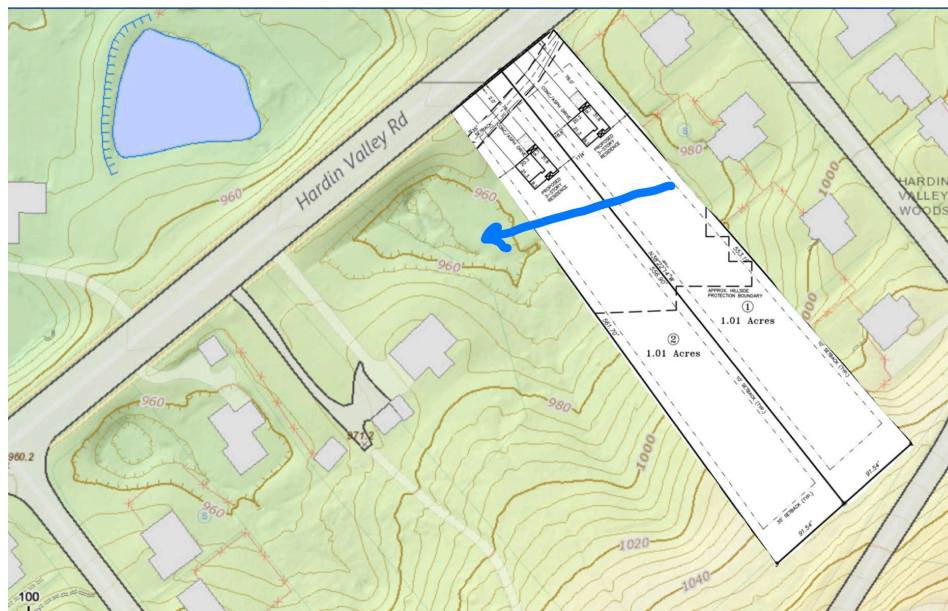


Commissioners,

We are glad to have new neighbors and for this property to be improved and maintained, but after reviewing the case file, we have a few concerns. Some of these concerns might be solved by the developer or the permitting process, but he has not reached out to discuss with the community, and the site plan lacks these details. Since this is our last chance to have input in the process, please consider the following:

1. That a permanent drainage easement be maintained behind the proposed structures to ensure that storm water from our hillside is not impeded from reaching the culvert on the other side. Note the topo and drainage issue in the picture below:



2. In addition to this drainage concern, we request that you reconsider the staff interpretation of "Peripheral Setback - 35'" as only applying to the front and back, rather than the entire perimeter of the project. Staff responded to our request for a definition with this section of the PR code:

[5.13.06. Periphery boundary](#). All buildings shall be set back from the periphery boundary not less than thirty-five (35) feet unless adjacent to A, Agricultural, RA, Low Density Residential, RB, General Residential, RAE, Exclusive Residential, **PR, Planned Residential**, OS, Open Space, E, Estates, or TC, Town Center zone districts, where the planning commission may reduce this set back to not less than fifteen (15) feet.

She also added a note that the peripheral is for the entire zone and that only the front of the property along Hardin Valley Road is included in the 35' peripheral boundary. As this is taken from the PR section of the code, we are not sure why PR (Planned

Residential) would be included in that list if commission action would not still be required to reduce the setback where a new PR project meets an existing PR tract. For reference, we have attached the site plans for Cruz Landing and The Glen at Hardin Valley which include the 35' setback on the entire perimeter, including where listed zones are adjacent. It seems to us that this periphery setback would exist to ensure that the way a developer chooses to divide a property and orient the homes within it would not unreasonably impact the existing development it abuts. Please clarify the difference if we are misinterpreting.

Our setback to this property line is 35'. If approved without a peripheral boundary, the required setback to the other side of the same line would just be the 10' side setback. While this developer is proposing something in between, there would be no future hindrance to a structure with a 10' setback.

We recognize also that even if the 35' setback is required, Commission has the power to reduce it. Before doing so, though, we would request consideration be given to the nature and character of the surrounding homes. If not, we at least hope that consideration will be given to imposing a condition that would mitigate the impact, such as a specific requirement for maintaining existing trees and/or a landscape buffer zone.

We believe that minimizing clearing of this land would help to protect not only our privacy and the character of our neighborhood but would also be appreciated by the future owners of the new homes who are not represented in this process.

