

Meeting on 2/10/22
#16 1-58-22-C - 1-6-22-VR

Benjamin C. Mullins

Subject:

RE: Revised Staff Report and Agenda Review Comments

From: Aaron Gray <agray@ardurra.com>

Sent: Wednesday, February 9, 2022 7:35 AM

To: Benjamin C. Mullins <bmullins@fmsllp.com>

Cc: Scott Smith <ssmith@volrealty.com>; Eric Moseley <ericmoseley@icloud.com>

Subject: RE: Revised Staff Report and Agenda Review Comments

If there are combined driveways for two of the lots, that would mean that the garages for houses would have to be close together. That would mean that one of those driveways would be on the high side of the lot and one would be on low side of the adjacent lot. This typically means that the garage elevation is below the elevation of house. That would normally not be a big deal, but given the width of the lots, that may look very strange and not be an ideal home construction path. Also, if they put turn-arounds at each location, the overall green space in the front yards would be reduced. This doesn't seem like it would be an ideal intended result of this request. Scott and Eric (copied on this email) may have additional insight for these requests. Please let me know if you have any questions. Thanks.



an Ardurra Company

Aaron M. Gray, P.E.

Project Director

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February 9, 2022

To Whom It May Concern,

I have been a real estate broker for 30 plus years in Knoxville specializing in new construction in West Knoxville and representing Ben Testerman Construction Company. I sold 62 new homes last year, and currently have 32 under contract that are under construction.

I was asked my opinion about the impact of shared driveways in today's market in Hardin Valley. I feel that a shared driveway would negatively impact the value of the homes they serve. It is simply not desirable and not something we see in new single family detached neighborhoods.

I hope my opinion is helpful.

Sincerely,

A handwritten signature in dark ink, appearing to read "Rusty Ensor", written in a cursive style.

Rusty Ensor



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION SUBDIVISION REPORT - CONCEPT

FILE #: 2-SC-16-C

AGENDA ITEM #: 14

AGENDA DATE: 2/11/2016

SUBDIVISION: MASSEY CREEK - REVISED

APPLICANT/DEVELOPER: HMH DEVELOPMENT, INC.

OWNER(S): HMH Development, Inc.

TAX IDENTIFICATION: 116 PART OF PARCEL 02927

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 East Gallaher Ferry Rd

LOCATION: Northwest side of Hardin Valley Rd., northeast side of East Gallaher Ferry Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek

APPROXIMATE ACREAGE: 12.21 acres

ZONING: PR (Planned Residential)

EXISTING LAND USE: Vacant land

PROPOSED USE: Detached Residential Subdivision

SURROUNDING LAND
USE AND ZONING: North: Residence and vacant land / PR (Planned Residential) and A (Agricultural)

South: Residences and vacant land / PR (Planned Residential) & A (Agricultural)

East: Vacant land / A (Agricultural)

West: Covered Bridge Subdivision) / PR (Planned Residential)

NUMBER OF LOTS: 2

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a 21' pavement width within a 40' - 60' right-of-way.

SUBDIVISION VARIANCES
REQUIRED: None

STAFF RECOMMENDATION:

APPROVE the revised Concept Plan subject to 8 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour area) identified on the plat. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works.

Construction is not permitted within five feet of the hatched contour area of the sinkhole. Engineered footings may be required for any structures within the 50' sinkhole buffer.

4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes and crossing of Conner Creek.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Certification on the final plat by the applicant's surveyor that 300' of sight distance exists in both directions at the proposed subdivision entrance on Hardin Valley Rd.
7. Working with the Knox County Greenways Coordinator on establishing the greenway easements that are identified on the concept plan.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and all amenities, and compliance with the tree protection condition of the rezoning approval.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

COMMENTS:

The applicant has submitted a request to revise the concept plan approval granted by the Planning Commission on March 12, 2015 for this 98 lot detached residential subdivision (3-SC-15-C / 3-G-15-UR). The approved concept plan included access for the subdivision from both Hardin Valley Rd. and E. Gallaher Ferry Rd.

The revised concept plan will eliminate the street access out to E. Gallaher Ferry Rd., ending Road B at a cul-de-sac turnaround and shifting the pool amenity to the northwest side of the cul-de-sac. The greenway easement along the western side of the property along Conner Creek and E. Gallaher Ferry Rd. will remain. The stub-out street to the Stafford property to the northeast will also be removed with this revised plan. It has been determined that the stub-out street would not be needed since the right-of-way for Road A would allow for street connections to the adjoining properties to the east and west. Two of the previously approved lots are being modified as a result of the changes.

A Traffic Impact Study update was required to determine if any changes to the Hardin Valley Rd. access would be required as a result of eliminating the street access out to E. Gallaher Ferry Rd. The Study identified acceptable levels of service at the proposed subdivision entrance.

