

Growth & Development In Hardin Valley

Jan 2022



Kim Frazier, HVPA
Kevin Murphy, KCPA



Housekeeping

- Please mute your mic
- Lots of information
- We will ask for questions periodically
- Feel free to type your questions in the chat feature
- Please be courteous
- This presentation will be available on the KCPA website kcpa.us

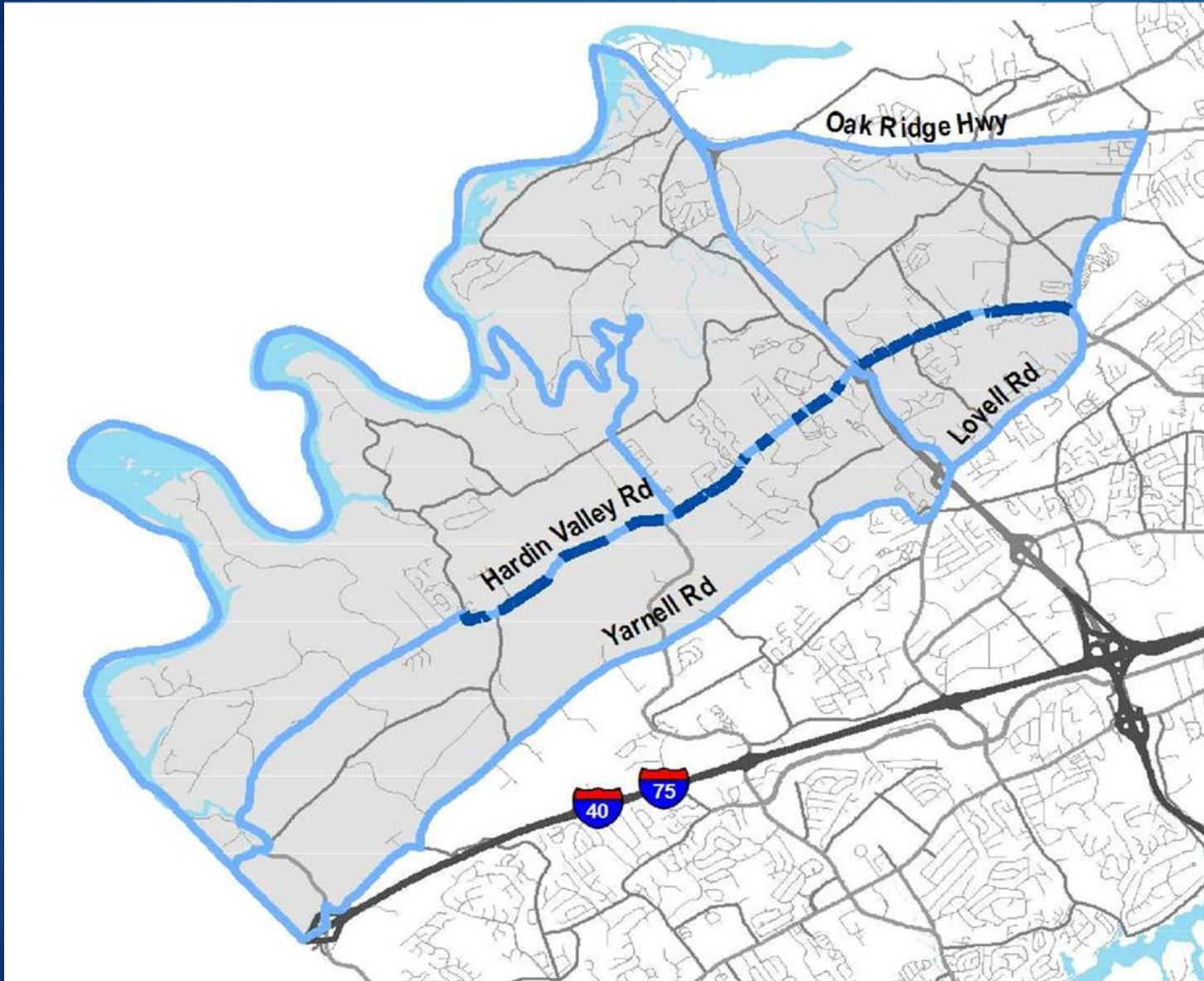
HVPA - The Voice of the Valley

- ▶ Hardin Valley Planning Advocates is an organized community group of those living and working in the Hardin Valley area promoting intentional growth with planned, coordinated infrastructure through community involvement and action.
- ▶ It is our mission to provide a voice for the community and work alongside local and state officials regarding the growth and development of Hardin Valley.
- ▶ Together, as members of the Hardin Valley Community, we can address ways to manage growth, coordinate infrastructure improvements with development, conserve resources, uphold Sector & Growth Plans, improve process and legislation, and recognize historically significant areas.
- ▶ Our focus is on the need for planned infrastructure that will accommodate and support development in Hardin Valley as a result of community needs & vision, and market trends.