3. The site plan shows two (2) driveways adjacent to each other in an already congested and dangerous area where multiple access points to neighborhoods converge. If two (2) adjacent driveways are not approved, the site plan might change significantly.
4. We would ask that any significant changes to this plan be reviewed again with public input.

Thank you for your consideration,

Residents of Hardin Valley Woods

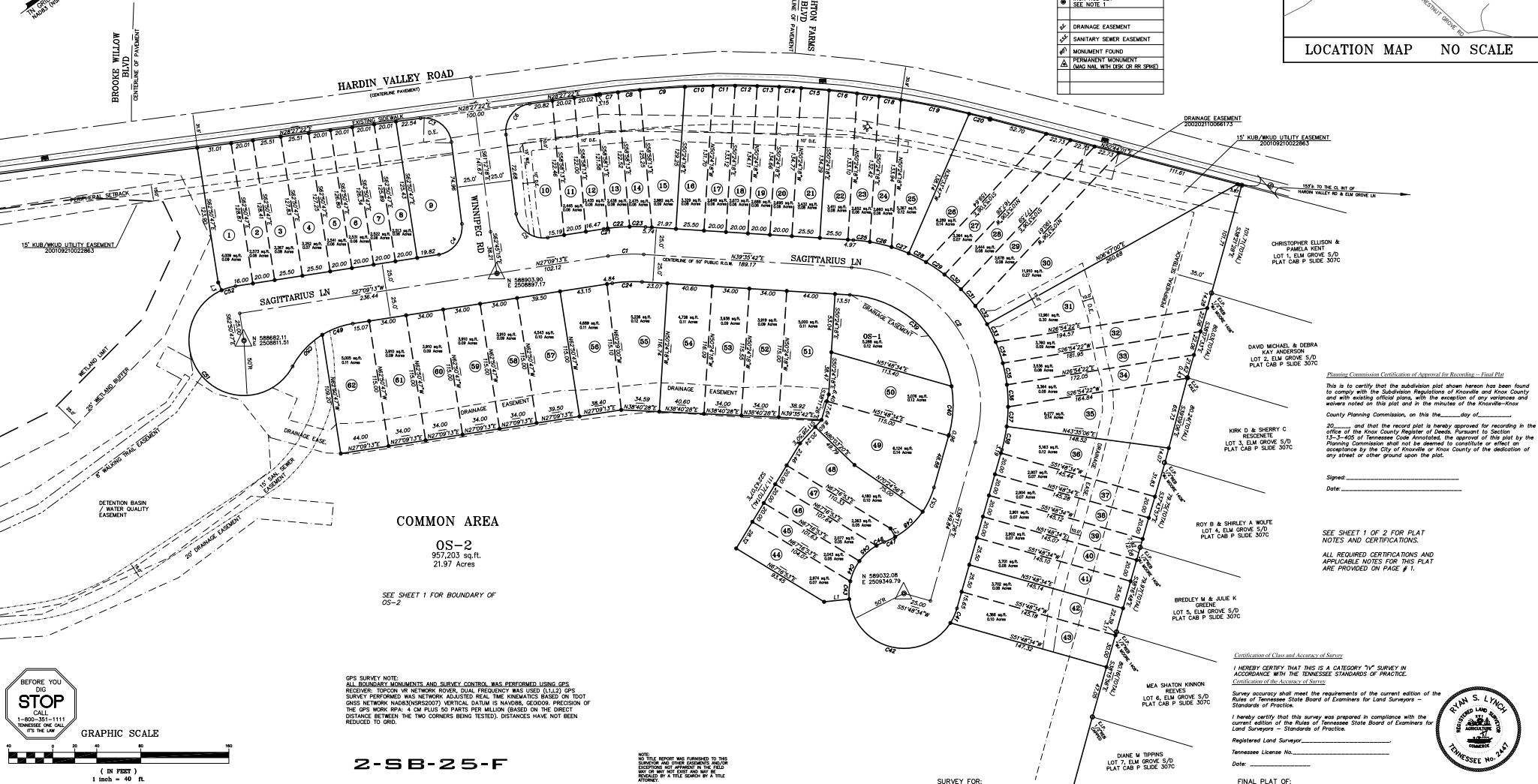
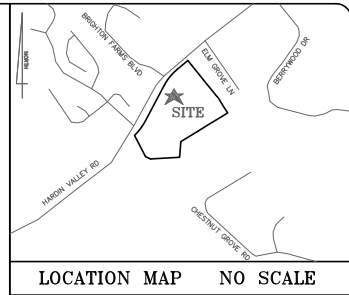
TOTAL AREA = 31.39 ACRES
1,367,515 sq.ft.
TOTAL BUILDING LOTS=62
OPEN SPACE LOTS: 2

