



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

▶ **FILE #:** 6-SE-14-C

AGENDA ITEM #: 12

AGENDA DATE: 6/12/2014

▶ **SUBDIVISION:** HICKORY CREEK

▶ **APPLICANT/DEVELOPER:** IDEAL ENGINEERING SOLUTIONS

OWNER(S): Robco, LLC

TAX IDENTIFICATION: 129 038

JURISDICTION: County Commission District 6

STREET ADDRESS:

▶ **LOCATION:** South side of Hickory Creek Rd., southeast of W. Gallaher Ferry Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Hickory Creek

▶ **APPROXIMATE ACREAGE:** 49.99 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached dwellings

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. Reverse curve tangent variance on Road A from sta 6+12 to sta 6+27 from 50' to 14.79'
2. Vertical curve variance at sta 0+00 of Road A from 175' to 140'

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 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 14 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. Design the Boulevard section of Road A per the requirements of the Knox County Dept. of Engineering and Public Works
4. Eliminate the boulevard section on Road A that is located south of Road C

- 5.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Provision of swales at the top of the cut slopes as required by the Knox County Department of Engineering and Public Works
7. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works
8. Locating the detention basin(s) on common area in the development rather than on individual lots
9. 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
10. Place a note on the final plat that all lots will have access only to the internal street system.
11. 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.
12. Providing a greenway easement through the site as may be requested by Knox County
13. 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..
14. 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.

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)

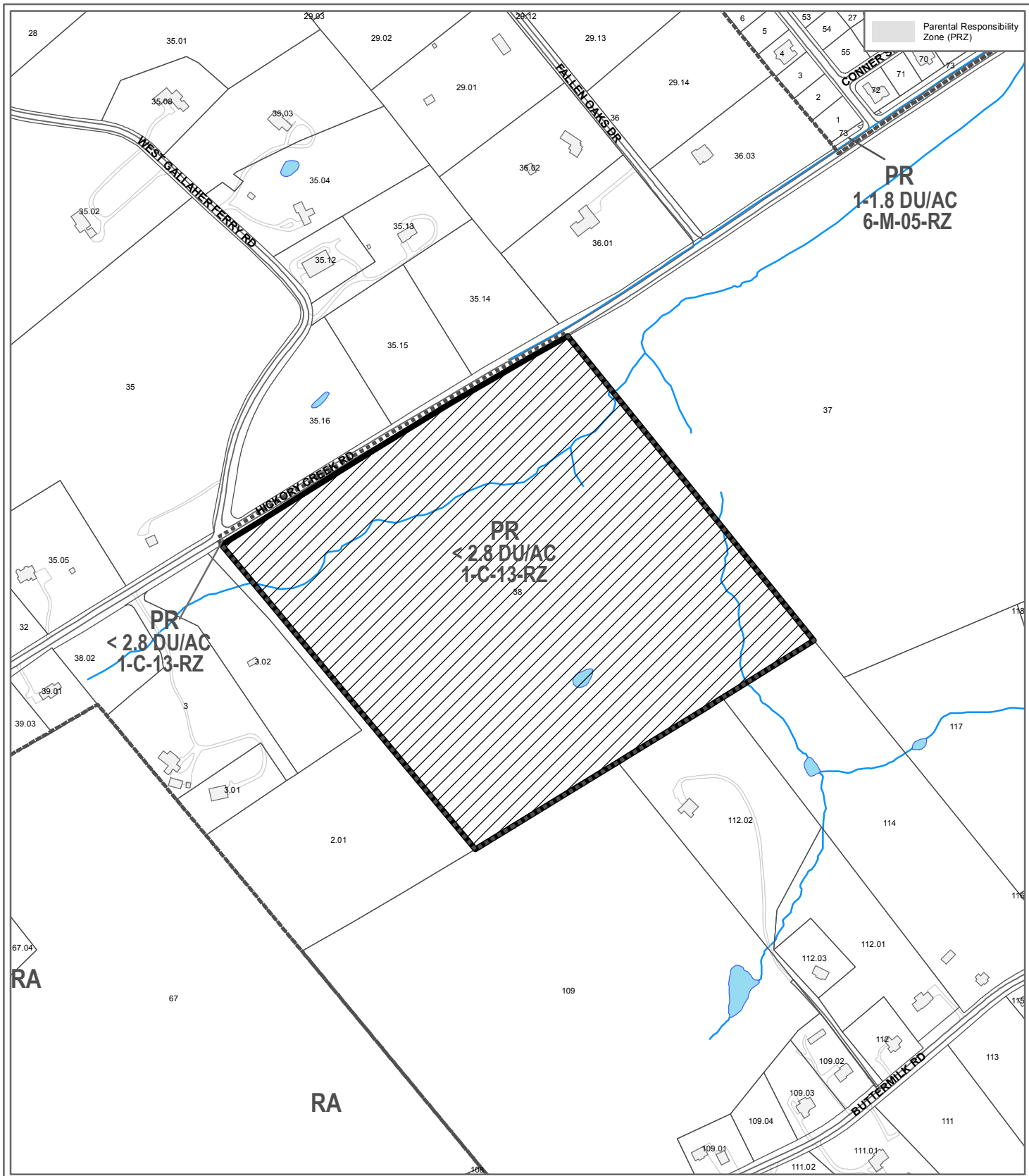
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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 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.



