

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

▶ **FILE #:** 3-SB-13-C **AGENDA ITEM #:** 9
 3-E-13-UR **AGENDA DATE:** 3/14/2013

▶ **SUBDIVISION:** HICKORY CREEK
 ▶ **APPLICANT/DEVELOPER:** IDEAL ENGINEERING SOLUTIONS, INC.
 OWNER(S):

TAX IDENTIFICATION: 129 038

JURISDICTION: County Commission District 6

▶ **LOCATION:** South side of Hickory Creek Rd., south of West Gallaher Ferry Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Hickory Creek

▶ **APPROXIMATE ACREAGE:** 49.99 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural, RA residential and PR residential. Development in the area consists primarily of detached dwellings on large tracts in the agriculturally zoned areas. The most recent residential development has occurred in a low density residential subdivision (Covered Bridge).

▶ **NUMBER OF LOTS:** 138

SURVEYOR/ENGINEER: David Campbell

ACCESSIBILITY: Access is via Hickory Creek Rd., a minor arterial street with a pavement width of 20' within a 50' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Vertical curve variance from 175" to 140' at sta 0+75 of Road A
2. Horizontal curve variance from 250' to 200' at sta. 8+84 of Road A
3. Horizontal curve variance from 250' to 200' at sta. 19+39 of Road A

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

4. Provision of swales at the top of the cut slopes as required by the Knox County Department of Engineering and Public Works
5. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works
6. Locating the detention basin(s) on common area in the development rather than on individual lots
7. Meeting all applicable requirements and obtaining any required permits from the Tennessee Department of Environment and Conservation regarding the stream determination and detention basin wall height
8. Place a note on the final plat that all lots will have access only to the internal street system.
9. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions along Hickory Creek Rd.
10. Providing a greenway easement through the site as may be requested by Knox County
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system and any other commonly held assets..
12. 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 plan for up to 138 detached dwellings on individual lots subject to 1 condition.**

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

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

COMMENTS:

The applicant is proposing to develop a subdivision that will contain up to 138 lots. The site slopes upward from Hickory Creek Rd. to it's southern boundary. The southern most part of the site falls within the slope protection area. The applicant has designed the project to conserve the steepest parts of the site. In addition, the applicant has provided for connectivity with the adjoining properties. The proposed stub streets will allow connecting this project with future development on the adjoining properties.

ESTIMATED TRAFFIC IMPACT 1394 (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.

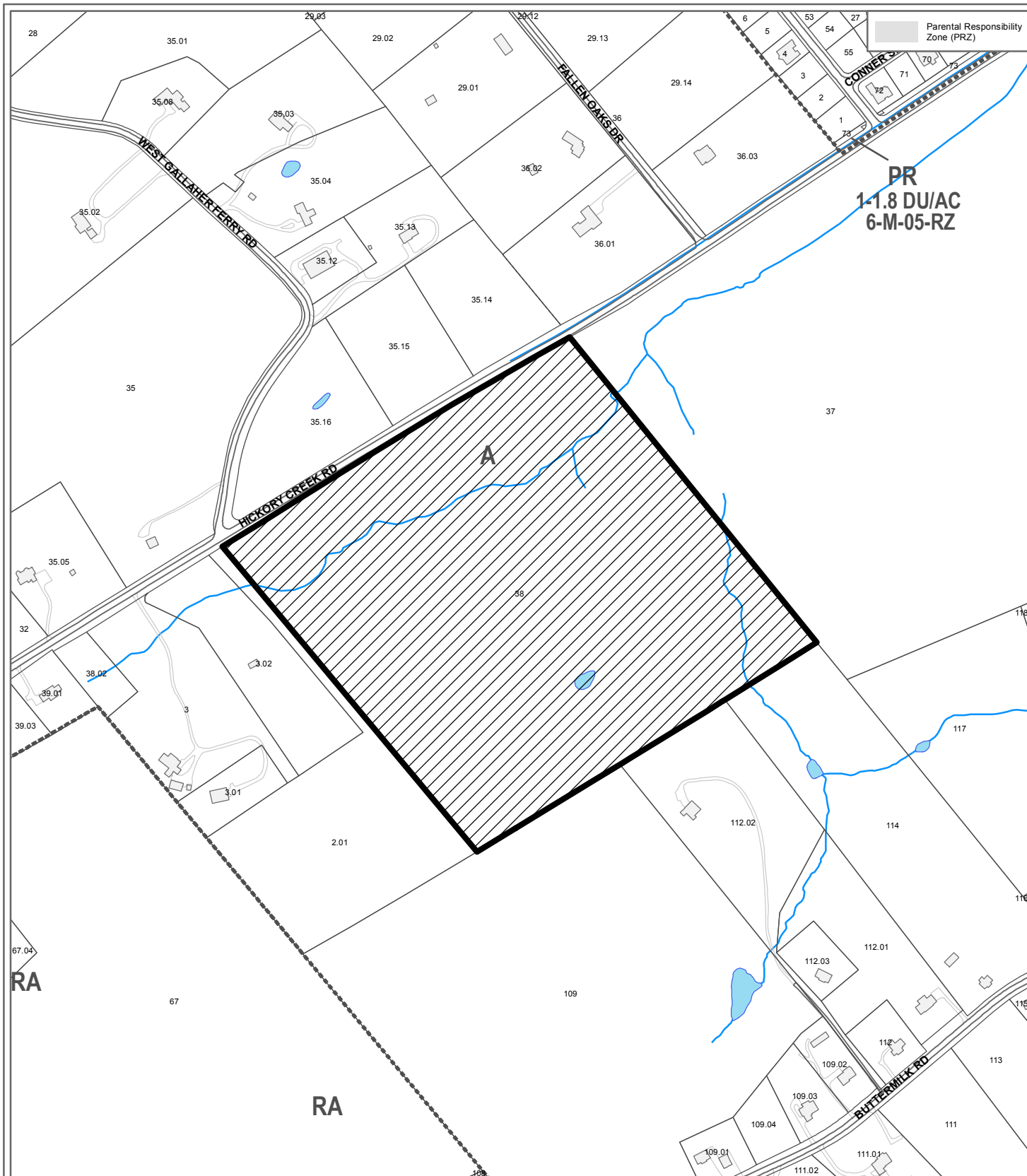
ESTIMATED STUDENT YIELD: 73 (public and private school children, ages 5-18 years)