CURVE TABLE				CURVE TABLE				CURVE TABLE				CURVE TABLE			
CURVE	BEARING	CHORD	RADIUS	CHORD	RADIUS	LENGTH		CURVE	BEARING	CHORD	RADIUS	CHORD	RADIUS	LENGTH	
C1	S83°22'27"W	32.51	150.00	32.51	150.00	32.51		C22	S38°12'11"W	16.58	150.00	16.58	150.00	16.58	
C2	N89°17'52"W	194.58	128.00	223.00				C23	S62°48'53"W	17.68	150.00	17.68	150.00	17.68	
C3	S73°33'10"W	35.46	25.00	18.42				C24	S70°03'47"W	20.33	150.00	20.33	150.00	20.33	
C4	N17°01'32"W	34.85	25.00	38.55				C25	S77°42'27"W	20.01	150.00	20.02	150.00	20.02	
C5	N72°28'22"E	30.25	25.00	39.89				C26	S80°25'38"W	20.07	150.00	20.14	150.00	20.14	
C6	S82°42'42"E	25.00	25.00	25.00				C27	N88°58'18"W	18.65	150.00	18.66	150.00	18.66	
C7	S28°58'24"W	16.87	918.81	16.87				C28	N79°42'00"W	17.97	150.00	17.98	150.00	17.98	
C8	S30°07'27"W	20.00	918.81	20.00				C29	N10°24'10"W	20.07	150.00	20.09	150.00	20.09	
C9	S32°01'24"W	40.98	918.81	40.98				C30	N64°46'37"W	20.07	150.00	20.02	150.00	20.02	
C10	S34°06'11"W	25.62	918.81	25.62				C31	S16°48'33"W	20.11	150.00	20.11	150.00	20.11	
C11	S35°51'31"W	20.05	918.81	20.05				C32	N49°50'24"W	17.92	150.00	17.94	150.00	17.94	
C12	S36°46'24"W	20.02	918.81	20.02				C33	N47°18'10"W	21.81	150.00	21.83	150.00	21.83	
C13	S38°01'17"W	20.02	918.81	20.02				C34	S10°28'17"W	17.64	150.00	17.67	150.00	17.67	
C14	S39°12'22"W	20.02	918.81	20.02				C35	N08°24'15"W	24.23	150.00	24.30	150.00	24.30	

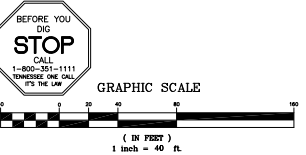
LINE TABLE	
LINE	BEARING DISTANCE
L1	N02°35'03"E 22.86
L2	S81°30'31"E 8.76
L3	S72°55'37"E 7.65

LINE LEGEND	
---	DRAINAGE EASEMENT
---	DEFINITION EASEMENT
---	PERIPHERAL EASEMENT
---	SANITARY SEWER EASEMENT
---	WALKING TRAIL EASEMENT
---	WATER LINE EASEMENT
---	ZERO SETBACK LINE

SYMBOL LEGEND	
○	FOUND MONUMENTATION
○	SIZE & TYPE
○	IRON ROD SET
●	SEE NOTE 1
---	DRAINAGE EASEMENT
---	SANITARY SEWER EASEMENT
---	MONUMENT FOUND
---	PERMANENT MONUMENT (MAG. NAIL WITH DECK OR RR SPIKE)



COMMON AREA
OS-2
957,203 sq.ft.
21.97 Acres
SEE SHEET 1 FOR BOUNDARY OF OS-2



GPS SURVEY NOTE:
ALL BOUNDARY MONUMENTS AND SURVEY CONTROL WAS PERFORMED USING GPS RECEIVER: TOPCON VR NETWORK ROVER, DUAL FREQUENCY WAS USED (LL12) GPS SURVEY PERFORMED BY NETWORK ADJUSTED REAL TIME KINEMATIC BASED ON TROT GNSS NETWORK NAD83NSR2007 VERTICAL DATUM IS NAD83, GEODROID, PRECISION OF THE GPS WORK RPA: 4 CM PLUS 50 PARTS PER MILLION (BASED ON THE DIRECT DISTANCE BETWEEN THE TWO CORNERS BEING TESTED), DISTANCES HAVE NOT BEEN REDUCED TO GRID.

