

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

▶ **FILE #:** 3-SB-16-C **AGENDA ITEM #:** 11
 3-A-16-UR **AGENDA DATE:** 4/14/2016

POSTPONEMENT(S): 3/10/2016

▶ **SUBDIVISION:** HICKORY VILLAGE
 ▶ **APPLICANT/DEVELOPER:** GBS ENGINEERING - MARK BIALIK
 OWNER(S): Burton Holdings

TAX IDENTIFICATION: 141 050 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Everett Rd

▶ **LOCATION:** North and south side of Everett Rd., east and west side of Yarnell Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area and Rural Area

WATERSHED: Hickory Creek

▶ **APPROXIMATE ACREAGE:** 94 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision, future Multi-dwelling Complex and Assisted Living Facility

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / A (Agricultural) and PR (Planned Residential)

South: I-40 / Town of Farragut

East: Residences and vacant land / A (Agricultural)

West: Mulch business, residences and vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 163

SURVEYOR/ENGINEER: GBS Engineering

ACCESSIBILITY: Access is via Everett Rd., a major collector street with a 19' pavement width within a 40' right-of-way, and Yarnell Rd., a major collector street with a 21' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Reduction of the horizontal curve radius on Road B at STA 22+34.09 to STA 23+17.96, from 250' to 100'.
2. Reduction of the horizontal curve radius on Road G at STA 14+63.07 to STA 15+58.74, from 250' to 100'.
3. Broken back tangent variance on Road B between STA 31+05.36 and STA 31+55.95, from 150' to 50.59'.
4. Vertical curve variance on Road H at STA 10+75, from K=15 to K=13.33.
5. Vertical curve variance on Road D at STA 12+92.91, from K=25 to K=20.53.

STAFF RECOMMENDATION:

- ▶ **APPROVE variances 1-5 because the site's topography and shape restrict 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 (Ord 91-1-102).
 3. Installation of sidewalks as identified on the concept plan with the addition of a sidewalk connection to the clubhouse facility. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works, and shall be installed at the time the street improvements are installed for the subdivision.
 4. A final plat and associated grading work shall not be approved for Lots 64 - 81 until agreements have been recorded for alteration of the legal access to Tax Parcels 141-083, 141-08301, 141-08302 and 141-084. Access to those lots shall be maintained during the construction process for any revised access.
 5. Prior to obtaining a design plan approval for the subdivision, submitting a detailed grading plan to the Knox County Department of Engineering and Public Works and Planning Commission Staff that documents all proposed lots will have adequate building sites and yard areas with driveway grades not exceeding a 15% grade. Those lots that cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
 6. Compliance with the recommendations outlined in the Traffic Impact Study prepared by CDM Smith as revised on April 6, 2016.
 7. Certification on the final plat by the applicant's surveyor that there is at least 300 feet of sight distance in both directions along Everett Rd. and 400 feet of sight distance in both directions along Yarnell Rd. at the proposed subdivision entrances.
 8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 9. Working with the Knox County Greenways Coordinator on establishing the 50' wide greenway easement that is identified on the concept plan.
 10. Placing a note on the final plat that all lots will have access only to the internal street system .
 11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, recreational amenities and drainage system.
 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 Development Plan for up to 163 detached dwelling units on individual lots, and the designation of future development sites for an assisted living facility and a multi-dwelling complex for up to 224 residential units, subject to 2 conditions.**
 1. The future assisted living facility and the multi-dwelling complex for up to 224 residential units are subject to use on review approval. Based on the timing for these requests, an updated traffic study may be required.
 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 develop this 94 acre tract with a mix of residential uses that includes a detached residential subdivision with 163 lots and a future multi-dwelling complex and assisted living facility. The detached residential subdivision which is located on the north side of Everett Rd., east side of Yarnell Rd. and south side of Hickory Creek will have street access to both Everett Rd. and Yarnell Rd. The future multi-dwelling complex will be located on the south side of Everett Rd. along I-40. The assisted living facility will be located on the west side of Yarnell Rd. on the south side of Hickory Creek. The applicant has identified the Hickory Creek stream buffer and area on the north side of the Creek remaining as undisturbed common area.

The Knox County Commission approved the rezoning request for this site to PR (Planned Residential) at a density of up to 5 du/ac. on January 27, 2014.

In addition to the approval of the 163 lot subdivision, the applicant is requesting approval of the designation of future development sites for an assisted living facility and a multi-dwelling complex for up to 224 residential units as identified on the concept plan.

The preliminary site grading plan identified a potential problem with having adequate building sites in the area of Lots 74-89. Staff has recommended a condition that the applicant provide a detailed grading plan prior to design plan approval that documents that adequate building sites are available on all proposed lots.

The proposed subdivision will include sidewalks on one side of the main streets with connections to the amenity area and future connections to the future assisted living facility and the multi-dwelling complex. The "Knoxville-Knox County Park, Recreation and Greenways Plan" identifies a Greenway Corridor along Hickory Creek. Staff is recommending that the applicant work with the Knox County Greenways Coordinator on establishing the 50' wide greenway easement along the north side of Hickory Creek as identified on the concept plan.

