



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 7-SA-21-C
7-C-21-UR

AGENDA ITEM #: 25
AGENDA DATE: 7/8/2021

▶ **SUBDIVISION:** MISSION HILLS

▶ **APPLICANT/DEVELOPER:** SCOTT SMITH, S & E PROPERTIES, LLC

OWNER(S): Scott Smith / S & E Properties, LLC

TAX IDENTIFICATION: 116 06704 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 12041 Hardin Valley Rd.

▶ **LOCATION:** North side of Hardin Valley Road, due West of Mission Hill Lane

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 6.98 acres

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

▶ **EXISTING LAND USE:**

▶ **PROPOSED USE:** Single-Family Residential

SURROUNDING LAND USE AND ZONING: North: Connor Creek, vacant, agricultural buildings - A (Agricultural), PR (Planned Residential - pending)
South: Residences - A (Agricultural) and PR (Planned Residential)
East: Vacant, Mission Hill Ln ROW- A (Agricultural) and PR (Planned Residential)
West: Vacant, agricultural buildings - A (Agricultural), PR (Planned Residential - pending)

▶ **NUMBER OF LOTS:** 18

SURVEYOR/ENGINEER: Scott Smith / S & E Properties, LLC

ACCESSIBILITY: Access is via Hardin Valley Road, a minor arterial with a pavement width of 20.5 feet within a right-of-way width of 60 feet.

▶ **SUBDIVISION VARIANCES REQUIRED:**

- 1) REDUCE THE VERTICAL CURVE (CREST) K VALUE FROM 25 TO 20 AT VPI STA 3+10.00 ON ROAD 'A'.
- 2) REDUCE THE MINIMUM DISTANCE BETWEEN MISSION HILL LANE AND ROAD 'A' FROM 400-FT to 343-FT.
- 3) REDUCE THE VERTICAL CURVE (SAG) K VALUE FROM 25 TO 15 FOR THE INTERSECTION OF ROAD 'A' AND HARDIN VALLEY ROAD.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 and 2 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 will not create a traffic hazard.

APPROVE variance 3 only if the existing or dedicated right-of-way for Hardin Valley Road is 40-FT from the road centerline and the peripheral setback for lot 18 is no less than 30-FT along the Hardin Valley Road frontage.

APPROVE the Concept Plan subject to 12 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 (County Ord. 91-1-102).
 3. Providing a 25-FT radius for the property lines and curbs at the intersection of Road 'A' and Hardin Valley Drive per the Subdivision Regulations (section 3.04.J.2).
 4. If the existing Hardin Valley Road right-of-way is greater than 35-FT along the frontage of the property, the applicant must obtain approval from Knox County Commission to close a portion of the Hardin Valley Road right-of-way so as the right-of-way is 35-FT from the centerline of the road as proposed on the concept plan. If the existing right-of-way is less than 35-FT, then the proposed 35-FT right-of-way from the centerline of Hardin Valley Road must be dedicated as required by the Major Road Plan.
 5. Providing a greenway easement on the final plat on south side of Connor Creek per the requirements of the Knox County Parks and Recreation department.
 6. Correcting the peripheral setback in general note #3 on the concept plan, as needed.
 7. If the Hardin Valley Road access is removed and an alternative access is provided to through the adjacent property to the west, extension of the access through the subject property can be approved as part of a concept plan for the adjacent property.
 8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 10. Placing a note on the final plat that all lots will have access only to the internal street system.
 11. 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.
 12. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities, and drainage system.
- **Approve the development plan for up to 18 detached dwelling units on individual lots and the peripheral setback reduction from 35-FT to 30-FT for the southern lot line of Lot 18, subject to 2 conditions. (Applicant is requesting a 25-FT peripheral setback for the southern lot line of Lot 18)**
- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
 - 2) The peripheral setback for the southern lot line of Lot 18 shall be 35-FT if the Hardin Valley Road right-of-way is less than 40-FT from the road centerline.

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a use on review.

COMMENTS:

This proposal is for an 18-lot residential subdivision on approximately 6.98 acres at a density of 2.58 du/ac. The property was recently rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (1-G-21-RZ). Access to the site is from Hardin Valley Road and will require approval of a variance to reduce the minimum distance between intersections from 400-FT to 343-FT to Mission Hill Lane, which staff is supporting. A greenway easement will be provided along the south side of Connor Creek, with the final location and width of the easement to be determined during the design plan phase.