2-SB-25-F

REVISIONS	
1	01/06/2025 PS COMMENTS
2	01/23/2025 ADDED STREET NAMES
3	01/27/2025 PS COMMENTS
4	01/29/2025 PS COMMENTS
5	01/31/2025 PS COMMENTS
6	

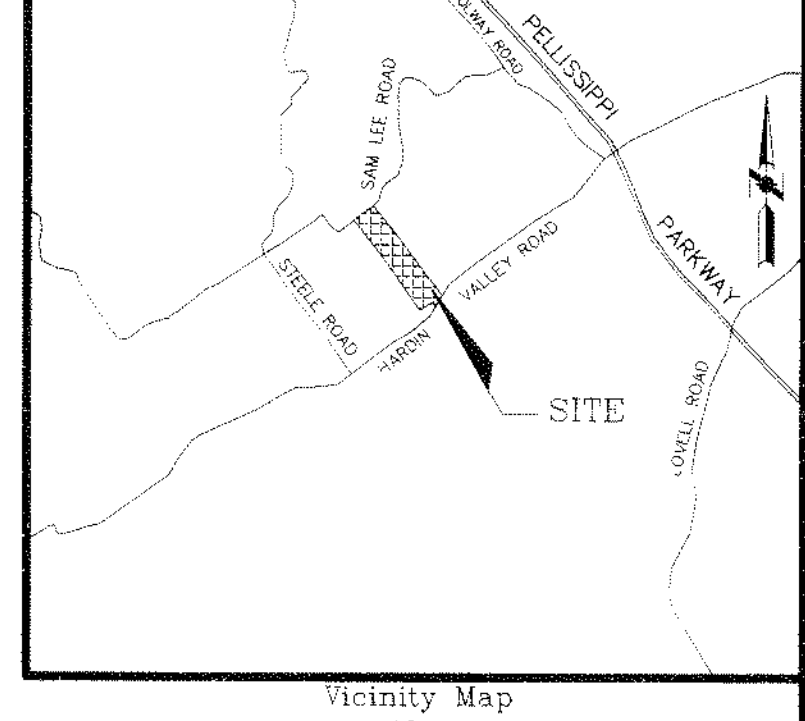
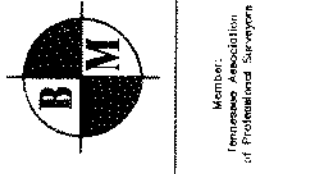
HARDIN VALLEY INVESTMENTS LP
P.O. Box 325
Athens, Tennessee 37371
Phone: 423-887-3823

CRUZ LANDING
Hardin Valley Road
Knoxville, Tennessee 37932
District 16, Knox County, Tennessee

PROJECT NO.
4627-02
SHEET NO.
2 of 2

Planning Commission Certification of Approval for Knoxville - Final Plat
This is to certify that the subdivision plat shown herein has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and waivers noted on this plat and in the minutes of the Knoxville-Knox County Planning Commission, on this _____ day of _____, 20____, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to Section 13-3-405 of Tennessee Code Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.
Signed: _____
Date: _____
SEE SHEET 1 OF 2 FOR PLAT NOTES AND CERTIFICATIONS.
ALL REQUIRED CERTIFICATIONS AND APPLICABLE NOTES FOR THIS PLAT ARE PROVIDED ON PAGE # 1.



