendations of these plans.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and

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provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The residential portion of the property is split zoned with PR (Planned Residential) up to 3 du/ac (10.126 acres) and up to 2 du/ac (8.3 acres). The maximum average density is 2.55 du/ac, however, the southern portion of the development that is zoned PR up to 2 du/ac cannot exceed 2 du/ac (16 lots). Two lots are split between the two PR zone districts and staff is considering those to be part of the PR up to 3 du/ac portion of the property. The lot distribution in the subdivision is consistent with the PR zoning.

C. There will be 5.99 acres (32.5%) of the site dedicated as common area. The largest portion of the common area will be for protection of steep slopes and the stream, or stormwater detention. There is a .44 acre common area in the northwest corner of the property, adjacent to the commercial zoning, that has an undefined use, and .19 acre common area at the intersection of Road 'A' and Road 'B' that will have the centralized mail facility and an undefined use.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.
A. The area surrounding the Marietta Church Road and Hardin Valley Road intersection has seen several developments approved recently that are in various stages of development. The proposed detached residential lots are consistent with the type of development that has recently been approved in the area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY. A. The proposed detached residential subdivision is compatible with the surrounding detached residential uses and will not significantly impact the value of the adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS. A. This development will have direct access to Marietta Church Road which is a minor collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 509 (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: 19 (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.

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#### Staff - Slope Analysis Case: 12-SB-21-C / 12-E-21-UR

| CATEGORY               | ACRES | RECOMMENDED<br>DISTURBANCE BUDGET<br>(Percent) | DISTURBANCE<br>AREA<br>(Acres) |
|------------------------|-------|--|--------------------------------|
| Non-Hillside           | 4.16  | 100%   | 4.2                            |
| 0-15% Slope            | 4.66  | 100%   | 4.7                            |
| 15-25% Slope           | 4.33  | 50%  | 2.2                            |
| 25-40% Slope           | 1.88  | 20%  | 0.4                            |
| Greater than 40% Slope | 1.28  | 10%  | 0.1                            |
| Ridgetops              | 0     |  |                                |
| Subtotal: Sloped Land  | 12.15 | Recommended disturban<br>Hillside Protec       | ce budget within <b>7.3</b>    |
| Total Acreage          | 16.31 |  | 11.5                           |











| Planning<br>KNOXVILLE I KNOX COUNTY | ] |
|-------------------------------------|---|

# DEVELOPMENT REQUEST

#### DEVELOPMENT

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

#### SUBDIVISION

Concept PlanFinal Plat

ZONING

- Plan Amendment
- □ Rezoning

#### Homestead Land Holdings, LLC

| Applicant Name         Affiliation           October 25, 2021         Dec 9, 2021         12-SB-21-C / 12-E-21- |                  |             |                         |
|---|------------------|-------------|-------------------------|
| Applicant Name Affiliation  | October 25, 2021 | Dec 9, 2021 | 12-SB-21-C / 12-E-21-UR |
|   | Applicant Name   |             | Affiliation             |

Date Filed

#### Meeting Date (if applicable)

File Numbers(s)

### CORRESPONDENCE

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

| Applicant    | 🗌 Owner    | Option Holder | Project Surveyor   | 📕 Engineer   | □ Architect/Landso | cape Architect |
|--------------|------------|---------------|--------------------|--------------|--------------------|----------------|
| Russell N. R | ackley, PE |               |                    | Rackely Eng  | gineering          |                |
| Name         |            |               |                    | Company      |                    |                |
| PO Box 304   | 56         |               |                    | Knoxville    | TN                 | 37930          |
| Address      |            |               |                    | City         | State              | Zip            |
| 865-850-153  | 35         | Rr            | nrackley@rackleyer | gineering.co | om                 |                |
| Phone        |            | Em            | ail                |              |                    |                |

# **CURRENT PROPERTY INFO**

| Barbara Long; Ron Donahue; HLH   | 101 Aman  | da Place, Oak Ridge, TN          | 37830  |
|--|---|----------------------------------|--|
| Owner Name (if different)  | Owner Addre                                     | ess                              | Owner Phone                                      |
| 12054 Hardin Valley Rd; 12044 Ha<br>-& O English Ivy Ln (part of)        | ardin Valley Rd                                 | 129 126.04,                      | 126.05; 129 126.03; 129-126.01<br>(part of)      |
| Southeast side of the Hardin Valley<br>Hardin Valley Rd South of interse | / Rd and Marrietta Chu<br>etion with Marietta C | urch Rd intersection<br>hurch Rd | 18.4 ac PR + 2.5 ac CA/CR<br>(Concept Plan only) |
| General Location   |   |                                  | Tract Size                                       |
| 6  |   | PR<3 (PEND                       | DING); PR<2; <del>CA/CR</del>                    |
| Jurisdiction (specify district above)                                    | XX 🔳 County                                     | Zoning District                  |  |
| Northwest  | LDR <del>(Pending)</del> , RI                   | R (pending), CR (pending         | ) RURAL  |
| Planning Sector  | Sector Plan Land Use                            | Classification                   | Growth Policy Plan Designation                   |
| Vacant   | No  | WKUD                             | WKUD   |
| Existing Land Use  | Septic (Y/N)                                    | Sewer Provider                   | Water Provider                                   |

## REQUEST

| DEVELOPMENT | <ul> <li>Development Plan Use on Review / Special Use</li> <li>Residential Non-Residential</li> <li>Home Occupation (specify):</li> <li>Other (specify):</li> </ul>  |                           |
|-------------|--|---------------------------|
| SUBDIVISION | Long/Donahue Subdivision (name TBD)   Proposed Subdivision Name   Parcel Change   Combine Parcels   Divide Parcel   Total Number of Lots Created:   47   | NA<br>Unit / Phase Number |
| ZONING      | <ul> <li>Zoning Change:</li> <li>Proposed Zoning</li> <li>Plan Amendment Change:</li> <li>Proposed Plan Designation(s)</li> <li>Proposed Density (units/acre)</li> <li>Previous Rezoning Requests</li> <li>Other (specify):</li> </ul> |                           |



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

| Lunder Colly        | Russell N. Rackley               | 10/25/21 |
|---------------------|----------------------------------|----------|
| Applicant Signature | Please Print                     | Date     |
| 865-850-1535        | Rnrackley@rackleyengineering.com |          |
| Phone Number        | Email                            |          |
| 2 R                 | Michael Reynolds 10/26           | 6/21 SWM |
| Staff Signature     | Please Print                     | Date     |