Agenda



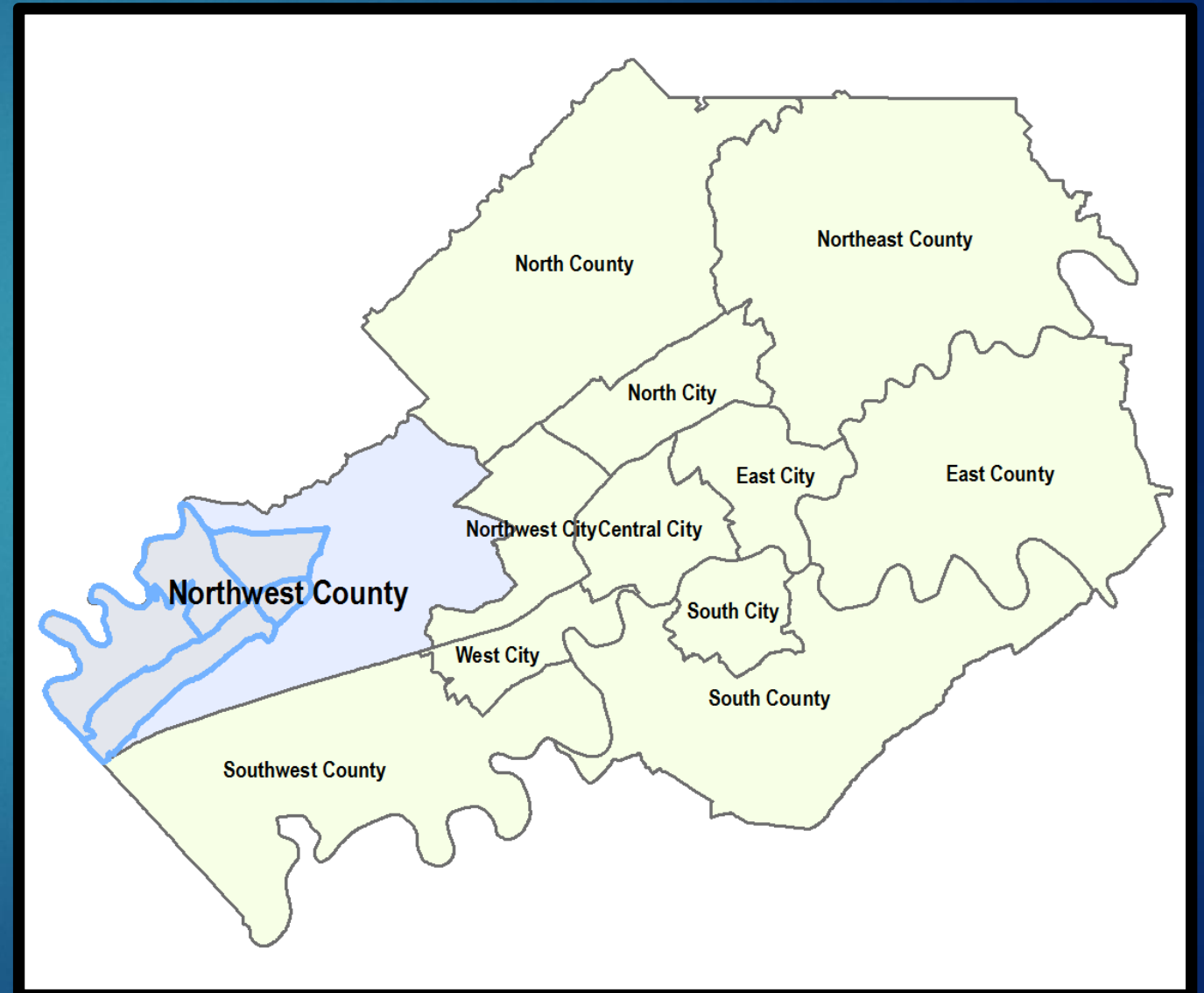
- Hardin Valley Overview
- Schools
- Parks and Transportation
- Housing Pipeline
- What's Coming Up at Jan 2022 County Commission
- How can you get Involved and Advocate?



Defining Hardin Valley on the Map

Hardin Valley - Northwest County Sector Quick Stats

- ▶ NW Sector is approx. 77 square miles
- ▶ 2nd largest of 12 planning sectors
- ▶ Fastest growing 8 of the last 12 years
- ▶ Most populated – 87,233 residents in 2019
- ▶ Captures ¼ of countywide building activity annually - over 670 new permits granted in 2021 with residential, single dwelling accounting for the bulk of development
- ▶ Suburban & Rural in character - 47% land use is designated Agriculture / Rural : HVES was constructed on the border of the Planned Growth Area and Rural
- ▶ 1 new dwelling is constructed every 32 hours



Every Community Has Needs and Vision



- ▶ Long term planning to manage growth – balance current and future development with necessary infrastructure required to maintain quality of life
- ▶ Increased walkability and connectivity – greenways & trails - linking schools, neighborhoods, parks and commercial areas is a major interest
- ▶ Road improvements – safety and condition is a concern
- ▶ Community facilities – indoor, outdoor recreation, community gathering places
- ▶ Melton Hill Park – revitalization
- ▶ Additional Parks & Amenities – pocket parks
- ▶ Preservation of the rural character and historical features
- ▶ Schools & Rezoning – NW Elementary
- ▶ More Businesses – HV Business and Community Alliance