The applicant requesting various reductions in standards so the proposed road and lot arrangement work for this site. As explained below, the combination of these requests is problematic because of the need to expand Hardin Valley Road in the near future and the probable need for Knox County to purchase and tear down the house on lot 18 if it is built too close to the Hardin Valley Road frontage. For this reason, staff is only recommending approval of the connecting vertical curve reduction at the Hardin Valley Road intersection and a 30-FT peripheral setback for lot 18 if the existing Hardin Valley Road right-of-way is 40-FT as shown on the parcel map. If the Hardin Valley Road right-of-way is less, then staff is not recommending approval of either of these.

Hardin Valley Road right-of-way:

The Knox County parcel map shows that the Hardin Valley Road right-of-way is 40-FT and the original concept

plan submitted by the applicant also showed the same right-of-way width. The applicant subsequently modified the Hardin Valley Road right-of-way on the concept plan to a "35-FT proposed ROW". If the actual existing right-of-way is 40-FT from the centerline of Hardin Valley Road, then Knox County Commission must approve a right-of-way closure of 5-FT along the frontage to reduce the right-of-way from 40-FT to 35-FT. If the existing right-of-way is less than 35-FT, then the 35-FT right-of-way dedication must be provided according to the Major Road Plan.

Reduction of the connecting vertical curve (k value):

The connecting vertical curve ("k value") is the transition of the grade of Road 'A' from 9 percent to 1 percent it approaches the Hardin Valley Road intersection. The lower the k value, the more abrupt the transition between the two road grades. At intersections with a classified street (collector or arterial), the minimum k value is 25 which allows for a smoother transition from the smaller local road to the larger classified street. This larger k value also allows the classified street to be expanded in the future and the new road grades to be more easily tied in the side streets. For this request, if the existing right-of-way for Hardin Valley Road is 40-FT, the County does not anticipate the need for additional right-of-way acquisition and the k value of 15 should not impact the ability to tie Road 'A' back into the new intersection nor greatly impact lot 18. If the Hardin Valley Road right-of-way is less than 40-FT, the County believes lot 18 could be impacted because of the need to reconstruct more of Road 'A' to tie in the grades properly, as well as needing to grade into the property more along the Hardin Valley Road frontage to accommodate the expanded road.

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) uses for this site with a maximum of 3 du/ac if a traffic impact letter is submitted along with the rezoning application to demonstrate the adequacy of the road system back to the Planned Growth area on the Growth Policy Plan map. The proposed subdivision has a density of 2.58 du/ac.

B. A greenway easement will be provided on the south side of Conner Creek to accommodate the proposed greenway in the Knox County Greenway Corridor Study (adopted January 2020).

C. Approximately 3.83 acres of the 6.98-acre site is within the Hillside Protection (HP) area (see the attached slope analysis). The maximum recommended land disturbance within the HP area is 2.6 acres (approximately 68 percent of the HP area). The grading plan (sheet CP2) shows that essentially 100 percent of the HP area on this site will be disturbed.

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 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 proposed subdivision will have detached residential lot sizes that are comparable to those in existing and recently developed subdivisions in the area.

C. The property was rezoned to PR up to 3 du/ac and the proposed subdivision has a density of 2.58 du/ac.

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 proposed single-family detached subdivision has a similar character as other residential subdivisions in this area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The use of the property for single-family residential should not significantly injure the value of the adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development will have direct access to Hardin Valley Road which is a minor arterial 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 residential use.

ESTIMATED TRAFFIC IMPACT: 215 (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.

