



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

▶ **FILE #:** 9-SA-08-C

AGENDA ITEM #: 14

AGENDA DATE: 9/11/2008

▶ **SUBDIVISION:** LOVES KNOLL
▶ **APPLICANT/DEVELOPER:** BENCHMARK ASSOCIATES, INC.
OWNER(S): Shari Love Grace Living Trust

TAX IDENTIFICATION: 129 F A 1, 2, 3, 3.01 & 3.02
JURISDICTION: County Commission District 6

▶ **LOCATION:** South side of Hickory Creek Rd., west of W. Gallaher Ferry Rd.
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Rural Area
WATERSHED: Conner Creek
▶ **APPROXIMATE ACREAGE:** 23.43 acres

▶ **ZONING:** A (Agricultural)
▶ **EXISTING LAND USE:** Residences and vacant land
▶ **PROPOSED USE:** Detached residential subdivision
SURROUNDING LAND USE AND ZONING: North: Residence and vacant land / A (Agricultural)
South: Vacant land / A (Agricultural)
East: Vacant land / A (Agricultural)
West: Vacant land / RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 9
SURVEYOR/ENGINEER: Benchmark Associates, Inc.
ACCESSIBILITY: Access is via Hickory Creek Rd., a minor arterial street with a 20' pavement width within a 60' required right-of-way.
▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Variance to allow up to seven lots to be served by a Joint Permanent Easement (JPE), without the JPE having to meet public street design standards.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the revised subdivision layout would reduce the number of access points on a minor arterial street.**

APPROVE the Concept Plan subject to 10 conditions:

1. Meeting all applicable requirements of the Knox County Health Department.
2. Provision of street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.
5. Certification on the final plat by the applicant's surveyor of the actual sight distance that exists in both directions along Hickory Creek Rd. at both the Joint Permanent Easement access and the shared driveway for Lots 8 and 9 (400' is the required minimum sight distance).

6. Placing a note on the final plat that Lots 1-7 will have access only to the JPE and Lots 8 and 9 will have a shared driveway at the access easement shown on the concept plan for Lot 9.
7. Including the following statement on the final plat: "This subdivision is located within the path of the Tennessee Department of Transportation's current plans for the Knoxville Parkway (SR475) and if the Parkway is built within the designated right-of-way/path, the road project will impact some of the lots within the subdivision.
8. Meeting all applicable requirements of the Knox County Zoning Ordinance.
9. Prior to certification of the final plat for the subdivision, having County approved documents for establishment of the access easement for Lot 9 and the Joint Permanent Easement serving Lots 1-7 with the applicable maintenance agreement.
10. 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.

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

COMMENTS:

The applicant is proposing to resubdivide 23.43 acres from five lots into nine lots at a density of 0.38 du/ac. The property is zoned A (Agricultural) which has a minimum lot size requirement of one acre.

Access to the subdivision is via Hickory Creek Rd., a minor arterial street. The existing subdivision has three access points onto Hickory Creek Rd. The access point along the eastern property line has limited sight distance to the east due to vegetation along the right-of-way that will require constant maintenance. The original concept plan layout was keeping three access points in part due to the limitation of a maximum of five lots being served by a Joint Permanent Easement (JPE) with a 20' wide gravel surface. Six or more lots being served by the JPE requires that the JPE meet public street design standards. To reduce the access points onto Hickory Creek Rd. and to improve the sight distance for the eastern most driveway, Staff recommended a reconfiguration that would have seven lots served by the JPE and Lots 8 and 9 sharing a driveway. Staff supports the variance allowing the JPE to remain as a 20' wide gravel driveway serving up to seven lots.

The proposed lots will be served by subsurface sewage disposal systems. A preliminary review letter from the Knox County Health Department is attached for this case.

ESTIMATED TRAFFIC IMPACT 113 (average daily vehicle trips)

