



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

▶ **FILE #:** 3-SC-15-C
3-G-15-UR

AGENDA ITEM #: 10
AGENDA DATE: 3/12/2015

▶ **SUBDIVISION:** MASSEY CREEK
▶ **APPLICANT/DEVELOPER:** HMH DEVELOPMENT, INC.
OWNER(S): HMH Development, Inc.

TAX IDENTIFICATION: 116 02927 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 E Gallaher Ferry Rd

▶ **LOCATION:** North side of Hardin Valley Rd., northeast side of East Gallaher Ferry Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 44.57 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Residence and vacant land / A (Agricultural)
South: Residences and vacant land / PR (Planned Residential) & A (Agricultural)
East: Vacant land / A (Agricultural)
West: Covered Bridge Subdivision) / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 98

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a 21' pavement width within a 40' - 60' right-of-way, and E. Gallaher Ferry Rd., a major collector street with a 19' pavement width within a 40' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Increase maximum street grade on Road A at STA 8+90 through STA 14+00, from 12% to 15%.
2. Increase maximum street grade on Road B at STA 4+69 through STA 10+30, from 12% to 15%.
3. Vertical curve variance on Road B at STA 4+69, from 300' to 185".
4. Reduction of intersection property line radii at the intersection of Road A and Hardin Valley Rd., from 25' to 0'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-4 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 that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour area) identified on the plat. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Construction is not permitted within five feet of the hatched contour area of the sinkhole. Engineered footings may be required for any structures within the 50' sinkhole buffer.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes and crossing of Conner Creek.
5. Revising the concept plan to include a sidewalk along one side of Road A and Road B that would provide a pedestrian connection between Hardin Valley Road and E. Gallaher Ferry Road. The sidewalk shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and shall be installed at the time the street improvements are installed for the subdivision.
6. Revising the concept plan to include a street stub-out on the east side of Road A that would be in alignment with Road B.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Certification on the final plat by the applicant's surveyor that 300' of sight distance exists in both directions at the proposed subdivision entrances on Hardin Valley Rd. and E. Gallaher Ferry Rd.
9. Placing a note on the final plat that all lots will have access from the internal road system only.
10. Working with the Knox County Greenways Coordinator on establishing the greenway easements that are identified on the concept plan.
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and all amenities, and compliance with the tree protection condition of the rezoning approval.
12. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

► **APPROVE the development plan for up to 98 detached dwelling units on individual lots and the requested reduction of the peripheral setback from 35' to 25' as shown on the plan subject to 2 conditions.**

1. Meeting the conditions of the rezoning approval (Case number 6-M-05-RZ) granted by the Knox County Commission on August 22, 2005. The applicable conditions for development on the east side of E. Gallaher Ferry Rd. address density and total number of units and tree protection.
2. 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.

COMMENTS:

The applicant is proposing to subdivide this 44.57 acre tract into 98 detached residential lots at a density of 2.2 du/ac. Access for the subdivision will be from both Hardin Valley Rd. and E. Gallaher Ferry Rd.

A concept plan had previously been approved for this property on August 10, 2006 (7-SD-06-C/7-C-06-UR) for 104 detached residential lots. The previous plan had access only to E. Gallaher Ferry Rd. because the "Orange Route" would have cut-off access to Hardin Valley Rd. That concept plan has expired.

A Traffic Impact Study prepared by CDM Smith was submitted for the proposed subdivision. The Study identified acceptable levels of service at the proposed subdivision entrances. The study did identify the need to improve sight distance at both entrances. The applicant will be required to certify that the required sight distance will be available at both entrances prior to certification of the final plat.

The proposed subdivision includes a common area along the E. Gallaher Ferry Rd. street frontage and Conner Creek. The common area will include an amenity area with a pool. The applicant has agreed to work with the Knox County Greenways Coordinator on establishing a fairly wide greenway easement that will allow for a transition from Conner Creek to E. Gallaher Ferry Rd.

While the applicant has stated that he is not providing sidewalks as an amenity within the subdivision, Staff is

recommending a condition that a sidewalk be included along one side of Road A and Road B that would provide a pedestrian connection between Hardin Valley Road and E. Gallaher Ferry Road. along these two major streets within the subdivision. This would allow for safe pedestrian access to the amenity area, future greenway and any commercial development that may occur in the CA (General Business) zoned property at the intersection of Hardin Valley Rd. and Marietta Church Rd.