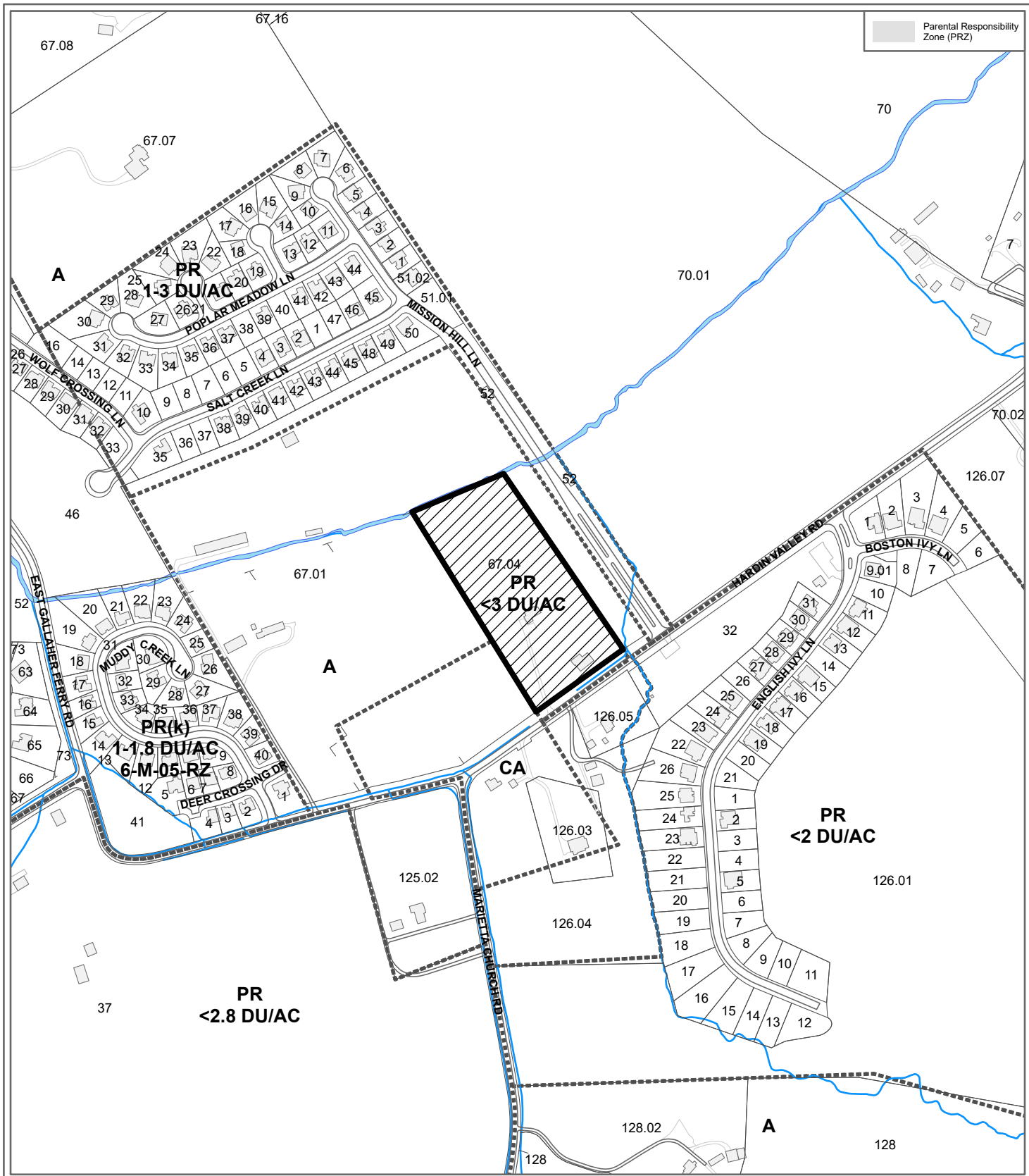
ESTIMATED STUDENT YIELD: 7 (public school children, grades K-12)

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.

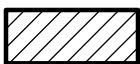
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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



**7-SA-21-C / 7-C-21-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Scott Smith, S & E Properties, LLC



Single-Family Residential in PR (Planned Residential)