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

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with the development that has occurred in this area.
3. The proposed detached residential subdivision and future assisted living facility and multi-dwelling complex, at a density of 4.4 du/ac, is consistent in use and density with the rezoning approved for the property.
4. The Traffic Impact Study prepared by CDM Smith as revised on April 6, 2016 found that road capacity and levels of service would be acceptable with the projected traffic conditions from the proposed development.

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

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a major collector streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes low density residential uses for this site. The proposed residential development at a density of 4.4 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area and Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 3595 (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.

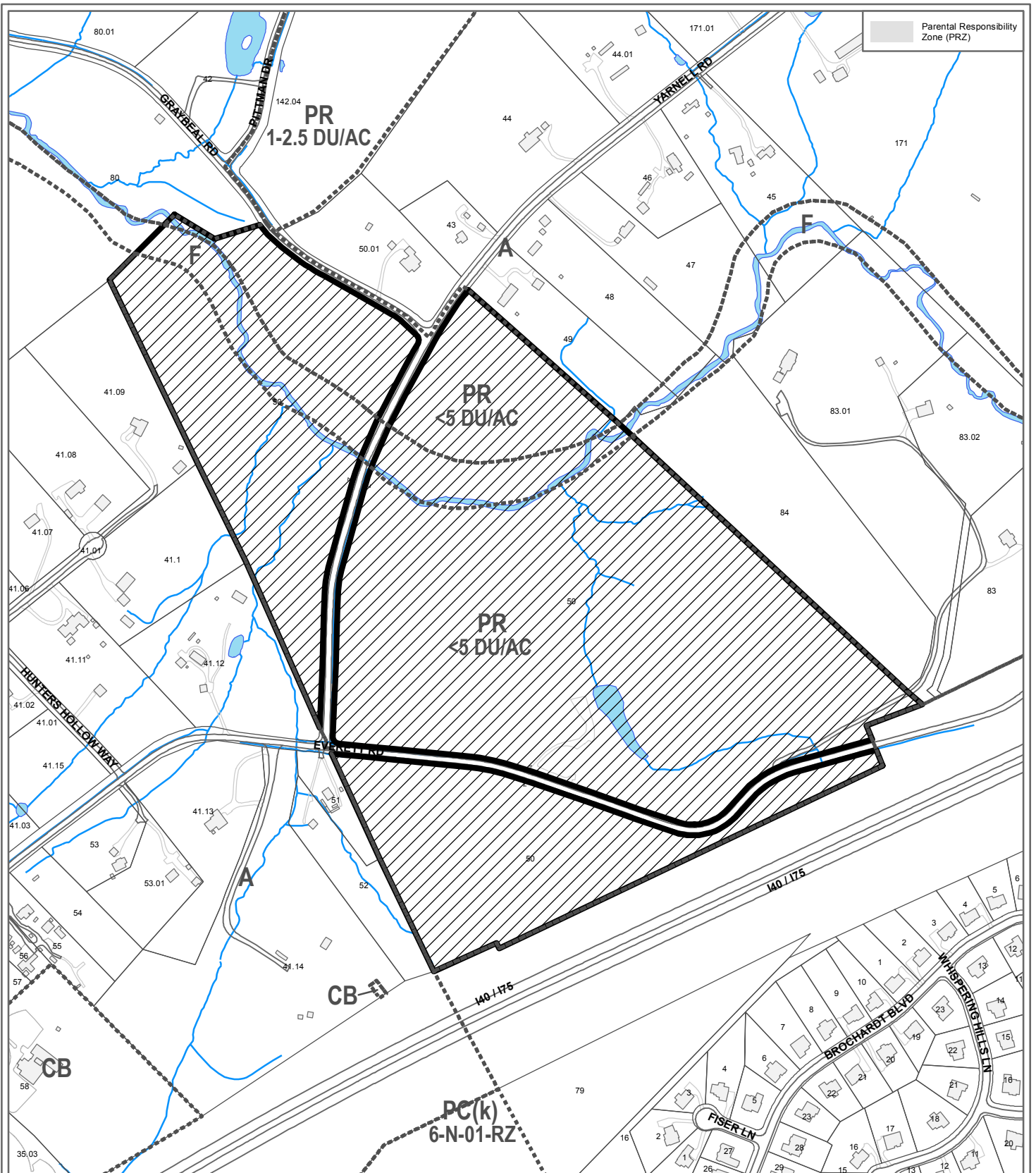
ESTIMATED STUDENT YIELD: 87 (public and private school children, ages 5-18 years)

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.