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.

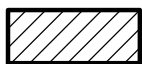
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**3-E-13-UR / 3-SB-13-C
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Ideal Engineering Solutions, Inc.
Undefined



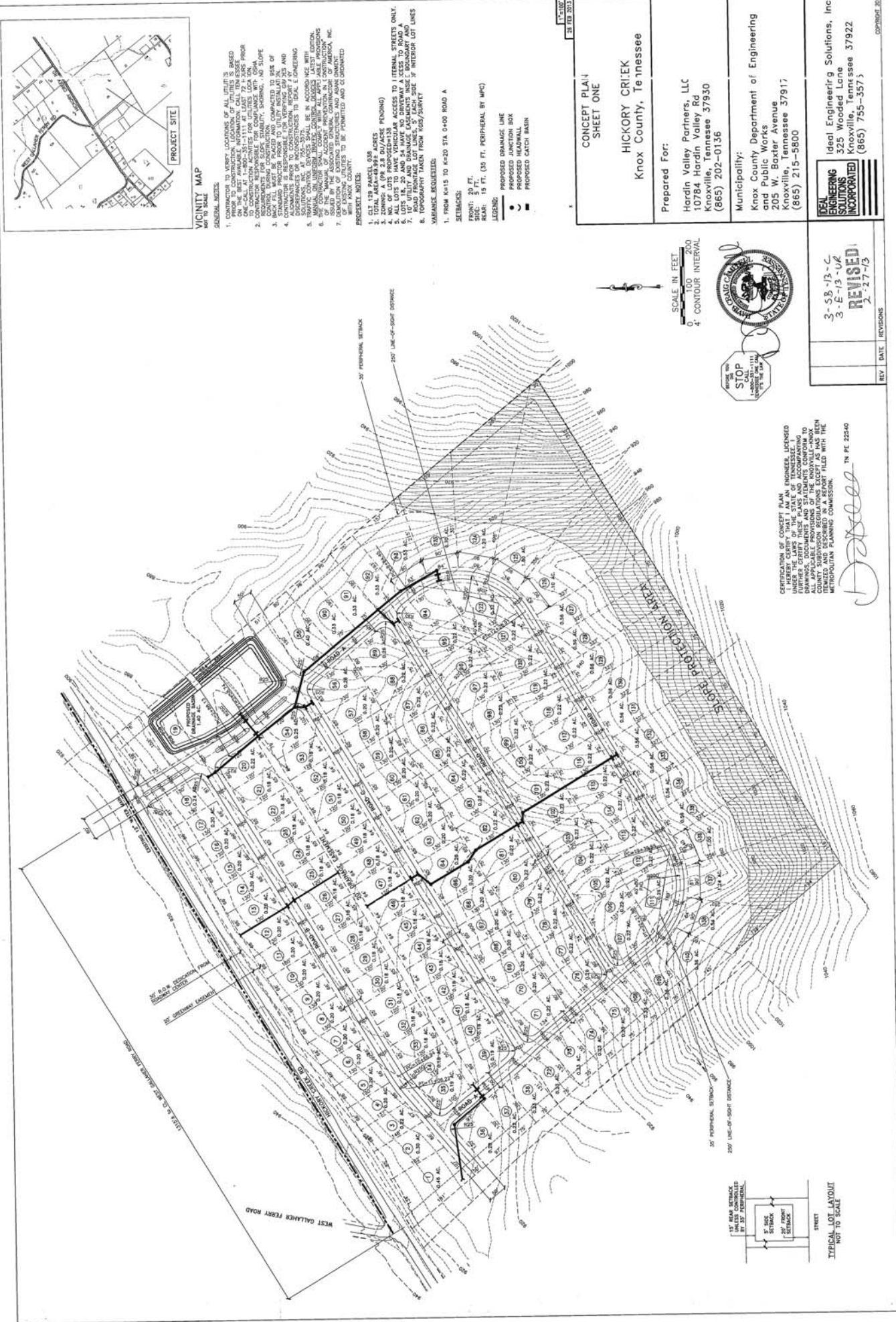
Detached residences in PR (Planned Residential) pending