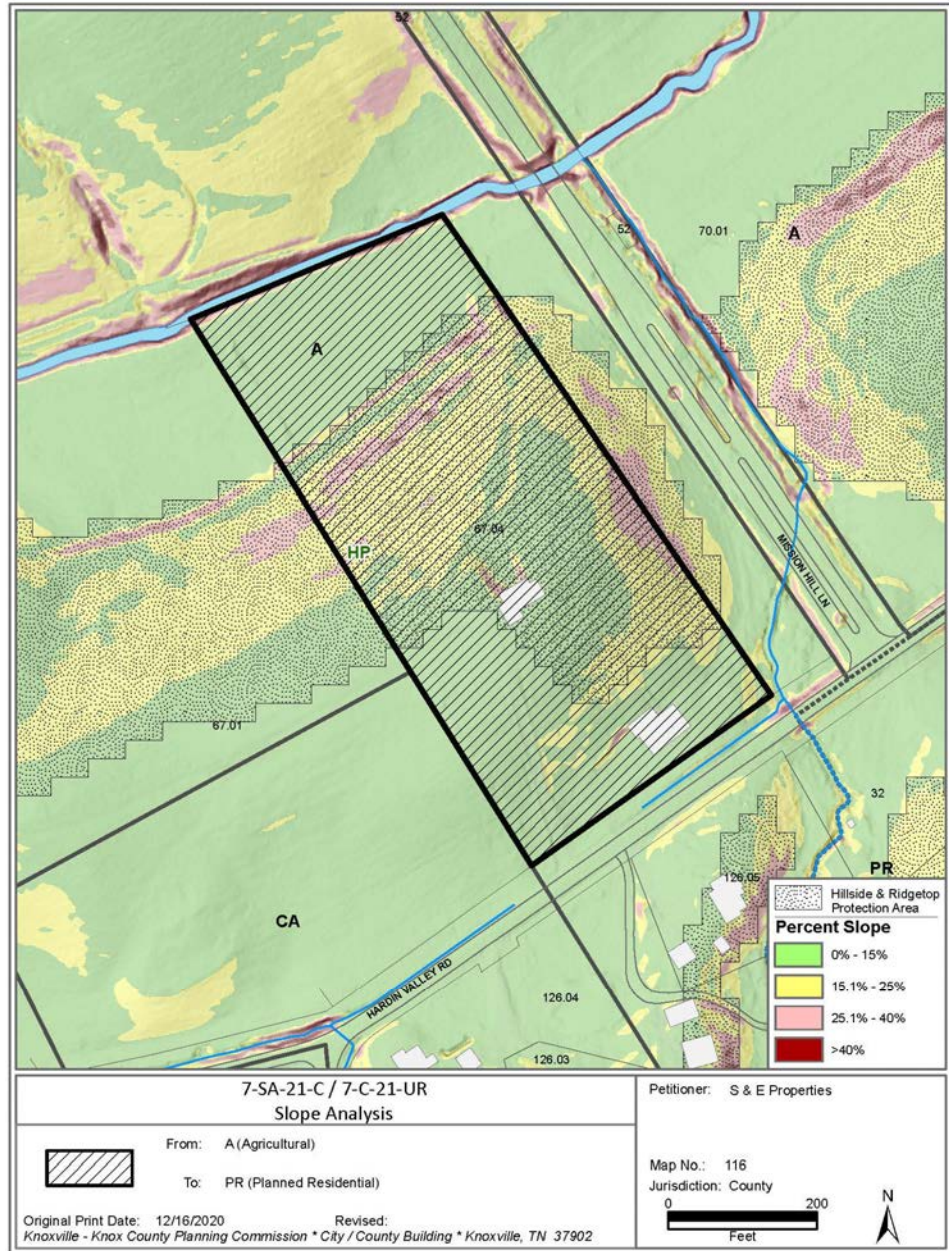
Map No: 116
Jurisdiction: County

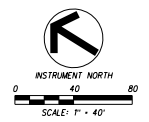
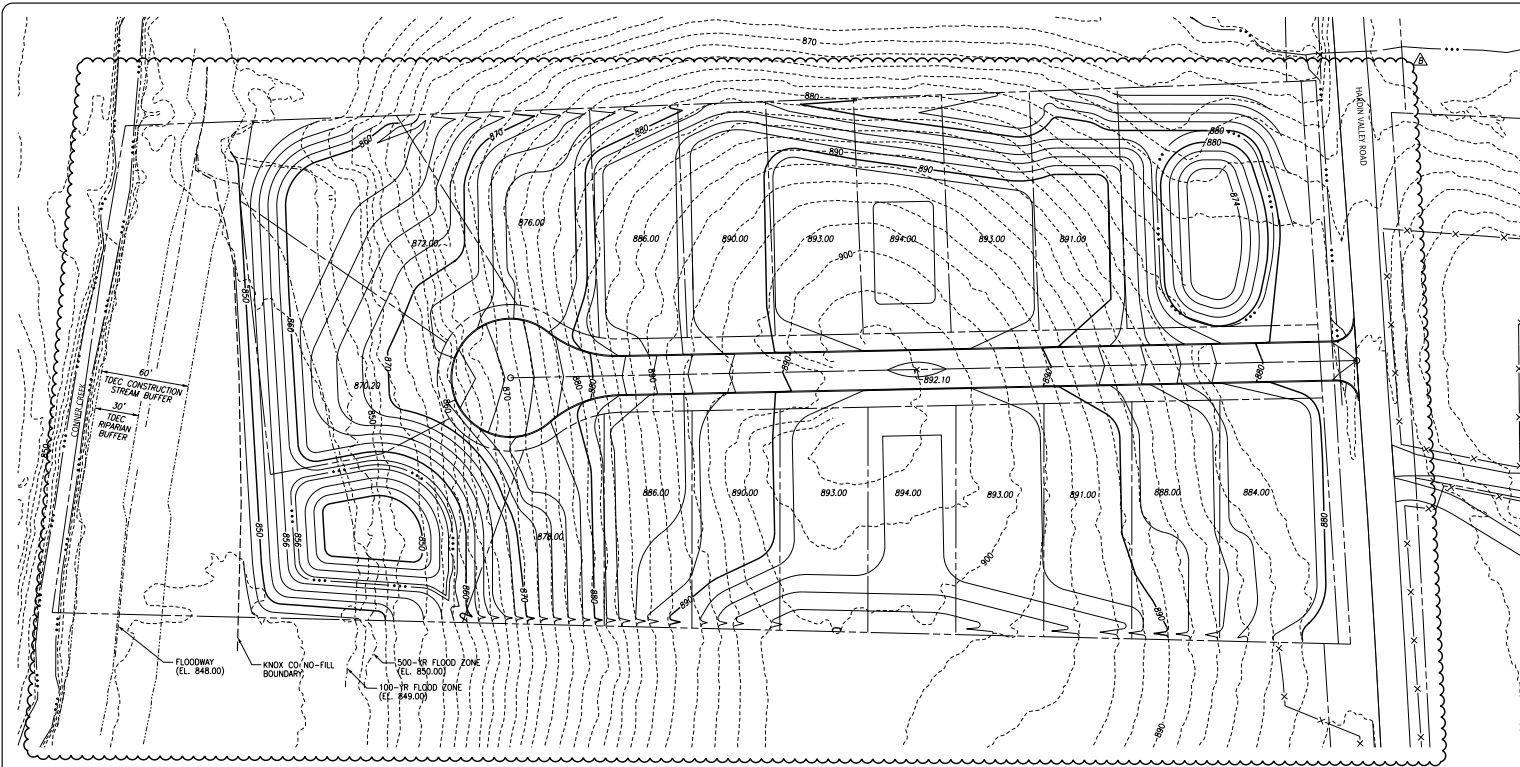
Original Print Date: 6/9/2021 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902



Slope Analysis
Case: 7-SA-21-C / 7-C-21-UR

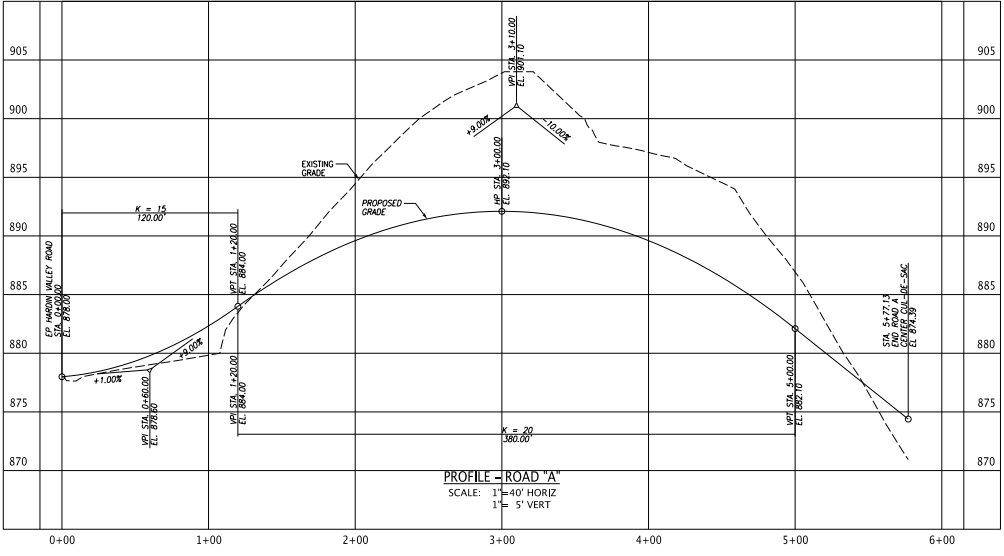
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	3.37	100%	3.4
0-15% Slope	1.55	100%	1.6
15-25% Slope	1.88	50%	0.9
25-40% Slope	0.38	20%	0.1
Greater than 40% Slope	0.02	10%	0.0
Ridgetops	0		
Subtotal: Sloped Land	3.83	<i>Recommended disturbance budget within Hillside Protection Area (acres)</i>	2.6
Total Acreage	7.2		5.9