HV Schools - At or Close to Capacity

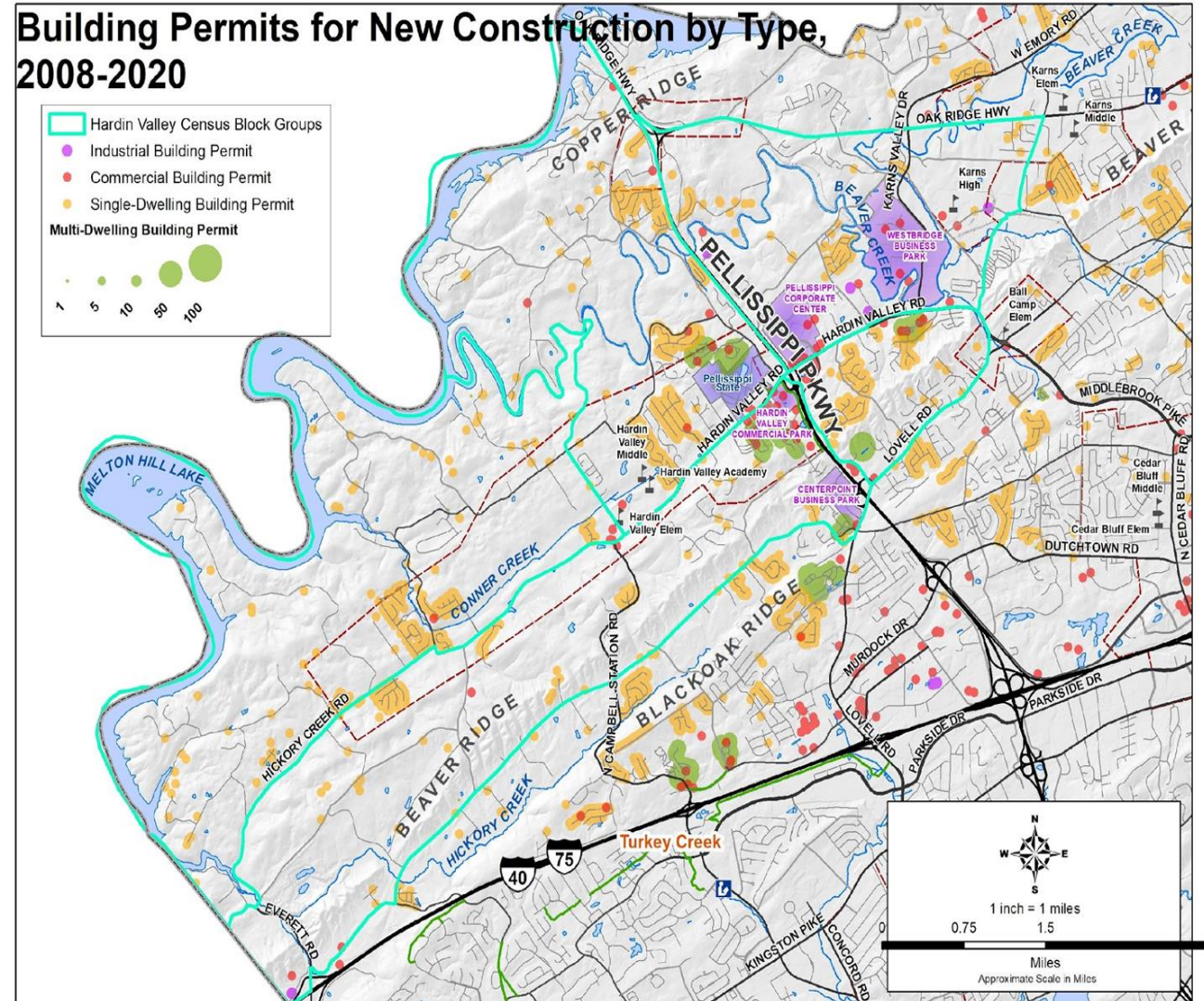
School	Capacity	Enrollment*	Notes
HV Elementary	900	1304 (+504 over)	5 portables onsite with 2 more ordered.
HV Middle	1,200	1,081 (-119 under)	Will be over in 2 years when the largest 4th and 5th grade classes in history move up
HV Academy	1,800	2,125 (+325 over)	Designed to accommodate addition of 1 more wing, but would need to be funded
Totals	3,900	4,510 (+610 over)	Just the Dec 2021 requests estimate growth of additional 330 students in next 1-8 years



*Dec 2021 figures

Hardin Valley Building Activity 2008-2020

- ▶ Plans focus multi-dwelling development concentrated at interchanges along Pellissippi Parkway - apartments
- ▶ Commercial and industrial concentrated around interchanges and business parks
- ▶ Rural areas continue to see single-dwelling residential development pressure requiring monthly approval of rezoning and sector plan amendments
- ▶ Average nearly 400 dwelling units added annually 2020
- ▶ 8 Commercial permits 2020
- ▶ Surpassing pre-recession levels of single-dwelling construction



Housing Market

- ▶ Housing market demands are historically high with inventory historically low
- ▶ Local realtors report 45% fewer homes for sale compared to this time last year
- ▶ Median purchase price is up 45% over the last five years
- ▶ 50% of homes sold in March 2021 were under contract in less than 6 days / paying over market price
- ▶ Housing price increases in our area exceed those in metro areas like Nashville and Chattanooga
- ▶ New construction accounts for 12% of new sales in 2020
- ▶ Cash buyers account for 19.6%
- ▶ Constraints on homebuilders is impacting new construction – materials cost and availability, skilled workers
- ▶ Risk to lenders and homeowners to buy and sell within 2 years
- ▶ The value of registered mortgages has increased 111%
- ▶ Missing “middle” – healthy housing / average sales price is \$250k-275k
- ▶ Homes listed for \$205k in January are now listed for \$240k-250k / avg increase of \$40k
- ▶ Need for commercial and retail space – more small business space, less large

Traffic Engineering – Knox County Engineering & Public Works

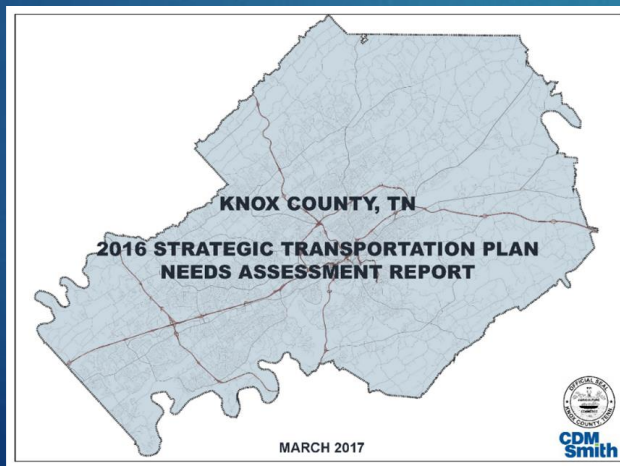


▶ Common Citizen Requests:

- Traffic Speed &/or Volume of Traffic
- Spot Hazards & other requests
- Traffic Signal Operations
- Design Plan Reviews
- Strategic Transportation Planning

▶ Knox Co. Response:

- Traffic Calming Program – Neighborhood Inspections for feasibility of Speed Humps
- Crash History Investigation (TITAN), Sign Investigation, PMs, Sight Distance Issues, Intersection Control, etc.
- Periodic Traffic Data/Signal Timing Updates
- Ongoing Preventive & Response Maintenance
- Traffic Impact Assessments, Roadway & Signal Plan Development & Review
- Periodic System Identification & Prioritization of Safety Performance & Traffic Demand
- Hardin Valley Mobility Plan - 2019
- General Plan / Transportation Plan - 2022/23



Transportation Projects in the Hardin Valley Area

- ▶ Completed:
 - ▶ Hardin Valley Middle School Improvements – Completed Fall 2016
 - ▶ Schaeffer Road Extension – Completed Summer 2018
 - ▶ Steele Rd & Hardin Valley Rd Dual Left Turn Lane Hardin Valley – Completed Summer 2018
 - ▶ Karns Connector Phase 2 – Summer 2018
 - ▶ Pedestrian Crossing w/ Flashers @ Hardin Valley High School – Summer 2019
 - ▶ Dutchtown Road Interchange – 2020
 - ▶ Carmichael & Valley Vista Mini –Roundabout – Estimated Summer 2021
- ▶ Ongoing
 - ▶ Hardin Valley Pelli Interchange Improvements – Estimated 2022
 - ▶ Ball Camp Pike Expansion – Estimated Fall 2023

2019 Hardin Valley Mobility Plan

In 2019 Knox County Engineering and the Planning Dept undertook a comprehensive mobility plan for Hardin Valley.