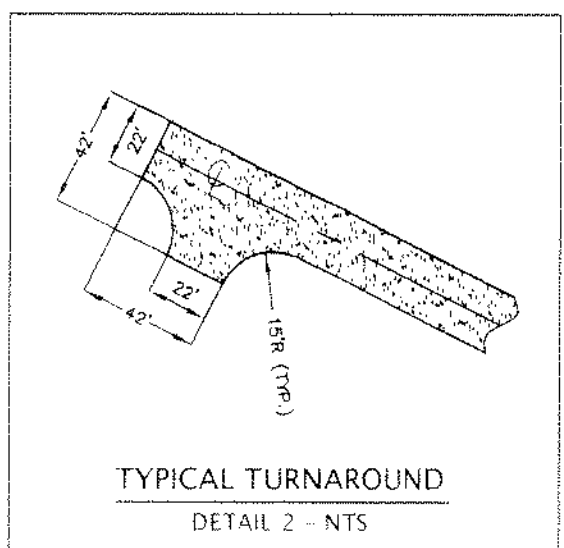
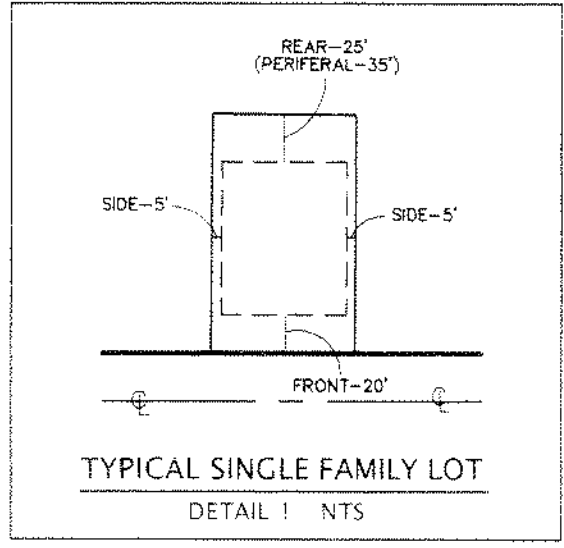


NOTES:

11. DEVELOPER SHALL PROVIDE IN THE COVENANTS AND RESTRICTIONS A CLAUSE TO PROHIBIT THE STORAGE OF RECREATIONAL VEHICLES ON SITE, WHICH ARE VISIBLE TO OTHERS.
12. COMMON AREAS AND SECURED INTERNAL ROADS SHALL BE MAINTAINED BY ESTABLISHMENT OF A HOMEOWNERS ASSOCIATION WITH A BUDGET SUFFICIENT TO MAINTAIN AND REPLACE SUCH IMPROVEMENTS.
13. CONCRETE PATIOS FOR UNITS NOT TO EXCEED INTO SETBACK AREAS IN EXCESS OF 12 FEET.
14. SEE SHEET CP-3.0 FOR LANDSCAPE DESIGN.
15. EXISTING VEGETATION ALONG PROPERTY LINES TO REMAIN AND SERVE AS BUFFER ZONES, EXCEPT WHERE UTILITIES AND STORMWATER MEASURES ARE INSTALLED, OR WHERE GRADING REQUIRES THE REMOVAL OF SAID VEGETATION.
16. ALL UNITS TO HAVE ACCESS TO INTERNAL STREETS AND DRIVES ONLY.
17. CULVERTS TO BE SIZED TO CARRY A 100-YEAR STORM EVENT. ALL LOCAL AND STATE PERMITS TO BE OBTAINED PRIOR TO CONSTRUCTION.
18. RECORD DRAWING REFERENCES THE INSTRUMENT OF RECORD REFERENCED AS INSTRUMENT #200508050011413 OF REGISTER'S OFFICE OF KNOX COUNTY, TENNESSEE.
19. TYPICAL DRIVEWAYS TO BE A MINIMUM OF 20 FEET IN LENGTH, AND 10 FEET WIDE FOR ONE CAR GARAGES AND 15 FEET IN LENGTH, AND 16 FEET WIDE FOR TWO CAR GARAGES.
20. THE PAVEMENT WIDTH FOR ALL INTERNAL ROADS IS AS SHOWN WITHIN PAVEMENT CROSS-SECTIONS.
21. GEOTECHNICAL STUDIES ARE TO BE PERFORMED ON ~~THE~~ APPARENT SINKHOLE LOCATED AT THE END OF ROAD 7. IT IS UNDERSTOOD BY ALL PARTIES THAT DEVELOPMENTS OF LOTS 9 & 10 ARE SUBJECT TO SAID STUDIES AND ~~THE~~ THEY MAY BECOME UNBUILDABLE LOTS. IN THE EVENT THAT THEY BECOME UNBUILDABLE, SAID LOTS WILL BE COMBINED WITH THE ADJACENT COMMON AREA.