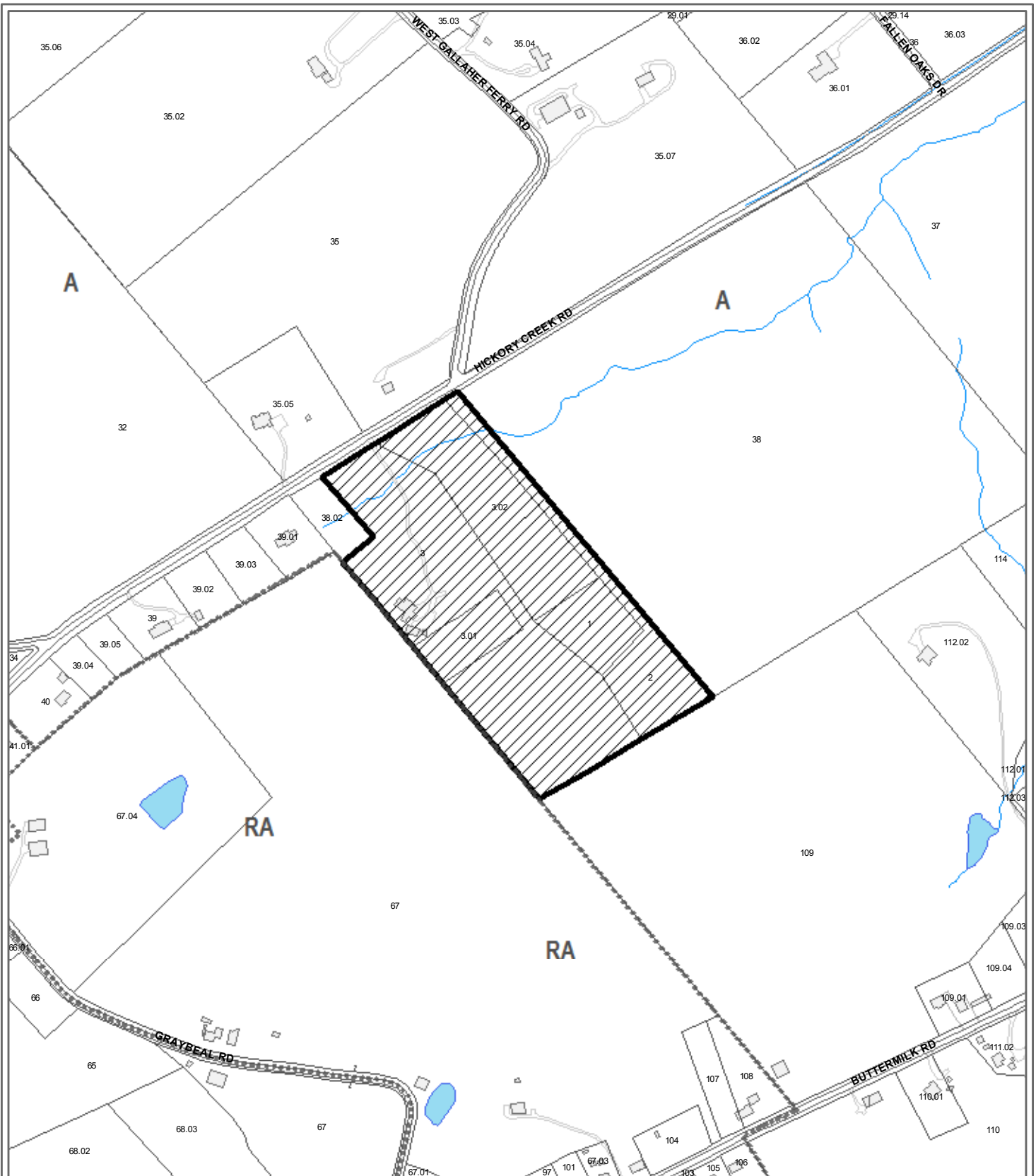
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 5 (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.



**9-SA-08-C
CONCEPT PLAN**

Subdivision: Loves Knoll



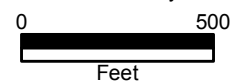
Approval of Concept Plan

Map No: 129

Jurisdiction: County

Original Print Date: 9/3/2008
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



9-SA-08-C



OFFICE OF COUNTY MAYOR

Knox County Health Department • 140 Dameron Avenue, Knoxville, TN 37917-6413

August 26, 2008

Dave Grace
12412 Hickory Creek Rd
Knoxville, TN 37932

Re: CLT Map 129 FA
Parcels 3 and 3.02
Hickory Creek Road
23.43 Total Acres (divided into 9 lots)
Knox County, Tennessee

Dear Mr. Grace,

A High Intensity Soil Map of the above referenced property was completed on August 20, 2008. Lots 1, 2, 6, 7, 8, and 9 are each generally suitable for the utilization of a subsurface sewage disposal system (SSDS) for one residential dwelling with three bedrooms. Depending on house placement, a sewage pump may be required for some of the lots. Lot 5 has been approved for one residential dwelling with four bedrooms. Site plans may be required. Lots 3 and 4 have existing homes on them. At this time and based on the Concept Plan dated July 30, 2008, a 100% reserve area is still needed for Lot 3, and a SSDS Certification of the existing drainfield will have to be completed on Lot 4 before final approval can be given by the Knox County Health Department. Any cutting, filling, or compaction of the soil in the approved SSDS area may render this area unsuitable for SSDS installation.

Prior to beginning any construction or excavation on this property a permit for the subsurface sewage system must be obtained from the Knox County Health Department.

If you have any questions please feel free to contact our office at 215-5200.

Very truly yours,

A handwritten signature in cursive script that reads "Darlene M. Gwaltney".

Darlene M. Gwaltney
Soil Scientist
Environmental Health Division