GRADING NOTES:
 1. THE TOPOGRAPHIC DATA WAS TAKEN FROM AVAILABLE MGS DATA PROVIDED ON APRIL 27, 2021.

LEGEND:
 — 890 — PROPOSED CONTOUR
 - - - 890 - - - EXISTING CONTOUR
 + 892.10 PROPOSED SPOT ELEVATION
 - - - - - PROPERTY LINE



PROFILE - ROAD "A"
 SCALE: 1" = 40' HORIZ
 1" = 5' VERT

7-SA-21-C / 7-C-21-UR
 6/21/2021



PRELIMINARY NOT FOR CONSTRUCTION
 MISSION HILLS SUBDIVISION
 HARDEN VALLEY ROAD
 KNOXVILLE, TENNESSEE 37932

S&E PROPERTIES, LLC
 10306 GORRISON LANE
 KNOXVILLE, TN 37931
 CONTACT: MR. ERIC MOSELEY
 TELEPHONE NO.: 865.539.1112
 EMAIL: ERICMOSELEY@BELLSOUTH.NET

CONCEPT GRADING PLAN AND ROAD PROFILE

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
AMC	AMC	06/18/21	REVISED PER PLANNING COMMENTS
ADC	ADC	05/27/21	ISSUED CONCEPT PLAN

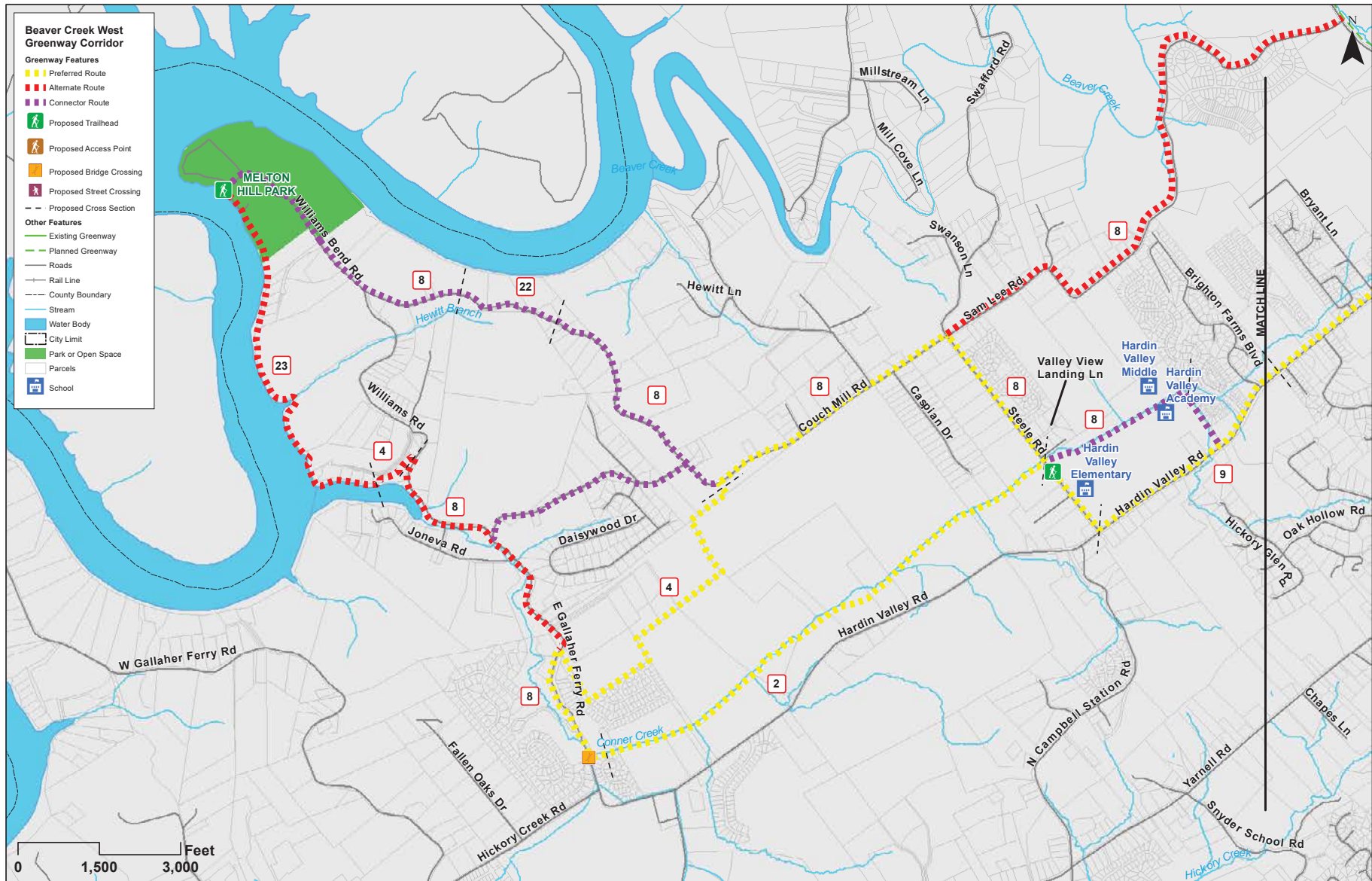
Project: 330.018
 Sheet: CP2
 Date: 05/21/21
 Scale: 1"=40'