Did a great job with community engagement, developing a vision, and identifying an implementation plan

35 Projects Identified in Mobility Plan

- ▶ 9 Connectivity
- ▶ 6 Non-Motorized (Sidewalk, bike)
- ▶ 14 Safety
- ▶ 6 Traffic Congestion / Ops

Issues is: Funding, Adherence, and Execution

Projects Initiated: 1 of 35 (Dec 2021)

Total Costs: Estimated \$140 million (2019 estimate)

Knox County Capital Transportation Budget: 15-18 million per year

[HV Mobility Plan Tracker Sheet maintained by HVPA](#)

Knox County Transportation Capital Projects - \$18.1M Budget

Knox County Capital Projects:

1. Depot Dr @ Emory Rd Improvements
2. Dante Rd @ Greer Rd Improvements
3. Barnard @ Woods-Smith Road Improvements
4. Westland Dr @ Emory Church Rd (completed 2019)
5. Andersonville Pike @ Hill Rd/McCloud Rd
6. W Beaver Creek Dr @ Brickyard Rd Improvements
7. Maryville Pike Turn Lane (completed 2020)
8. Clinton Highway @ W Beaver Creek Improvements
9. Centerpoint Blvd @ Lovell Rd
10. Bishop Rd @ Emory Rd
- *11. Cherahala Blvd Extension, Phases 1 & 2
12. Ledgerwood @ Maynardville Hwy
13. Rutledge Pike @ Roberts Rd
- *14. Hickory Creek Roundabout
15. Schaad Road Phases 2 & 3
15. Schaad Road Phase 4
16. Canton Hollow Road Improvements
- *17. Buttermilk Rd Monitoring
18. Northshore Greenway Phase 1A
19. Northshore Greenway 3
20. ADA Sidewalk Rehab (N Cedar Bluff Rd & S Peters Rd)
21. Lovell Rd Development Study

\$75 Million needed to address just the top ten

TDOT Capital Projects:

1. Broadway @ I-640
2. Concord Rd @ S Northshore Dr
3. Fairview Rd @ Thompson Rd
4. Broadway Viaduct over NSRR
5. Tunnel Cleaning (Henley St & James White Pkwy)
6. Bridge Repair on Rutledge Pk
7. Slope Stabilization on Oak Ridge Hwy – L.M. 3.40
8. Pedestrian Facilities – Doris Circle to Ledgerwood Rd
9. U.S. 25W @ S.R. 131
10. Pedestrian Facilities – Cedar Bluff to Old Cedar Bluff Rd
11. ITS Smartway near Strawberry Plains Pk
12. Tunnel Cleaning (Henley St & James White Pkwy)
13. Slope Stabilization on Oak Ridge Hwy – L.M. 2.40
14. ALCOA Hwy – Maloney Rd to Woodson Dr
15. Western Ave – Texas Ave to Major Ave
16. I-140 Pellissippi Pkwy @ Dutchtown Ramp
17. Chapman Hwy – Evans Rd to Burnett Ln (Sevier Co.)
18. ALCOA Hwy – Topside Rd to Maloney Rd
19. Miscellaneous Safety Improvements
20. I-40 Asphalt Resurfacing – I-140 to Winston Rd
21. Overhead Sign on I-40 EB
22. John Sevier Asphalt Resurfacing – Martin Mill Pk to Cinder Ln
23. Bridge Repair on I-40 over Holston River
24. U.S. 11 Asphalt Resurfacing – I-140 to S. Peters Rd

FY21-22 Budget for Transportation

Description	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
Schaad Road	\$8,000,000	\$8,000,000	\$10,000,000	\$ -	\$ -	\$26,000,000
Beaver Creek and Brickyard Roundabout	1,500,000	-	-	-	-	1,500,000
Canton Hollow Road Improvements	2,000,000	4,000,000	-	-	-	6,000,000
Coward Mill Widening	2,000,000	600,000	-	-	-	2,600,000
Countywide Road Improvements	-	-	2,000,000	12,000,000	12,000,000	26,000,000
Hickory Creek Roundabout	1,000,000	-	-	-	-	1,000,000
Carter School Sidewalk Improvements	500,000	-	-	-	-	500,000
Ledgerwood Intersection Improvements	350,000	-	-	-	-	350,000
Midway Road LIC	800,000	-	-	-	-	800,000
Bridge Repair/Large Culvert Repairs	1,000,000	1,500,000	1,500,000	2,000,000	2,500,000	8,500,000
TDOT Partnerships	500,000	1,500,000	1,500,000	1,750,000	1,750,000	7,000,000
Interagency-Private Partnerships	250,000	500,000	500,000	500,000	750,000	2,500,000
Geometric Improvements	250,000	250,000	250,000	250,000	250,000	1,250,000
State Aid Projects	25,000	50,000	50,000	50,000	50,000	225,000
Total Highways	18,175,000	16,400,000	15,800,000	16,550,000	17,300,000	84,225,000

\$1mil for Hickory Creek, \$2mil for Coward Mill (for new NorthWest Elem)

\$26mil for all other un-assigned county improvements over next 5 years. **Hardin Valley alone has \$140-150mil identified needs**

