

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 1-SD-14-C **AGENDA ITEM #:** 12
 1-K-14-UR **AGENDA DATE:** 1/9/2014

▶ **SUBDIVISION:** THE VISTA AT HARDIN VALLEY
 ▶ **APPLICANT/DEVELOPER:** VOLUNTEER DEVELOPMENT
 OWNER(S): S & E Properties

TAX IDENTIFICATION: 117 03405
 JURISDICTION: County Commission District 6
 STREET ADDRESS:

▶ **LOCATION:** North side of Brooke Willow Bv., north of Hardin Valley Rd.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Conner Creek & Beaver Creek

▶ **APPROXIMATE ACREAGE:** 22.35 acres

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

▶ **EXISTING LAND USE:** Developing subdivision

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural, RA and PR residential. Development consists of a mixture of single family subdivisions and rural density housing. Hardin Valley Academy high school adjoins the western boundary of this proposed development.

▶ **NUMBER OF LOTS:** 72

SURVEYOR/ENGINEER: Fulgum MacIndoe & Assoc.

ACCESSIBILITY: Access to this phase of the development will be provided by extending Brook Willow Blvd., a local street with a pavement width of 26' with a 50 wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve variance from 250' to 150' at sta 37+55 of Road A

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to 11 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction

from the proposed driveways of lots 70, 71, & 72

4. Placing a note on the final plat that all structures will be located at least 50' from the top of any sinkholes (closed contour area) on this site, as determined by the Tennessee Department of Environment and Conservation. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the required buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. An engineered footing is required for any structures within the 50' sinkhole buffer.

5. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation

6. Implementing all recommendations of the Traffic Impact Study for this project as required by the Knox county Dept. of Engineering and Public Works

7. Construction of sidewalks on one side of every street in the development. The sidewalks are to be a minimum of 5' wide with a planting strip between the back of the curb and the sidewalk that is 2' or more in width. The sidewalks are to be constructed at the time the roads and utilities are constructed

8. Prior to certification of the final plat, establish a homeowners association for the purpose of assessing fees for the maintenance of the common area and any other commonly held assets.

9. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County Ord. (91-1-102).

10. Changing the name of the proposed subdivision to the Glen at Hardin Valley (Phase2)

11. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

► **APPROVE the revised plan for this portion of the Glen at Hardin Valley development site to permit up to 72 detached dwellings on individual lots as shown on the plan subject to 1 condition**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

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

COMMENTS:

This site is located on the north side of Harding Valley Rd. It is located between the existing Brighton Farms Subdivision and the Hardin Valley Academy High School. The applicant is proposing a second phase to the Glen at Hardin Valley that will add 72 detached dwellings to that project. In 2006 the development encompassed 60.54 acres and was approved for up to 100 detached dwellings on individual lots and 75 condominiums. At present 48 residential lots have been recorded and along with the approved condominiums are being built out by the previous developer. With the approval of this concept plan, the subdivision will contain a total of 120 detached dwellings and 75 condominiums with a development density of 3.23 dwellings per acre. The site was zoned PR (Planned Residential) at 4 du/ac prior to the approval of the original concept plan / use on review. In addition, the development will contain common areas that will contain a clubhouse and swimming pool and sidewalks on one side of every street.

There are two large depressions on the rear of this site. As a result, the applicant will have to maintain the 50' building buffer from the top of these depressions unless a geotechnical study is prepared which states that building in the buffer area would be safe. In addition the applicant is proposing to route storm water into these depressions. This will require that an injection well permit be obtained from the Tenn. Dept. of Environment and Conservation.

A traffic study was prepared at the time the original plan was approved in 2006. This applicant will be required to update that study and construct any improvements that are called for in that report. The previous study recommended the construction of a left turn lane from Hardin Valley Rd into the site and a deceleration lane and other improvements at the entrance to the development. At this time, the left turn lane has been installed. The other improvements have yet to be brought on line.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services. West Knox Utility District can provide water and sewer, electrical service will be provided by Lenoir City Utilities Board and natural gas will be provided by KUB.

2. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy schools.

3. The proposed detached single-family subdivision and previously approved condominium development is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached single family dwellings.
4. Drainage will be directed into the existing drainage ways on this site. Storm water detention, grading and drainage plans will be required that meet Knox County regulations.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use with a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.23 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knoxville Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District.
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property. The dwellings proposed in this development will be of similar value to a number of the houses in this area.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments. Hardin Valley Rd. is classified as a minor arterial street. With that classification, it is expected to collect traffic from this and the surrounding residential areas and provide a route to other major streets in the area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 4 du/ac. which is consistent with the Sector Plan. The proposed development density of 3.23 dwellings per acre is within the development density permitted by the Sector Plan and current zoning of the site.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 38 (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 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.

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