SUBDIVISION REPORT - CONCEPT

► FILE #: 12-SE-20-C  AGENDA ITEM #: 19
AGENDA DATE: 12/10/2020

► SUBDIVISION: HAYDEN FARMS
► APPLICANT/DEVELOPER: HARDIN VALLEY FARM DEVELOPMENT, INC.

OWNER(S): Hardin Valley Farm Development

TAX IDENTIFICATION: 103 072 (PART OF)  View map on KGIS
JURISDICTION: County Commission District 6
STREET ADDRESS: 11181 Sam Lee Rd.

► LOCATION: Northwest side of Sam Lee Rd., south of Narrow Leaf Dr.
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Rural Area
WATERSHED: Beaver Creek

► APPROXIMATE ACREAGE: 3.53 acres

► ZONING: PR (Planned Residential)
► EXISTING LAND USE: Vacant land
► PROPOSED USE: Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Vacant land - A (Agricultural)
South: Residences - PR (Planned Residential), RA (Low Density Residential) and A (Agricultural)
East: Residences and vacant land - PR (Planned Residential) and A (Agricultural)
West: Residences and vacant land - A (Agricultural)

► NUMBER OF LOTS: 9
SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe
ACCESSIBILITY: Access is via Sam Lee Road, a major collector street with an 18 - 20 feet of pavement width within 50 feet of right-of-way.

► SUBDIVISION VARIANCES REQUIRED:
VARIANCES
1. Reducing the vertical curve length from 218 ft to 135 ft at STA 11+35 on Road ‘E’

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL
1. Reducing the minimum horizontal curve radius from 250 ft to 150 ft at STA 4+50 on Road ‘E’
1. Reducing the minimum horizontal curve radius from 250 ft to 150 ft at STA 7+25 on Road ‘E’

STAFF RECOMMENDATION:
Approve variance 1 and alternative design standards 1-2 because the site conditions restrict compliance with the subdivision regulations and the proposed variance will not create a traffic hazard, and based on the recommendations of the Knox County Department of Engineering and Public Works.

Approve the concept plan subject to 7 conditions.

1. Meeting all applicable conditions of the previously approved Concept Plan for the Hayden Farms Subdivision (4-SB-20-C), including but not limited to the installation of sidewalks as identified on the concept plan, widening Sam Lee Road to a width of 20’ along the frontage of the development, implementing any recommendations improvements identified in the Transportation Impact Study, and sinkhole buffers.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing a maximum cross slope of 2% for all crosswalks at a stop sign unless otherwise approved by Knox County Engineering and Public Works during design plan review.
4. Meeting all applicable requirements of Knox County Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Placing a note on the final plat that all lots will have access only to the internal street system.
7. 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.

Comments:

This proposal is a modification to the previously approved Concept Plan (4-SB-20-C) to move the location of the southeast access to Sam Lee Road further to the north to increase the available sight distance. This change will result in one less lot within this portion of the subdivision and requires the approval of a vertical curve variance at the approach of Road ‘E’ to Sam Lee Road and two alternative design standards for reduced horizontal curve radii. Staff recommending approval of the modifications as proposed because it will increase the safety for the access to Sam Lee Road and the reduced vertical and horizontal curves on the internal streets should not create a traffic hazard.

Estimated Traffic Impact: Not required.

Estimated Student Yield: Not applicable.

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

HARDIN VALLEY FARM DEVELOPMENT, INC
Applicant Name

10/26/2020
Date Filed

12/10/2020
Meeting Date (if applicable)

12-SE-20-C
File Number(s)

OWNER/DEVELOPER
Affiliation

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

DAVID HARBIN
Name

BATSON, HIMES, NORVELL & POG
Company

4334 PAPERMILL DRIVE
Address

KNOXVILLE
City

TN
State

37909
ZIP

865-598-0472
Phone

harbin@bhnp.com
Email

CURRENT PROPERTY INFO

Hardin Valley Farm Dev. Inc.
Owner Name (if different)

300 LETTERMAN RD 37919
Owner Address

11181 SAM LEE RD
Property Address

MAP 103 PARCEL 72 (part of)
Parcel ID

STAFF USE ONLY

NW/S Sam Lee Rd at Narrowleaf Dr.
General Location

6TH Jurisdiction (specify district above)
☐ City
☒ County

PR 1-3 dulac
Zoning District

Northwest County
Planning Sector

RR/HP Sector Plan Land Use Classification

Vacant Existing Land Use

Septic (Y/N) Sewer Provider

Rural Area Growth Policy Plan Designation

Water Provider
DEVELOPMENT REQUEST

☐ Development Plan   ☑ Use on Review / Special Use   ☐ Hillside Protection COA

☐ Residential   ☐ Non-Residential

Home Occupation (specify)

Other (specify)

SUBDIVISION REQUEST

HAZEN FARMS

Proposed Subdivision Name

1

Unit / Phase Number   ☐ Combine Parcels   ☑ Divide Parcel   9

Total Number of Lots Created

☐ Other (specify)

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ 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)

AUTHORIZATION

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

DAVID HARBIN

Please Print

10/26/2020

Date

harbin@bhn-p.com

Email

$770.00

865-588-6472

Phone Number

SHERRY MICHIE

Please Print

Date

Applicant Signature

Staff Signature