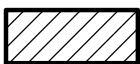
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



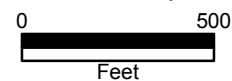
**3-SB-16-C / 3-A-16-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: GBS Engineering - Mark Bialik
Hickory Village

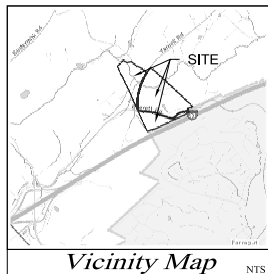


Detached Residential Subdivision, 224 Apartments and 100 bed Assisted Living Facility in PR (Planned Residential)

Map No: 141
Jurisdiction: County



Original Print Date: 2/23/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Use-on-Review Plans for *Hickory Village*

Developed by:
Burton Holdings

5886 E. Ashland Drive,
Nashville, Tennessee 37215
(615) 495-7789

Attn: Mr. Mark Bialik

EXISTING		PROPOSED		EXISTING		PROPOSED	
---	WATER'S EDGE	---	CLEANOUT	---	CLEANOUT	---	CLEANOUT
---	PROPERTY LINE	---	SANITARY MANHOLE	---	SAN SWIRL LINES	---	SAN SWIRL LINES
---	POINT OF BEGINNING	---	RAINWATER SEPARATOR LINES	---	AIR LINES	---	AIR LINES
---	SALT FENCE	---	RAINWATER LEADERS	---	CANOPY DRAINS	---	CANOPY DRAINS
---	INLET PROTECTION	---	CATCH BASIN	---	WATER METER	---	WATER METER
---	OUTLET PROTECTION	---	CURB/INLET	---	WATER VALVE	---	WATER VALVE
---	DRAINAGE MAN-HOLE	---	REINFORCED CONCRETE PIPE	---	FIRE HYDRANT	---	FIRE HYDRANT
---	CORRUGATED METAL PIPE	---	MONITORING WELL	---	WATER LINES	---	WATER LINES
---	MONITORING WELL	---	SPOT ELEVATION	---	OVERHEAD TELEPHONE	---	OVERHEAD TELEPHONE
---	SPOT ELEVATION	---	CURB SPOT ELEVATION	---	UNDERGROUND TELEPHONE	---	UNDERGROUND TELEPHONE
---	1 FT CONTOUR	---	5 FT CONTOUR	---	TELEPHONE BOX	---	TELEPHONE BOX
---	5 FT CONTOUR	---	STD DUTY CURB & GUTTER	---	ELECTRIC BOX	---	ELECTRIC BOX
---	HEAVY DUTY CURB & GUTTER	---	EXTRUDED CURB	---	12" DIAMETER WOOD POWER POLE	---	12" DIAMETER WOOD POWER POLE
---	VERTICAL CURB	---	EXISTING PAVEMENT TO BE REMOVED	---	GUY ANCHOR	---	GUY ANCHOR
---	PAINTED NO PARKING AREAS	---	AUTO ASPHALT PAVEMENT	---	METAL LIGHT POLE	---	METAL LIGHT POLE
---	12" ASPHALT OVERLAY	---	STEEL DUTY TRUCK ASPHALT	---	18" X 18" CONCRETE POWER POLE	---	18" X 18" CONCRETE POWER POLE
---	HEAVY DUTY TRUCK ASPHALT	---	CONCRETE	---	OVERHEAD ELECTRIC	---	OVERHEAD ELECTRIC
---	PERMEABLE PAVEMENT	---	PERMEABLE PAVEMENT	---	UNDERGROUND ELECTRIC	---	UNDERGROUND ELECTRIC
---		---		---	GAS VALVE	---	GAS VALVE
---		---		---	GAS METER	---	GAS METER
---		---		---	GAS LINE	---	GAS LINE
---		---		---	AQUADUC USE BUFFER	---	AQUADUC USE BUFFER
---		---		---	TOP OF STREAM BANK	---	TOP OF STREAM BANK

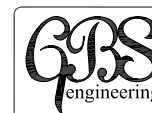
1102 Everett Road, CLT Map 141, Parcel 050
Knox County, Tennessee, 37932

DRAWING INDEX

NO.	REV.	DESCRIPTION
01	C0	Cover Sheet
02	C1	Overall Use-on-Review Site Plan
03	C2	Partial View of Single Family Layout
04	C3	Partial View of Single Family Layout
05	C4	Partial View of Single Family Grading
06	C5	Partial View of Single Family Grading
07	C6	Partial View of Pool/Clubhouse
08	C7	Main Entrance, Road A and Road B Profiles
09	C8	Road C - 1 Profiles
10	C9	Clubhouse Elevations

NO.	REV.	DATE	DESCRIPTION
1	1	03/30/2016	REVISIONS
2	2	03/30/2016	REVISIONS
3	3	03/30/2016	REVISIONS
4	4	03/30/2016	REVISIONS
5	5	03/30/2016	REVISIONS
6	6	03/30/2016	REVISIONS
7	7	03/30/2016	REVISIONS
8	8	03/30/2016	REVISIONS
9	9	03/30/2016	REVISIONS
10	10	03/02/2016	REVISIONS

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Revised: 3/30/2016



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REV.	DESCRIPTION	BY	DATE
1	Revised per MPC Comments	MAB	03/02/2016
2	Revised per MPC Comments	MAB	03/30/2016
-	-	-	-
-	-	-	-
-	-	-	-

TITLE:	COVER SHEET	DRAWN BY:	-	SHEET NO.:	-
LOCATION:	1102 EVERETT ROAD KNOX COUNTY, TENNESSEE CLT Map 141, Parcel No. 050	CHECKED BY:	-	FILE NAME:	Contours 02/19/16
Owner:	BURTON HOLDINGS	JOB NUMBER:	2070	ISSUE DATE:	01/22/2016