Staff has also recommended a condition that a street stub-out be included on the east side of Road A in alignment with Road B. This would allow a street connection to this larger undeveloped tract to the east on the north side of Conner Creek.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 2.2 du/ac, is consistent in use and density with the approved zoning of the property.
3. The proposed low density residential development is compatible with the scale and intensity of recent development that has occurred in this area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to a minor arterial and major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property as low density residential use, stream protection and slope protection areas. The proposed density at 2.2 du/ac which is consistent with the Sector Plan designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 1018 (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.

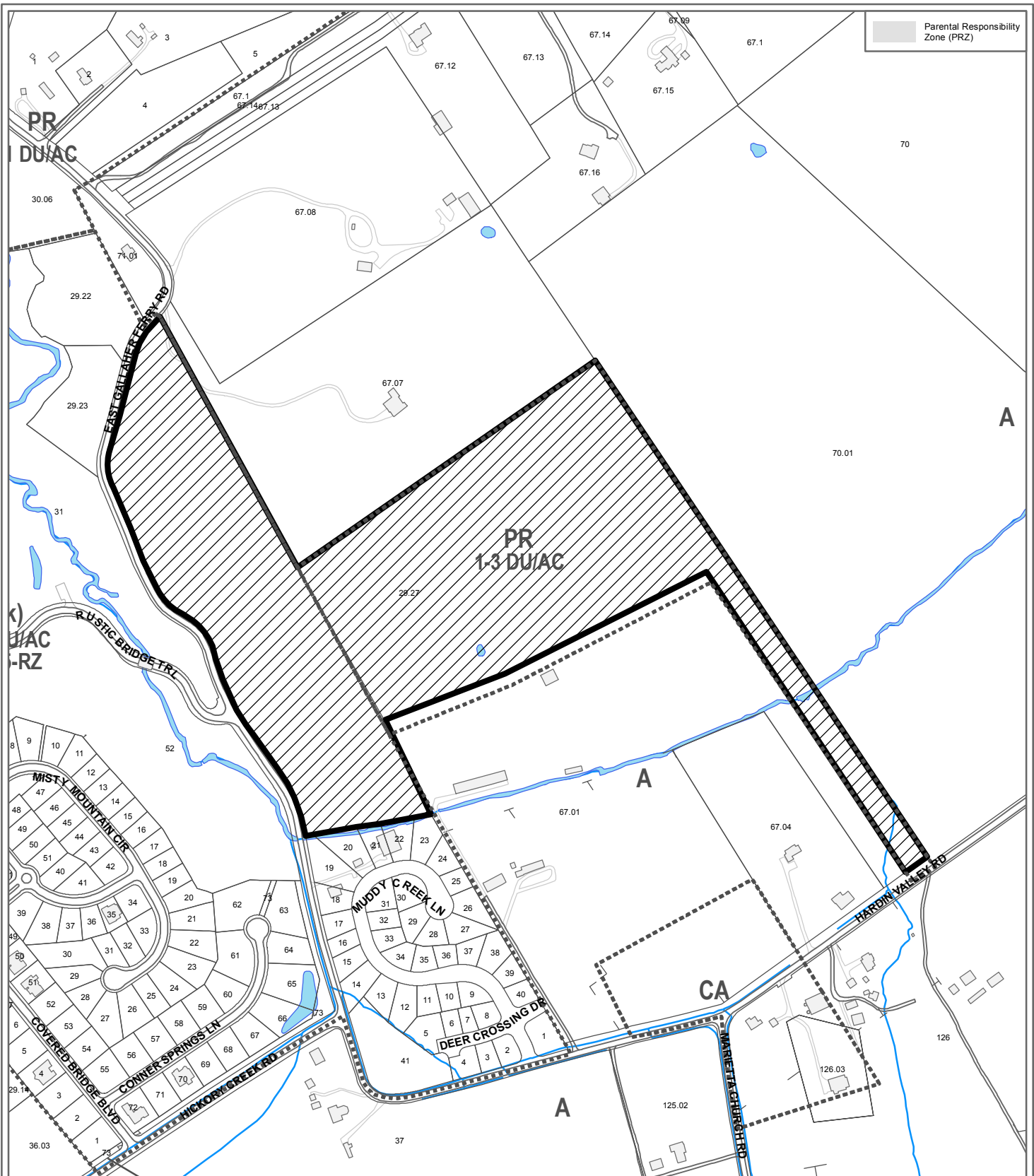
ESTIMATED STUDENT YIELD: 52 (public and private school children, ages 5-18 years)

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-SC-15-C / 3-G-15-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: HMH Development, Inc.
Massey Creek



Detached Residential Subdivision in PR (Planned Residential)

Map No: 116
Jurisdiction: County

Original Print Date: 2/20/2015
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