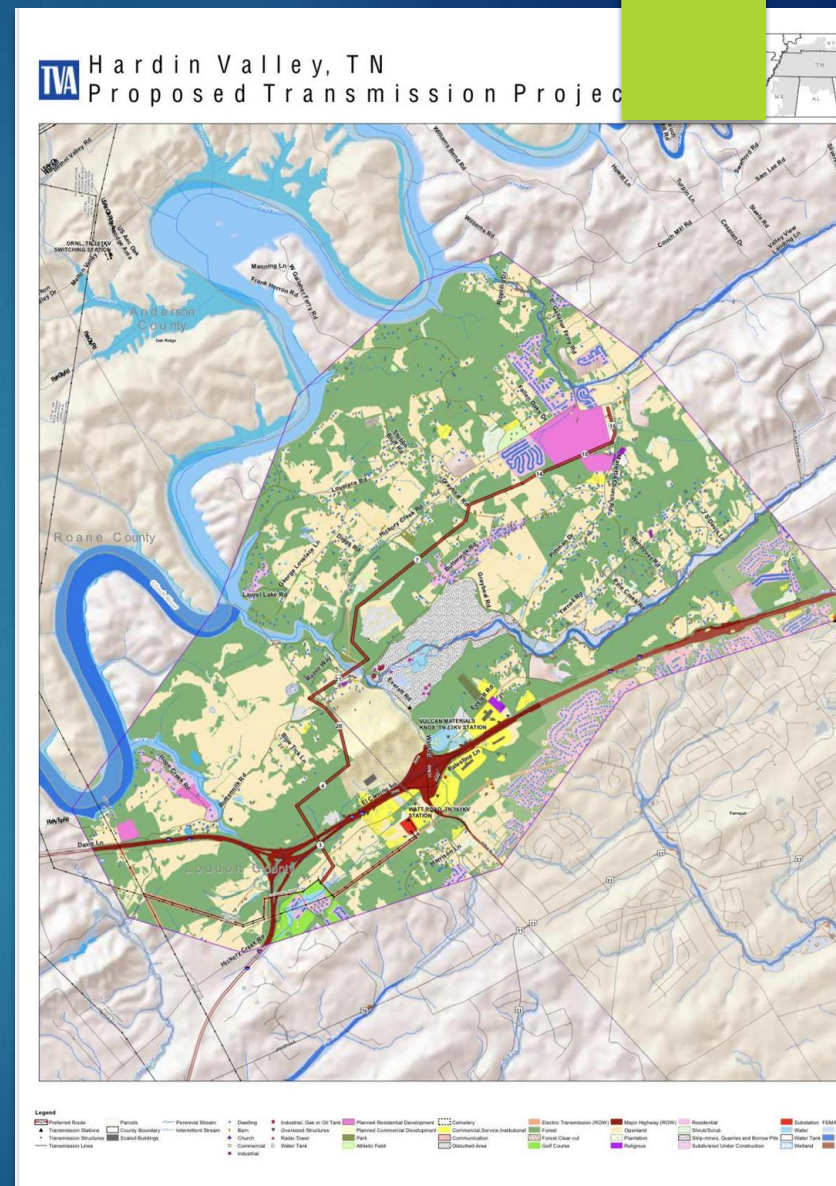
Knox County Highway Improvement Budget is **decreasing** for for next 2 years

2016 Sector Plan Tracker - HV Projects

<i>Project or Program</i>	<i>5-Year</i>	<i>15-Year</i>	<i>Responsible Agency</i>	<i>Community Comments</i>
LAND USE				
Develop a scenic corridor overlay district for commercial and rural corridors - Oak Ridge Highway, Hardin Valley Road, W. Emory Road, Schaad Road Extension	X		County/MPC	Not initiated
Create a new Agricultural zone in the county to protect farmland and rural landscapes	X		City/County/MPC	Rural Preservation Zone codified, but no incentives to use this zone or protection from adjacent land uses
Update the subdivision ordinance to include conservation subdivisions as a development alternative	X		City/County/MPC	Not initiated. This is a key tool that Hardin Valley and all communities in Knox County desire
Update the Growth Policy Plan – Will be after General Plan Update	X		City/County/MPC	General Plan won't come for 18-24 months
Update the subdivision ordinance to include sidewalk and connectivity standards	X		MPC	Feeling is that updated sidewalk ordinance is resulting in fewer sidewalks being built within subdivisions
Draft Small Scale Innovation District Zone	X		City/County/MPC	Not initiated
COMMUNITY FACILITIES				
Work with Knox County Schools on site planning for the proposed Hardin Valley Middle School	X		County/Knox County Schools/MPC	Completed
Complete Plumb Creek Park	X		County	Completed
Build the West Knox to Oak Ridge Greenway (along the Pellissippi Parkway Technology Corridor)	X	X	TDOT/City/County	Not initiated
Acquire land in Hardin Valley area for Hardin Valley Community Park	X		County	Not initiated. Also Hardin Valley Community Center on Hickory Creek was demolished and athletic fields closed
Acquire easements and build Conner Creek Greenway (Hardin Valley Area)	X	X	County	Opportunistic easements are being acquired during Subdivision process, but no other progress to acquiring or building greenway
Build Northwest District Recreation Center	X	X	County	Not Initiated
Build Hardin Valley Community Park		X	County	Not initiated. 15 year horizon
GREEN INFRASTRUCTURE				
Adopt conservation subdivision development ordinance for the preservation of farmland and/or open space	X		City/County	Not initiated, and something HV and other areas strongly desire
HISTORIC PRESERVATION				
Update the inventory of historic resources in the Northwest County Sector	X		County/MPC	The Coward Mill Bridge is National Register Eligible and Knox County has a road project that may impact it
TRANSPORTATION				
Construct new road, Karns Connector, between Westcott Boulevard and Oak Ridge Highway	X		County	Completed
Pellissippi Parkway and Hardin Valley Road Interchange Improvements	X		TDOT/County	In Progress
Widen Lovell Road from 2 lanes to 4 lanes between Cedardale Lane and Middlebrook Pike with median, bike lanes and sidewalk	X		County/TPO	In design and ROW
Improve Pellissippi Parkway interchanges at Lovell Road and Oak Ridge Highway		X	TDOT/County	Not initiated. 15 year horizon
Widen Campbell Station Road to add center turn lane and bike and pedestrian facilities		X	County	Not initiated. 15 year horizon

TVA Transmission Improvement Project

- ▶ 5.4 miles of single-circuit transmission line
- ▶ New line will provide power to the new HV 161-kv Station planned by LCUB
- ▶ New line will begin at a point between TVA's Watt Rd-OR Natl Lab and Fort Loudoun-Watt Rd 161-kv double-circuit Transmission Lines
- ▶ The line will extend northeast to LCUB's new HV Station at 2007 Marietta Church
- ▶ Over 2 dozen route options were considered
- ▶ Public input collected from October through November 2020
- ▶ Approximately 40 parcels (37 property owners) affected / surveys of right of ways and easement purchases 2022-2023
- ▶ Construction scheduled to begin in winter of 2022-2023 and in service in summer 2023
- ▶ Todd Liskey, Siting Engineer, 423-290-7133, newtransline@tva.gov