LAND-USE TABLE

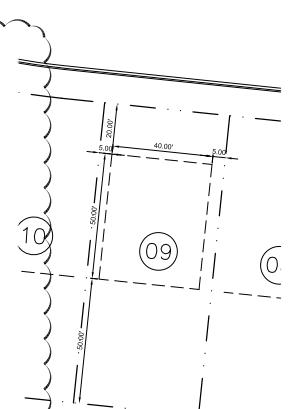
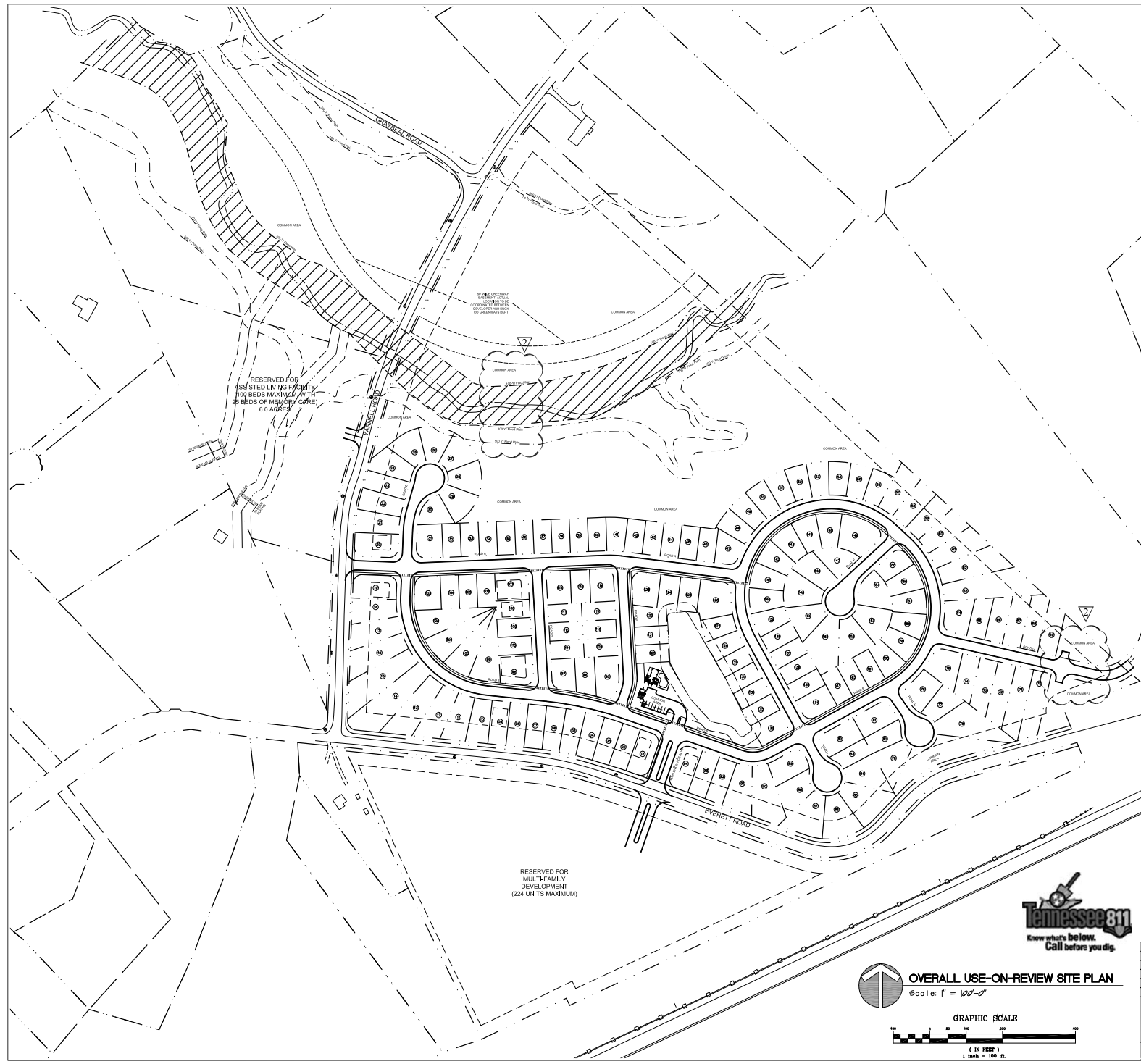
LAND-USE	ACREAGE	UNITS	UNITS/ACRE
SINGLE FAMILY	18.32	163	4.76
MULTIFAMILY	13.56	224	16.52
ASSISTED LIVING	6.00	N/A	N/A
UNITS/ACRE	35.91	0	0
CURRENT ZONING	98.11	435	4.43
PROPOSED	82.43	327	4.00

PROPOSED DENSITY BEING CALCULATED BY TAKING THE CURRENT ACREAGE (98.11 ACRES) SUBTRACTING THE REQUIRED RIGHT-OF-WAY ACREAGE (15.68 ACRES) AND SUBTRACTING THE ACREAGE FOR THE ASSISTED LIVING (6.00 ACRES), THIS LEAVING 82.43 ACRES. THIS DENSITY IS 327 UNITS DIVIDED BY 82.43 ACRES OR 4.00 UNITS/ACRE.