- LEGEND**
- PROPOSED STORM DRAIN AND CATCH BASIN STRUCTURE
 - PROPOSED HEAD WALL
 - PROPOSED JUNCTION BOX
 - PROPOSED DRAINAGE DIRECTION
 - PROPOSED DETENTION POND
 - PROPOSED RIGHT-OF-WAY DEDICATION
 - LIMITS OF 50' SINKHOLE BUFFER
 - LIMITS OF 100-YEAR FLOOD BOUNDARY
 - LIMITS OF 500-YEAR FLOOD BOUNDARY
 - LIMITS OF FLOODWAY
 - LIMITS OF STREAM BUFFER, 30' EACH SIDE OF STREAM
 - LIMITS OF 25' UNDISTURBED STREAM BUFFER
 - LIMITS OF 50' VEGETATIVE STREAM BUFFER
 - MAIL KIOSK
 - CENTERLINE OF STREAM

PROPERTY INFORMATION
6TH CIVIL DISTRICT OF KNOX COUNTY
CLT MAP 117, PARCEL 3405
INSTRUMENT #200508050011413
11316 HARDIN VALLEY ROAD
KNOXVILLE, TN 37932
OWNERS:
HARDIN VALLEY INVESTMENTS, LP



VARIANCES:

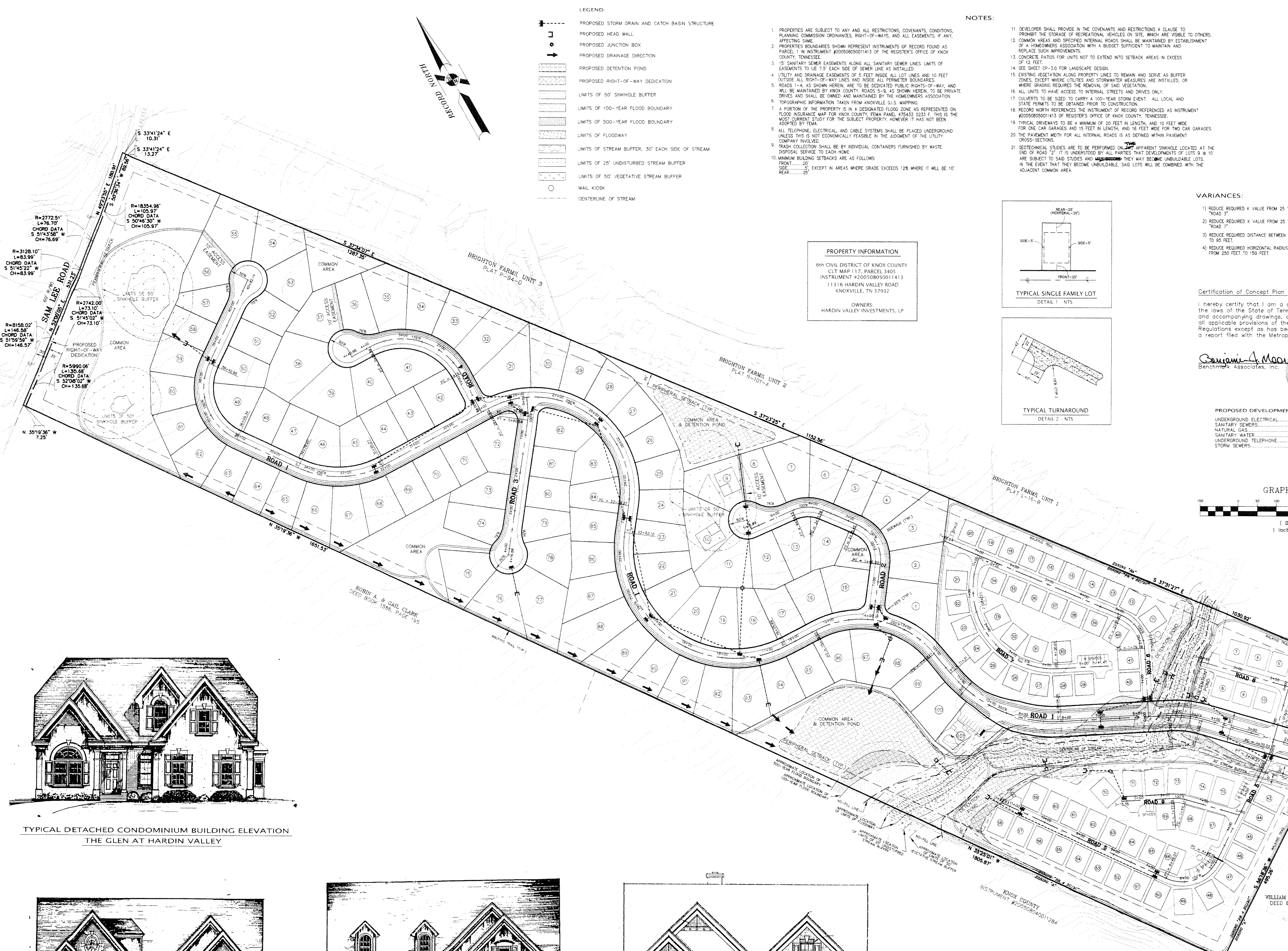
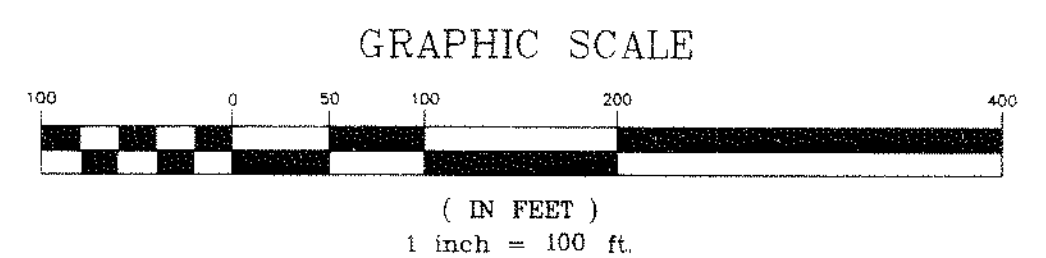
- 1) REDUCE REQUIRED R VALUE FROM 25 TO 15.38 FOR CURVE HAVING PVI STATION OF 1+73 ON "ROAD 3"
- 2) REDUCE REQUIRED R VALUE FROM 25 TO 16.67 FOR CURVE HAVING PVI STATION OF 5+12 ON "ROAD 7"
- 3) REDUCE REQUIRED DISTANCE BETWEEN BROKEN BACK CURVES ON "ROAD 2" FROM 150 FEET TO 25 FEET.
- 4) REDUCE REQUIRED HORIZONTAL RADIUS ON ROAD CENTERLINE AT STATION 37+55.34 ON "ROAD 1" FROM 250 FEET TO 150 FEET.