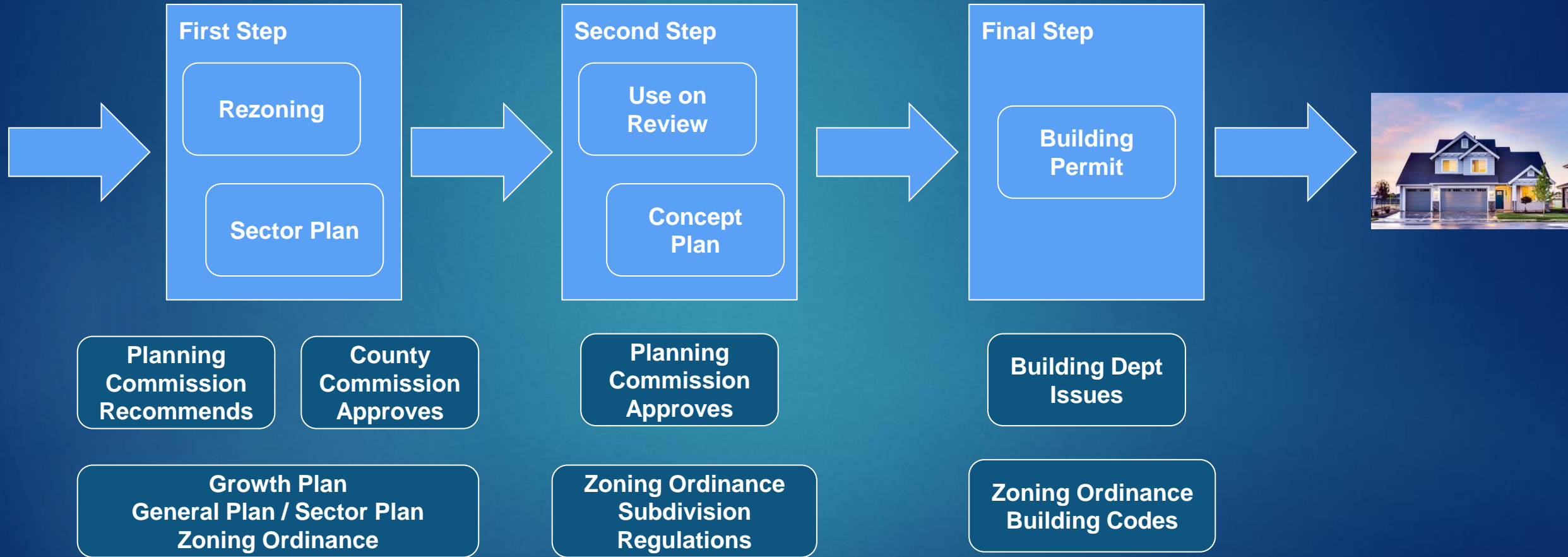




What's Coming Up Next?

January 2022 Rezoning at County Commission

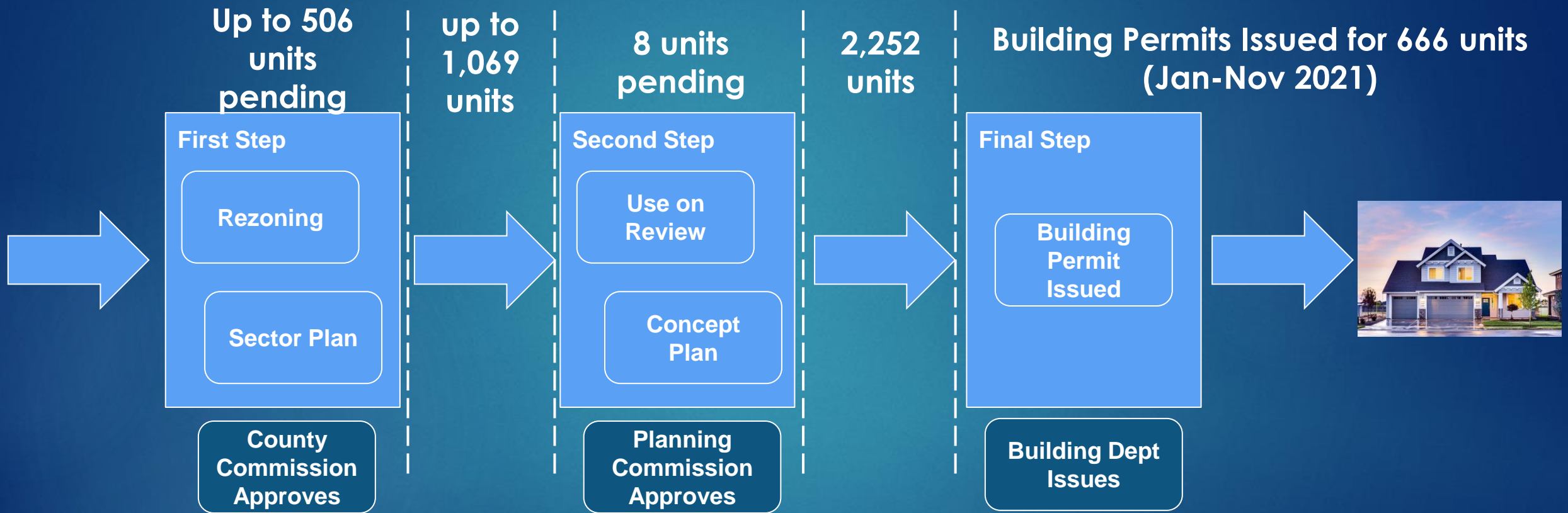
Land Use Process 101



Jan 2022 County Commission Rezoning - Hardin Valley

File	What / Where	Acres	Requested Density (Applicant)	Requested Dwelling Units / Lots (Applicant)	Estimated Trips (from Staff Report)	Estimated Students (from Staff Report)	Planning Commission Recommendation
11-E-21-RZ	Vinit Sharma, 2106 Schaeffer Rd	4	4	16	170	6	4 du/ac - 16 units
12-I-21-RZ	Safe Harbor Residential, 11636 Hardin Valley Rd / Couch Mill Rd	131.7	3	395.1	3746	163	2 du/ac - 262 units
12-K-21-RZ	Ball Homes, 2205 West Gallaher Ferry Rd	23.8	4	95.2	992	39	3 du/ac - 48 units
	Total - Rezoning			506.3	4908	208	326