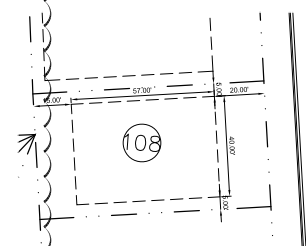
VARIOUSNESS REQUIRED:

- HORIZONTAL CURVE VARIANCE FOR ROAD B FROM 250' TO 100' (STA 22+440 TO 22+7.760).
- HORIZONTAL CURVE VARIANCE FOR ROAD G FROM 250' TO 100' (STA 14+827 TO 15+874).
- BROWNS BACK CURVE VARIANCE FOR ROAD B FROM 150' TO 50.0' (STA 31+008 TO 31+112.0).
- VERTICAL CURVE VARIANCE FOR ROAD H FROM K+15 TO 13.33.

3-SB-16-C / 3-A-16-UR
Revised: 3/30/2016

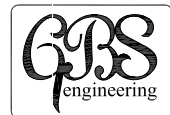


STANDARD EXTERIOR LOT SETBACKS
Scale: 1" = 10'-0"



STANDARD INTERIOR LOT SETBACKS
Scale: 1" = 10'-0"

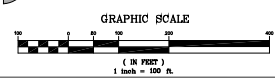
RESERVED FOR
"MULTIFAMILY"
DEVELOPMENT
(224 UNITS MAXIMUM)



1313 Kalmia Road
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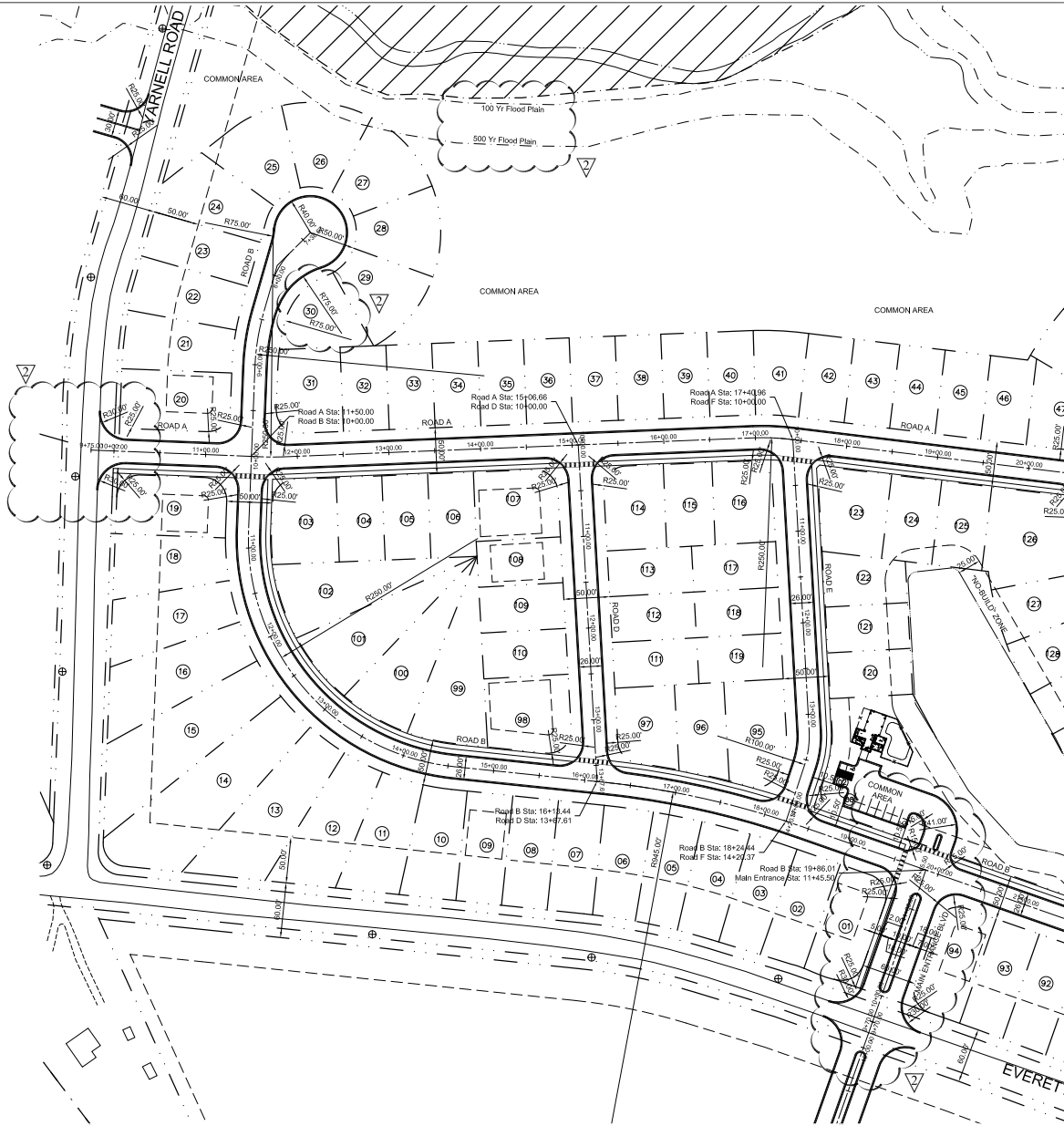


OVERALL USE-ON-REVIEW SITE PLAN
Scale: 1" = 100'-0"