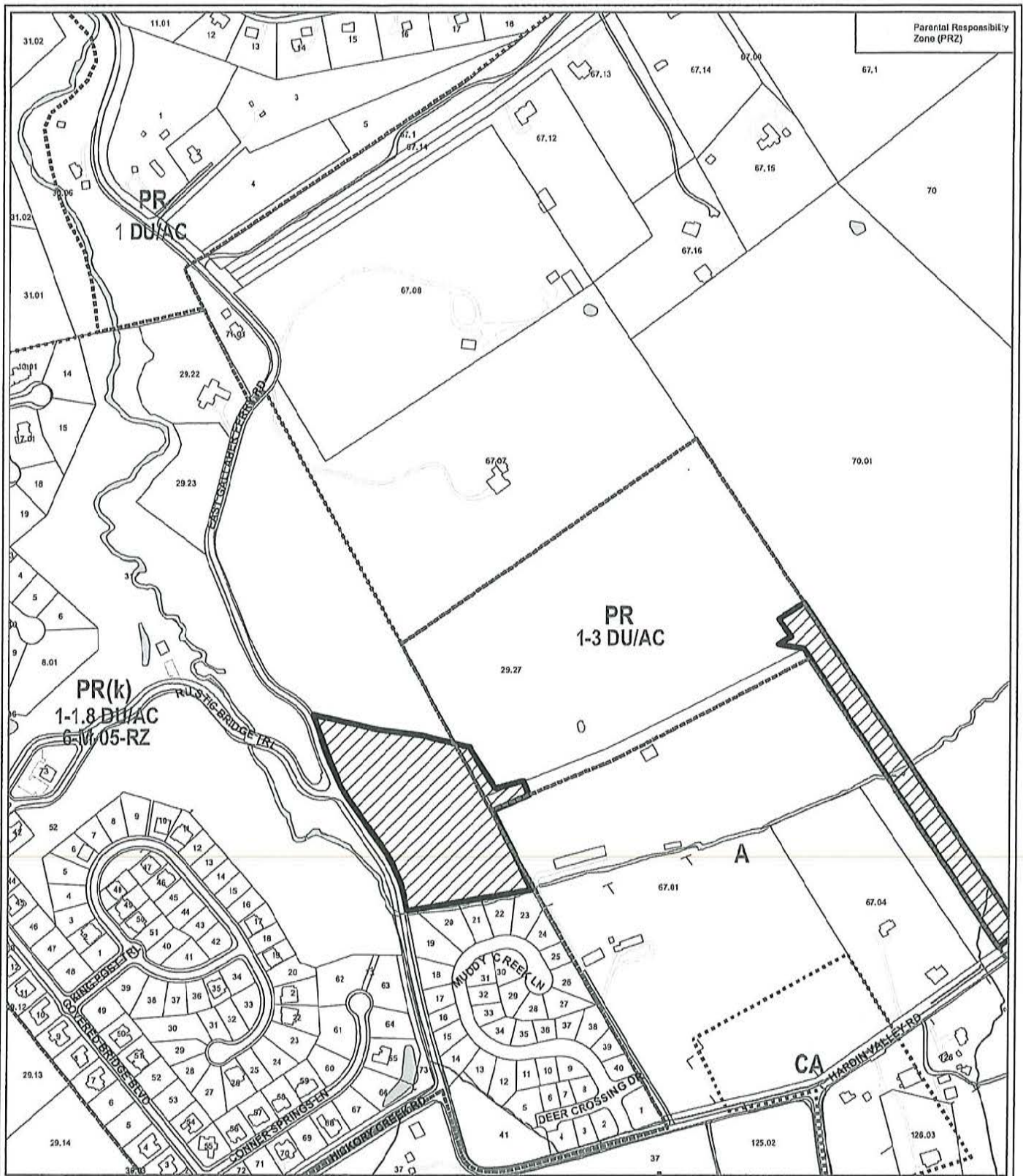
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 1 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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



**2-SC-16-C
CONCEPT PLAN**



Approval of Concept Plan

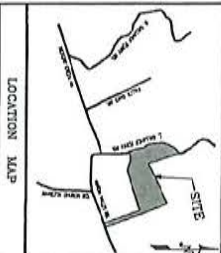
Original Print Date: 1/26/2016 Revised: 2/1/2016
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Subdivision: Massey Creek - Revised

Map No: 116
Jurisdiction: County

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Feet





LOCATION MAP

[illegible]

2-SC-16-C
Revised: 1-29-2016

BATSON, HINES, NORVELL & POE
ACCOUNTS RECEIVABLE & LONG TERM INVESTMENTS
4134 FAIRBANKS DRIVE
KNOXVILLE, TENNESSEE 37909
615/596-1111

DESIGNED BY
DAVID S. CH

[illegible]

SCALE
1" = 100'
DATE

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