Hardin Valley Housing Pipeline - 2016-2021



Total Housing Pipeline: Up to 4,499 units in process (unbuilt or very recently completed)

*based on data requested from Knoxville-Knox County Planning by, and paid for by, HVPA Dec 2021

Housing Pipeline



	Single Family Detached	Single Family Attached	Multifamily	Total
Building Permits issued Jan - Nov 2021	445 (+3 mobile home)	50	168	666
Approved Concept Plan - No Bldg Permit	1,518	222	512	2,252
Approved Zoning - No Concept Plan	Up to 1,069			
Pending Lots - Feb 2022	8	0	0	8
TOTAL	Up to 3,995 units <u>with currently approved zoning</u>			
Jan 2022 County Commission Rezoning Requests	Applicant Requested: 504 Planning Commission Recommended: 349			

Student Pipeline

	Estimated Student Yield
Building Permits Issued - In Progress	202
Approved Lots - Not Built	809
Approved Zoning - No Subdivision Plan	Approximately 325
Pending Lots - Feb 2022	4
Pending Rezoning Jan 2022	Up to 208
Total New Students	1,548
Current Over Enrollment	610
Estimated Over Enrollment	2,158



How Can You Get Involved?

People are the HEART of the Valley

- ▶ Hardin Valley is a community rich in history
- ▶ Hardin Valley is beautiful and full of natural resources
- ▶ Hardin Valley residents have mastered the 'art of neighboring'
- ▶ Hardin Valley residents are experiencing the perks and pains of growth together:
 - ▶ Hardin Valley Planning Advocates
 - ▶ Opening more small businesses – from home and storefront(s)
 - ▶ Connecting – Hardin Valley Business & Community Alliance, new lifestyle publication Hardin Valley Living, more neighborhood- athletics and special interest groups, places of worship, new sports complex Watt Rd
 - ▶ Supporting our schools and school families – community partners

What You Can Do - Big Picture

1. Like, follow, and or subscribe to:

Hardin Valley Planning Advocates - HVPA

- [Facebook](#)
- Email hvpa@kcpa.us

Knox County Planning Alliance - KCPA

- [Facebook - KnoxPlanningAlliance](#)
- [Register at kcpa.us for updates and as a contact](#)
- contact@kcpa.us

[Knoxville-Knox County Planning](#)

- [Subscribe to Newsletter](#) and get informed

1. Review [Monthly Planning Agenda](#)

- share with HOA and neighbors
- submit comments
- sign up to speak

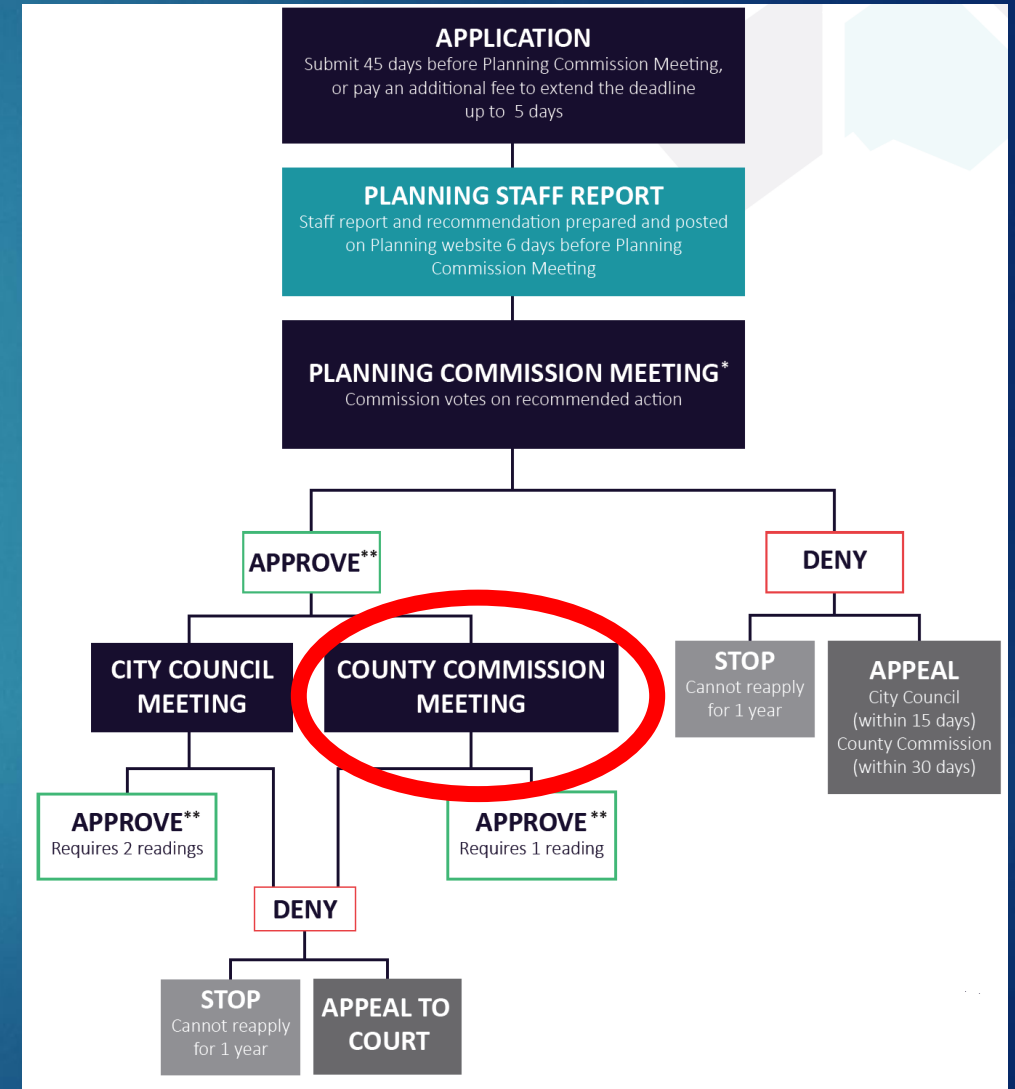
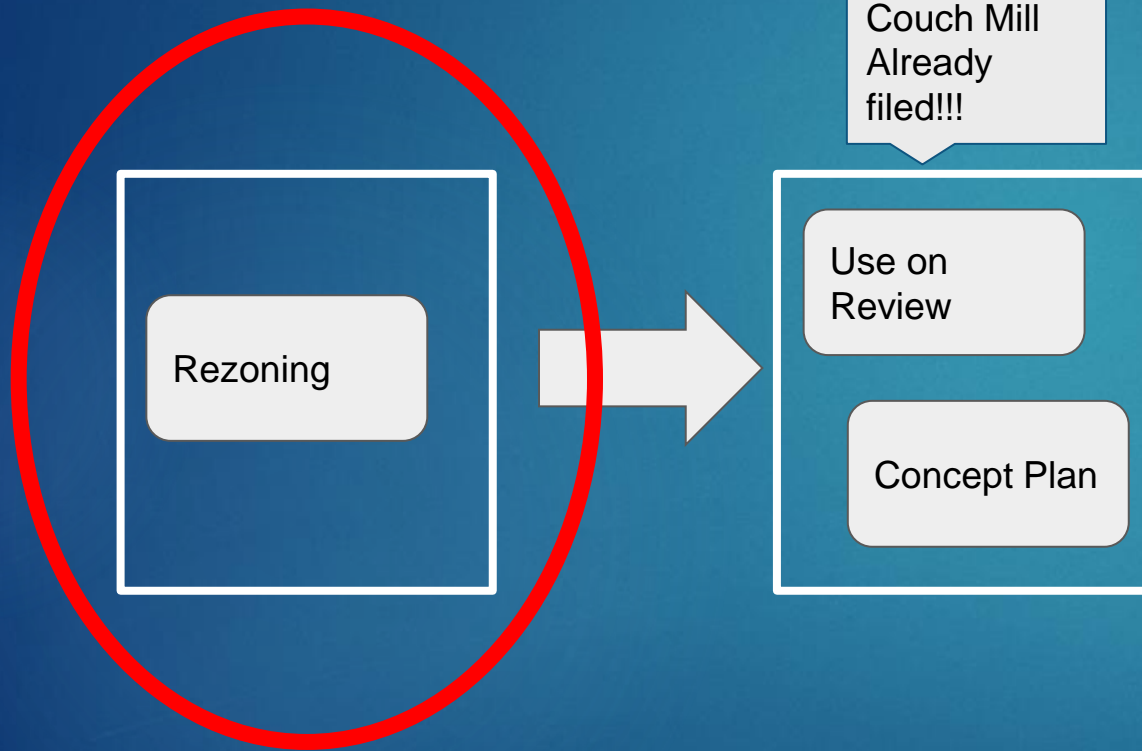
1. Participate in the upcoming Comprehensive Plan Process