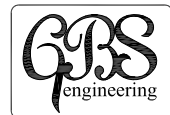
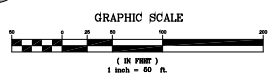
REV	DESCRIPTION	BY	DATE
1	Revised per MPC Comments	MAB	03/02/2016
2	Revised per MPC Comments	MAB	03/30/2016
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TITLE: OVERALL USE-ON-REVIEW SITE PLAN	DRAWN BY: -	SHEET NO:
LOCATION: 1102 EVERETT ROAD KNOX COUNTY, TENNESSEE CLT Map 141, Parcel No. 050	CHECKED BY: - FILE NAME: Contours 2/19/16 JOB NUMBER: 2070	C1
Owner: BURTON HOLDINGS	ISSUE DATE: 03/02/2016	



3-SB-16-C / 3-A-16-UR
 Revised: 3/30/2016

 PARTIAL VIEW OF SINGLE FAMILY LAYOUT
 Scale: 1" = 50'-0"

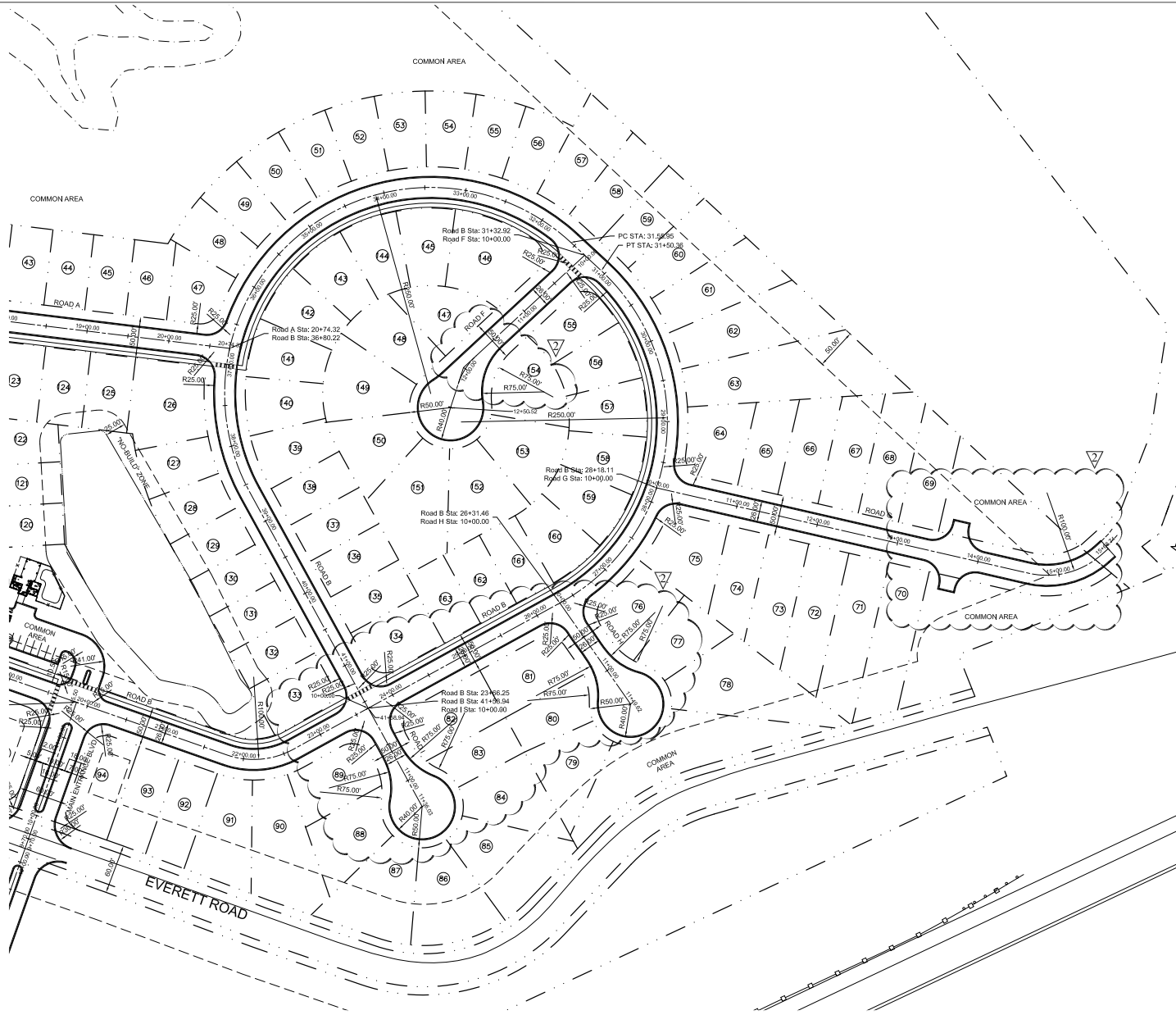


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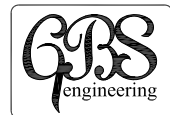
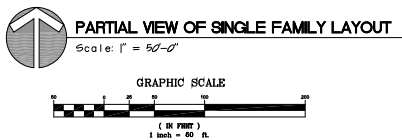