File Name: 17101_10217171021_100171021.dwg
 Plot Date: 6/18/2021

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7-SA-21-C / 7-C-21-UR Exhibit A. Knox County Greenway Corridor Study (Adopted by Knox County Commission - January 21, 2020)

Figure 3-1. Beaver Creek West: Melton Hill Park to Brighton Farms Boulevard





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

Scott Smith, S&E Properties, LLC

Owner

Applicant Name

Affiliation

5/21/2021

07/08/2021

File Number(s)

Date Filed

Meeting Date (if applicable)

7-SA-21-C
7-C-21-UR

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

Scott Smith

S&E Properties, LLC

Name

Company

405 Montbrook Lane

Knoxville

TN

37919

Address

City

State

ZIP

(865) 567-5111

ssmith@volrealty.com

Phone

Email

CURRENT PROPERTY INFO

Owner Name (if different)

Owner Address

Owner Phone

12041 Hardin Valley Road

116 06704

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Hardin Valley Rd, due West of Mission Hill Ln

6.98 ac.

General Location

Tract Size

City County 6th
District

PR<3du/ac
Zoning District

RR
Existing Land Use

Northwest County

RR (hp) & SP
Sector Plan Land Use Classification

Rural Area
Growth Policy Plan Designation

Planning Sector

DEVELOPMENT REQUEST

Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential
 Home Occupation (specify) **Single Family Residential**

Related City Permit Number(s)

Other (specify) _____

SUBDIVISION REQUEST

Mission Hills

Related Rezoning File Number

Proposed Subdivision Name

NA

18

Combine Parcels
 Divide Parcel

Unit / Phase Number

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
0406	1,300.00	
Fee 2		
Fee 3		1,300.00

AUTHORIZATION

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

Applicant Signature

Scott Smith, S&E Properties, LLC

Please Print

Date

(865) 567-5111

ssmith@volrealty.com

Email

Phone Number

Marc Payne

Please Print

5-21-21

5-24-2021 AK

File # corrected 5/25/2021 by AK

Staff Signature

Date

VARIANCES REQUESTED



1. Vertical curve (crest) minimum K value from 25 to 20.

Justify variance by indicating hardship: Site topography, No-Fill boundary

2.

Justify variance by indicating hardship:

3.

Justify variance by indicating hardship:

4.

Justify variance by indicating hardship:

5.

Justify variance by indicating hardship:

6.

Justify variance by indicating hardship:

7.

Justify variance by indicating hardship:

I certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

Signature

Date