Volunteer! HVPA Needs More Volunteers

- ▶ 2 volunteers to review monthly agendas
- ▶ 4 volunteers to join our Steering Committee
- ▶ 2 volunteers to attend monthly county meetings
- ▶ host an informational meeting in your area
- ▶ invite friends and neighbors to get involved

email hvpa@kcpa.us if you can help!

For specific agenda items We are at Rezoning



Advocate!!

1. Email 5 of your friends and ask them to do the following
2. Put your Talking Points Together
3. Email County Commission - commission@knoxcounty.org
4. Call several County Commissioners <https://commission.knoxcountyttn.gov/people/>
 - a. Particularly your commission - Terry Hill, Larsen Jay, Justin Biggs, Charles Busler, Randy Smith
5. **ATTEND THE JAN 24TH COUNTY COMMISSION ZONING MEETING! 7PM**
6. Email hvpa@kcpa.us if you'd like to speak. We'll coordinate speakers as best as possible
7. Follow Hardin Valley Facebook Page for updates

BUTTS IN SEATS MATTER. The only way our voice is heard is if commissioners are flooded with emails and voicemails, then see a room full of people

If we only have 5-10 people show up, we will lose. Badly. Need 50-100.

Also - please stay to support your fellow residents in South Knox (Dry Hollow)

Talking Points Guide

- ▶ Be brief and polite. More than a page - won't get read
- ▶ Some respond to facts, some respond to stories / analogies
- ▶ **Make it personal**. Tell how growth and inadequate schools, roads, sidewalks, parks, service impact your quality of life
- ▶ Ask them what their plan is to fund the roads, school expansions, parks. What land are they going to build those on in the Valley?
- ▶ Remind them that the County is behind on implementing improvements identified in the Sector Plan and Mobility Plan
- ▶ **Ask this question:** If we have almost 4,000 units in the pipeline - do we need more approved today?
- ▶ **This is the Message: "Your decisions have consequences"**
- ▶ **Request:** that they take a 60 day pause to evaluate a funding and implementation plan for the existing needs of The Valley that will support this development
- ▶ Use our [Hardin Valley Background Sheet](#)

Talking Points Facts

Transportation

- ▶ Hardin Valley has a Mobility Plan, which identified \$140-150 million of projects needed for existing conditions and projected future needs
 - ▶ Now Year 2 after plan finished - only one project is underway (\$200,000) - no other ones are budgeted
- ▶ Knox County has \$26 million unallocated budget for next 5 years for capital improvements.

Community Facilities

- ▶ Behind on acquiring land for Hardin Valley Community Park. *Need it now*

Schools

- ▶ Currently 610 students over capacity. With current pipeline, could increase to 2,100 students over capacity in 5-8 years.

Housing

- ▶ In HV up to 3,995 units already approved by Co Comm or being built



Any Questions?

THANK YOU!

Sources:

Liz Albertson, AICP Senior Planner,
Knoxville-Knox County Metropolitan
Planning Commission

Jim Snowden, Director Knox County
Engineering & Public Works

Brad Warren, KC Engineering &
Public Works

Mandi Benedict, Knox County
Constituent Services

Dawn Walsh, Realtor

2016 Northwest Sector Plan
Knox County Census
HV Traffic Mobility Study
2001 Growth Policy Plan