REV.	DESCRIPTION	BY	DATE
1	Revised per MPC Comments	MAB	03/02/2016
2	Revised per MPC Comments	MAB	03/30/2016
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LOCATION: 1102 EVERETT ROAD KNOX COUNTY, TENNESSEE CLT Map 141, Parcel No. 050		CHECKED BY: -	C2
Owner: BURTON HOLDINGS		FILE NAME: Contours 02/19/16	
		JOB NUMBER 2070	
		ISSUE DATE: 01/22/2016	



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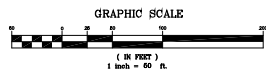
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LOCATION: 1102 EVERETT ROAD KNOX COUNTY, TENNESSEE CLT Map 141, Parcel No. 050	CHECKED BY: -	C3
Owner: BURTON HOLDINGS	FILE NAME: Contours 02/19/16 JOB NUMBER 2070 ISSUE DATE: 01/22/2016	



NOTE:
 • DRIVEWAYS FOR ALL LOTS CANNOT EXCEED 15% SLOPE.

3-SB-16-C / 3-A-16-UR
 Revised: 3/30/2016

 PARTIAL VIEW OF SINGLE FAMILY GRADING
 Scale: 1" = 50'-0"



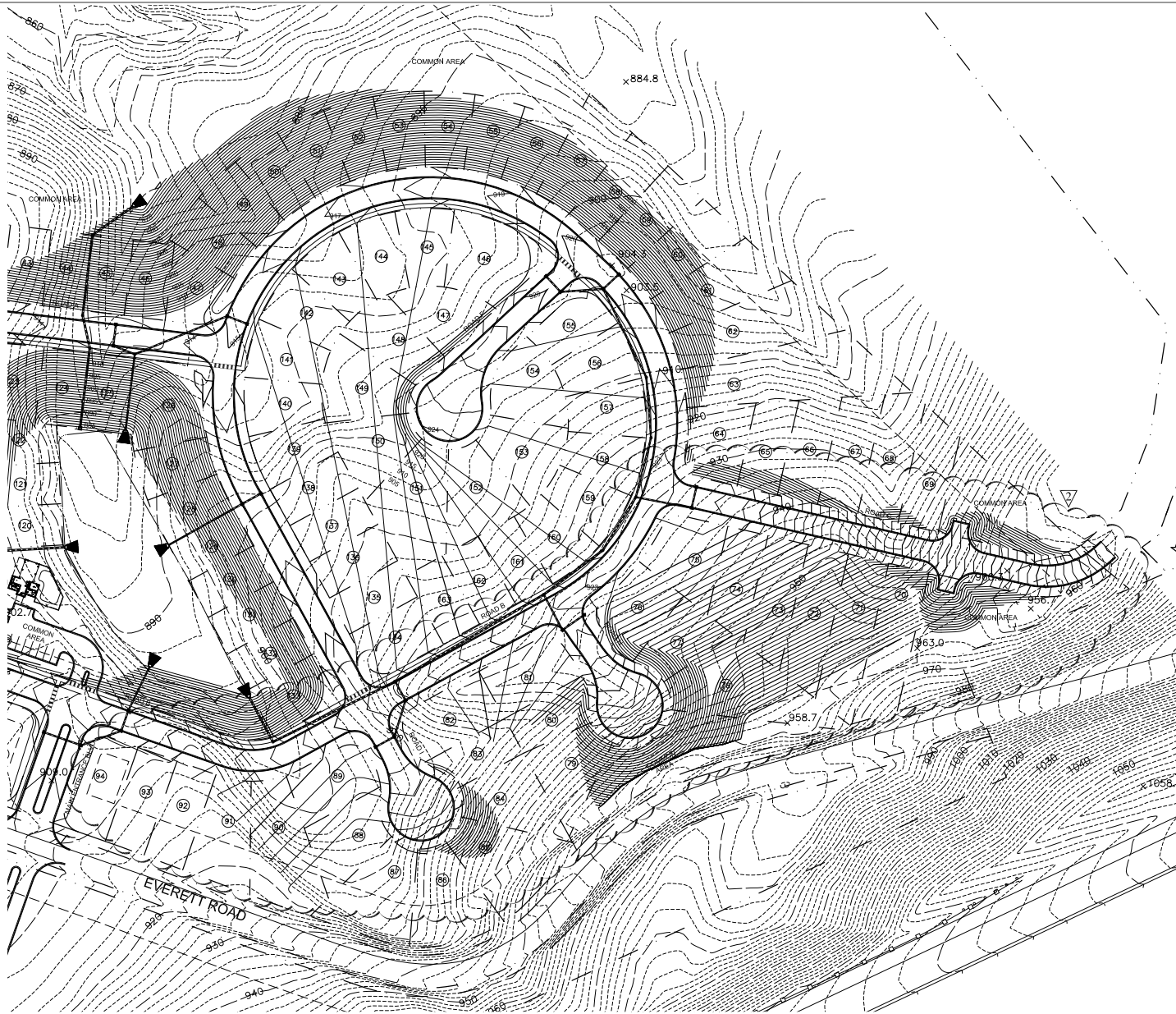
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TITLE: PARTIAL VIEW OF SINGLE FAMILY GRADING		DRAWN BY: -	SHEET NO:
LOCATION: 1102 EVERETT ROAD KNOX COUNTY, TENNESSEE CLT Map 141, Parcel No. 050		CHECKED BY: -	C4
Owner: BURTON HOLDINGS		FILE NAME: Contours 02/19/16	
		JOB NUMBER 2070	
		ISSUE DATE: 01/22/2016	