Parental Responsibility Zone (PRZ)

**6-SE-14-C
CONCEPT PLAN**

Subdivision: Hickory Creek



Approval of Concept Plan

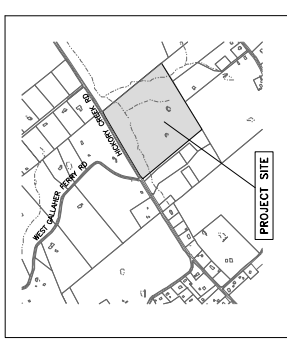
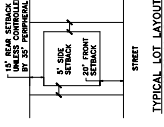
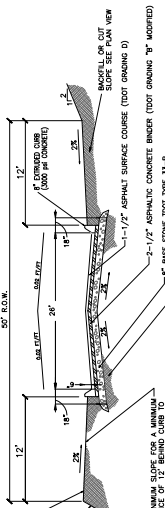
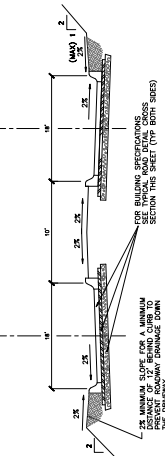
Original Print Date: 5/22/2014
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 129
 Jurisdiction: County

0 500
Feet





GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. ALL UTILITIES TO BE DEEPENED ON THE BEST AVAILABLE INFORMATION. ALL UTILITIES TO BE DEEPENED TO A MINIMUM OF 18" BELOW FINISHED GRADE.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS REGARDING EROSION CONTROL DURING CONSTRUCTION, SHORING, AND SLOPE STABILIZATION. EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO UTILITY INSTALLATION AND MAINTAINED THROUGHOUT CONSTRUCTION AND RECONSTRUCTION.
- ALL UTILITIES TO BE DEEPENED TO A MINIMUM OF 18" BELOW FINISHED GRADE.
- TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC. (GCA) STANDARD CONTRACT DOCUMENTS AND ANY ADDENDUMS OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

PERMIT NOTES:

- TOTAL 2.6 ACRES OF LAND.
- ZONING: RR C.O.D. (RURAL).
- ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
- LOTS 136 AND 102 HAVE ACCESS TO ROAD B ONLY.
- LOT ONE HAS ACCESS TO ROAD A ONLY.
- TO UTILITY LOCATIONS SHOWN ON EXISTING RECORDS AND ROAD FRONTAGE LOT LINES. 5' EACH SIDE OF INTERIOR LOT LINES.
- ROAD FRONTAGE TAKEN FROM N/S/S/POINT.

VARIABLES REQUESTED:

- VERTICAL CURVE VARIANCE FROM 25 TO 20 AT STA 4+00 ROAD A.
- VERTICAL CURVE VARIANCE FROM 100 TO 125 AT STA 2+00 ROAD A.
- VERTICAL CURVE VARIANCE FROM 50 TO 75 AT STA 2+00 ROAD A.

LEGEND:

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

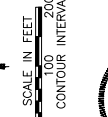
SCALE: 1"=100'
21 MAY 2014

CONCEPT PLAN
HICKORY CREEK
KNOX COUNTY, TENNESSEE

Prepared For:
Rabeo, LLC
312 Prosperity Drive
Knoxville, Tennessee 37923
(865) 755-3575

Planning Agency:
Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575



STOP
NO OTHER WORK TO BE PERMITTED
UNLESS APPROVED BY THE ENGINEER

NOTES:
CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY DEPTHS. Contractor shall show and locate all open cut trenches. Contractor to comply with recommendations and earth retention methods. Contractor to provide necessary permits. Contractor to provide necessary permits. Contractor to provide necessary permits.

CERTIFICATION OF CONCEPT PLAN: ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE, I HEREBY CERTIFY THESE PLANS AND ACCOMPANYING INFORMATION TO BE IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN OTHERWISE SPECIFIED. THESE PLANS WERE FILED WITH THE METROPOLITAN PLANNING COMMISSION.

D. Campbell
D. Campbell PE 22540