Original Print Date: 2/26/2013
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 129

Jurisdiction: County





GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES SHALL BE DETERMINED BY CALLING THE UTILITY LOCATOR SERVICE (800-368-6888) AT LEAST 72 HOURS PRIOR TO CONSTRUCTION.
2. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.
3. CONTRACTOR TO MAINTAIN EXISTING UTILITIES AND TO REPAIR OR REPLACE ANY UTILITIES DAMAGED DURING CONSTRUCTION.
4. CONTRACTOR TO MAINTAIN EXISTING EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
5. CONTRACTOR TO MAINTAIN EXISTING EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
6. CONTRACTOR TO MAINTAIN EXISTING EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
7. CONTRACTOR TO MAINTAIN EXISTING EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
8. CONTRACTOR TO MAINTAIN EXISTING EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.

PROJECT NOTES:

1. TOTAL AREA: 42.92 ACRES
2. ZONING: A (99 2.8 0/1/200)
3. ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
4. LOT WIDTH: 20 FT. AND MINIMUM WALKWAY WIDTH: 5 FT.
5. ROAD FRONTAGE LOT LINES: 5' EACH SIDE OF INTERIOR LOT LINES
6. TOPOGRAPHY TAKEN FROM 10/27/2011

SETBACKS:

FRONT: 20 FT.
 REAR: 15 FT. (30 FT. PERIPHERAL BY MPC)

LEGEND:

- PROPOSED DRAINAGE LINE
- PROPOSED JUNCTION BOX
- PROPOSED CATCH BASIN

STOP PROTECTION AREA:

30' PERIPHERAL SETBACK
 250' LINE-OF-SIGHT DISTANCE

SCALE IN FEET:

1" = 40'

4" = CONTOUR INTERVAL

STOP SIGN:

STOP
 CALL 1-800-368-6888
 FOR UTILITY LOCATIONS

PROFESSIONAL SEAL:

DAVID L. BROWN, P.E.
 ENGINEER
 STATE OF TENNESSEE

CERTIFICATION OF CONCEPT PLAN:

I, THE UNDERSIGNED, ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE, HEREBY CERTIFY THESE PLANS AND ANY CONTAINING THEREIN TO BE IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-METROPOLITAN PLANNING COMMISSION. THESE PLANS HAVE BEEN REVIEWED AND APPROVED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REVISIONS:

REV	DATE	REVISIONS
3-E-13-1/2	2-27-13	REVISED

IDEAL ENGINEERING SOLUTIONS INCORPORATED

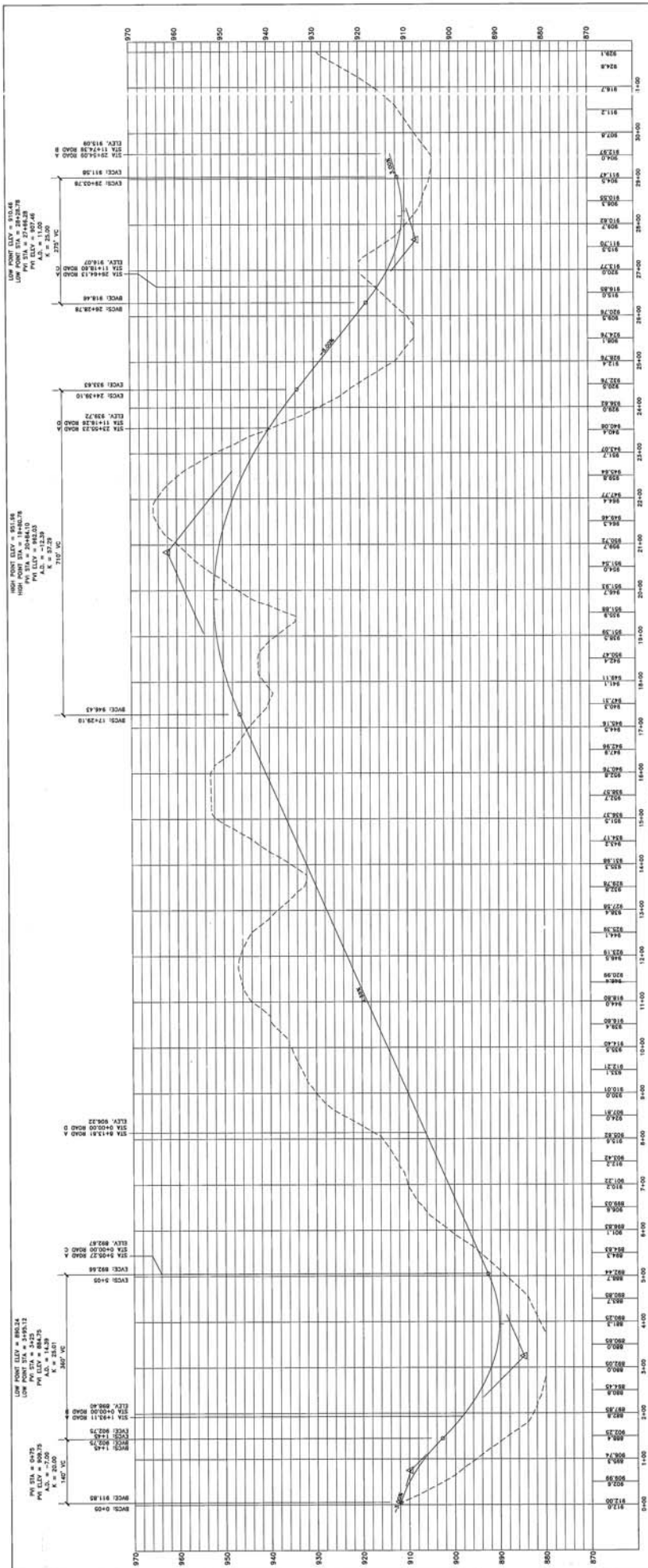
325 Wooded Lane
 Knoxville, Tennessee 37922
 (865) 755-3573

CONCEPT PLAN SHEET ONE

HICKORY CREEK
 Knox County, Tennessee

Prepared For:
 Hardin Valley Partners, LLC
 10784 Hardin Valley Rd
 Knoxville, Tennessee 37930
 (865) 202-0136

Municipality:
 Knox County Department of Engineering and Public Works
 105 W. Box
 Knoxville, Tennessee 37917
 (865) 215-5800



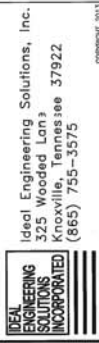
ROAD A PROFILE 31+00
SCALE: 1" = 10' VERT.

ROAD PROFILES
SHEET TWO

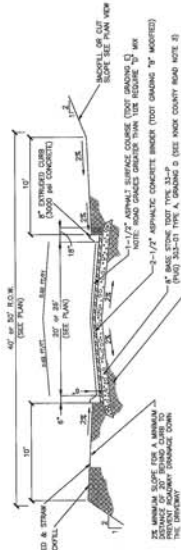
HICKORY CREEK
Knox County, Tennessee

Prepared For:
Hardin Valley Partners, LLC
10784 Hardin Valley Rd
Knoxville, Tennessee 37930
(865) 202-0136

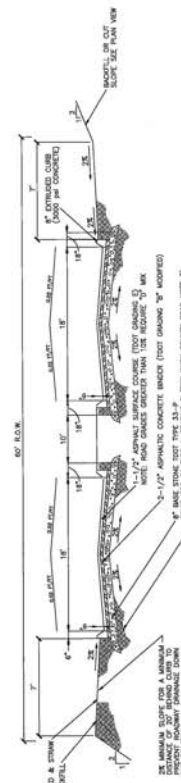
Municipality:
Knox County Department of Engineering
and Public Works
205 W. Baxter Avenue
Knoxville, Tennessee 37917
(865) 215-5800



3-SB-13-C
REVISED!
2-27-13



TYPICAL KNOX COUNTY ROAD CROSS SECTION
NOT TO SCALE



TYPICAL KNOX COUNTY ROAD CROSS SECTION
NOT TO SCALE