Certification of Concept Plan
I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission.

Benjamin J. Macrina
Benjamin J. Macrina, RLS No. 1501
Benchmark Associates, Inc.

PROPOSED DEVELOPMENT UTILITIES:

UNDERGROUND ELECTRICAL	LENOIR CITY UTILITY BOARD
SANITARY SEWERS	WEST KNOX UTILITY DISTRICT
NATURAL GAS	KNOXVILLE UTILITY BOARD
SANITARY WATER	WEST KNOX UTILITY DISTRICT
UNDERGROUND TELEPHONE	BELLSOUTH
STORM SEWERS	KNOX COUNTY



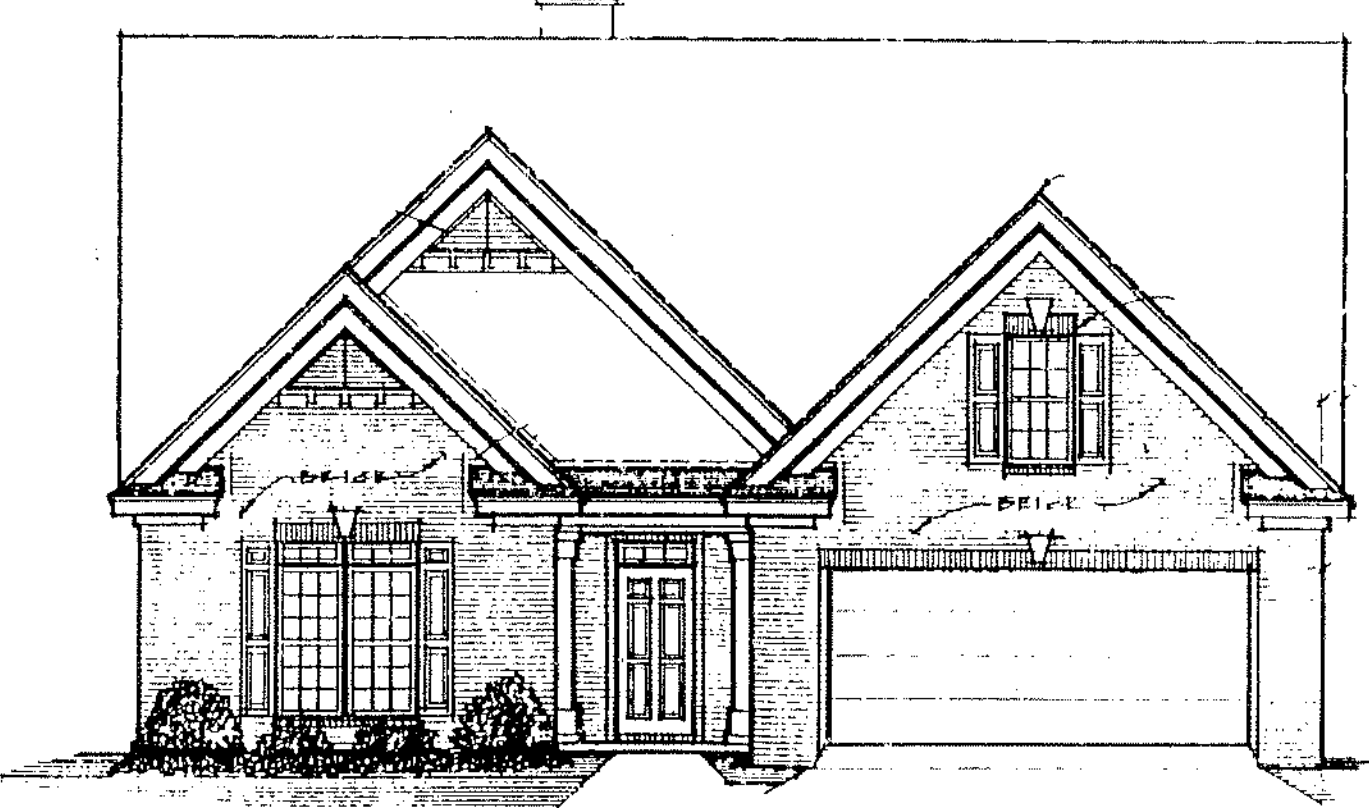
TYPICAL DETACHED CONDOMINIUM BUILDING ELEVATION
THE GLEN AT HARDIN VALLEY



TYPICAL DETACHED CONDOMINIUM BUILDING ELEVATION
THE GLEN AT HARDIN VALLEY

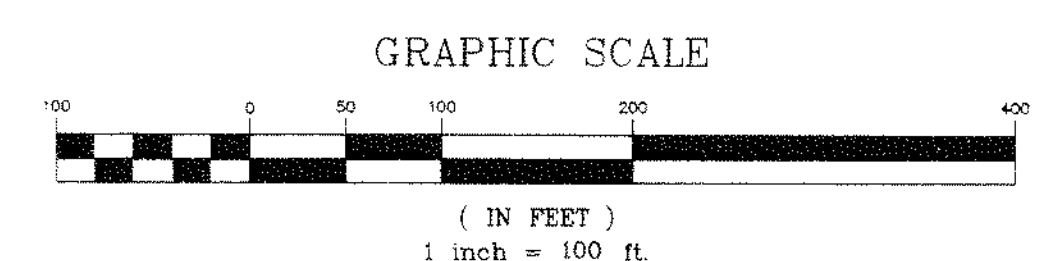


TYPICAL DETACHED CONDOMINIUM BUILDING ELEVATION
THE GLEN AT HARDIN VALLEY



TYPICAL DETACHED CONDOMINIUM BUILDING ELEVATION
THE GLEN AT HARDIN VALLEY

MPC FILE #'s
2-SE-06C
2-J-06UR



CONCEPT PLAN
and USE ON REVISION
THE GLEN AT HARDIN VALLEY
DATE: 2-5-06-UR
U.O.R.

DEVELOPED BY
BEN TESTERMAN CONSTRUCTION CO.
104 LAND OAK ROAD
KNOXVILLE, TN 37922
(865) 691-1169
REVISED 1.27.06