NOTE:
 • DRIVEWAYS FOR ALL LOTS CANNOT EXCEED 15% SLOPE.



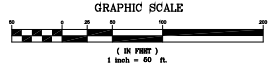
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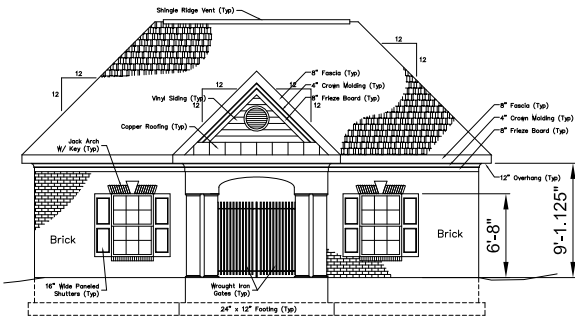


PARTIAL VIEW OF SINGLE FAMILY GRADING
 Scale: 1" = 50'-0"



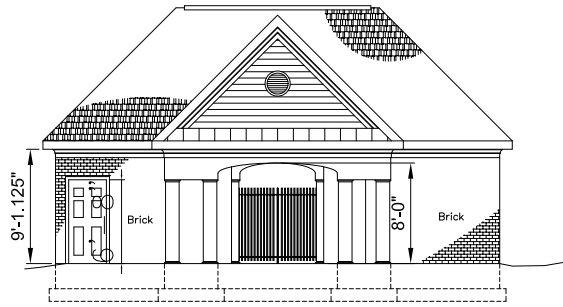
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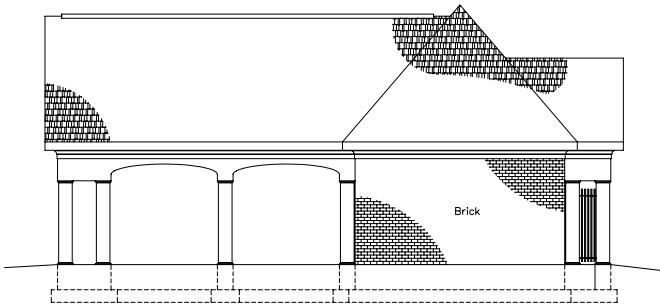
Front Elevation

Scale: 1/4" = 1'-0"



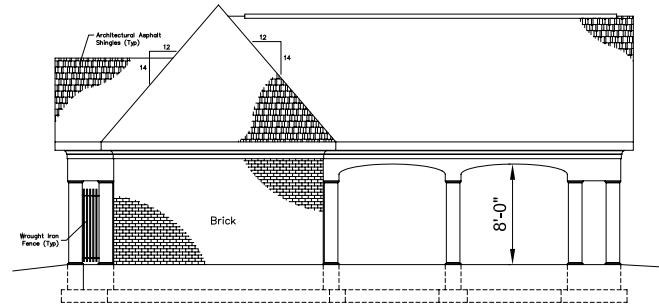
Rear Elevation

Scale: 1/4" = 1'-0"



Left Elevation

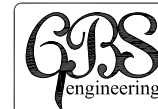
Scale: 1/4" = 1'-0"



Right Elevation

Scale: 1/4" = 1'-0"

3-SB-16-C / 3-A-16-UR
Revised: 3/30/2016



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REV	DESCRIPTION	BY	DATE
1	Revised per MPC Comments	MAB	03/02/2016
-	-	-	-
-	-	-	-
-	-	-	-

TITLE:	CLUBHOUSE ELEVATIONS	DRAWN BY:	-	SHEET NO.:	C9	
LOCATION:	1102 EVERETT ROAD KNOX COUNTY, TENNESSEE CLT Map 141, Parcel No. 050	CHECKED BY:	-	FILE NAME:		Contours 02/19/16
				JOB NUMBER:		2070
Owner:	BURTON HOLDINGS			ISSUE DATE:		01/22/2016