



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

▶ **FILE #:** 2-SC-16-C

AGENDA ITEM #: 14

AGENDA DATE: 2/11/2016

▶ **SUBDIVISION:** MASSEY CREEK - REVISED

▶ **APPLICANT/DEVELOPER:** HMH DEVELOPMENT, INC.

OWNER(S): HMH Development, Inc.

TAX IDENTIFICATION: 116 PART OF PARCEL 02927

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 East Gallaher Ferry Rd

▶ **LOCATION:** Northwest 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:** 12.21 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 / PR (Planned Residential) and 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:** 2

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.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the revised Concept Plan subject to 8 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Certification on the final plat by the applicant's surveyor that 300' of sight distance exists in both directions at the proposed subdivision entrance on Hardin Valley Rd.
7. Working with the Knox County Greenways Coordinator on establishing the greenway easements that are identified on the concept plan.
8. 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.

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

COMMENTS:

The applicant has submitted a request to revise the concept plan approval granted by the Planning Commission on March 12, 2015 for this 98 lot detached residential subdivision (3-SC-15-C / 3-G-15-UR). The approved concept plan included access for the subdivision from both Hardin Valley Rd. and E. Gallaher Ferry Rd.

The revised concept plan will eliminate the street access out to E. Gallaher Ferry Rd., ending Road B at a cul-de-sac turnaround and shifting the pool amenity to the northwest side of the cul-de-sac. The greenway easement along the western side of the property along Conner Creek and E. Gallaher Ferry Rd. will remain. The stub-out street to the Stafford property to the northeast will also be removed with this revised plan. It has been determined that the stub-out street would not be needed since the right-of-way for Road A would allow for street connections to the adjoining properties to the east and west. Two of the previously approved lots are being modified as a result of the changes.

A Traffic Impact Study update was required to determine if any changes to the Hardin Valley Rd. access would be required as a result of eliminating the street access out to E. Gallaher Ferry Rd. The Study identified acceptable levels of service at the proposed subdivision entrance.

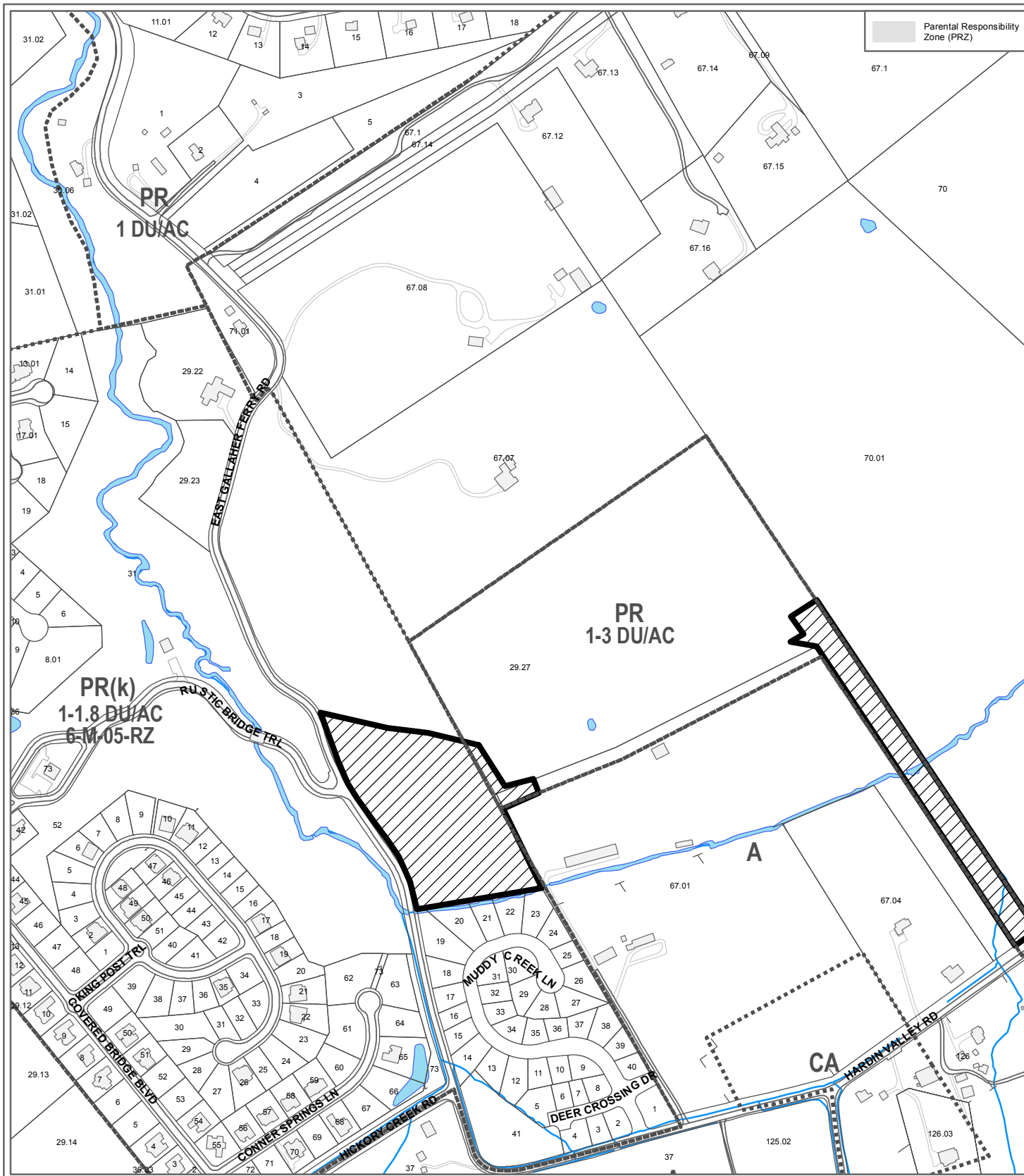
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 1 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

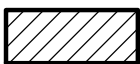
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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.



**2-SC-16-C
CONCEPT PLAN**

Subdivision: Massey Creek - Revised



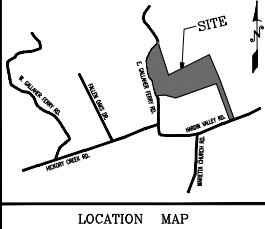
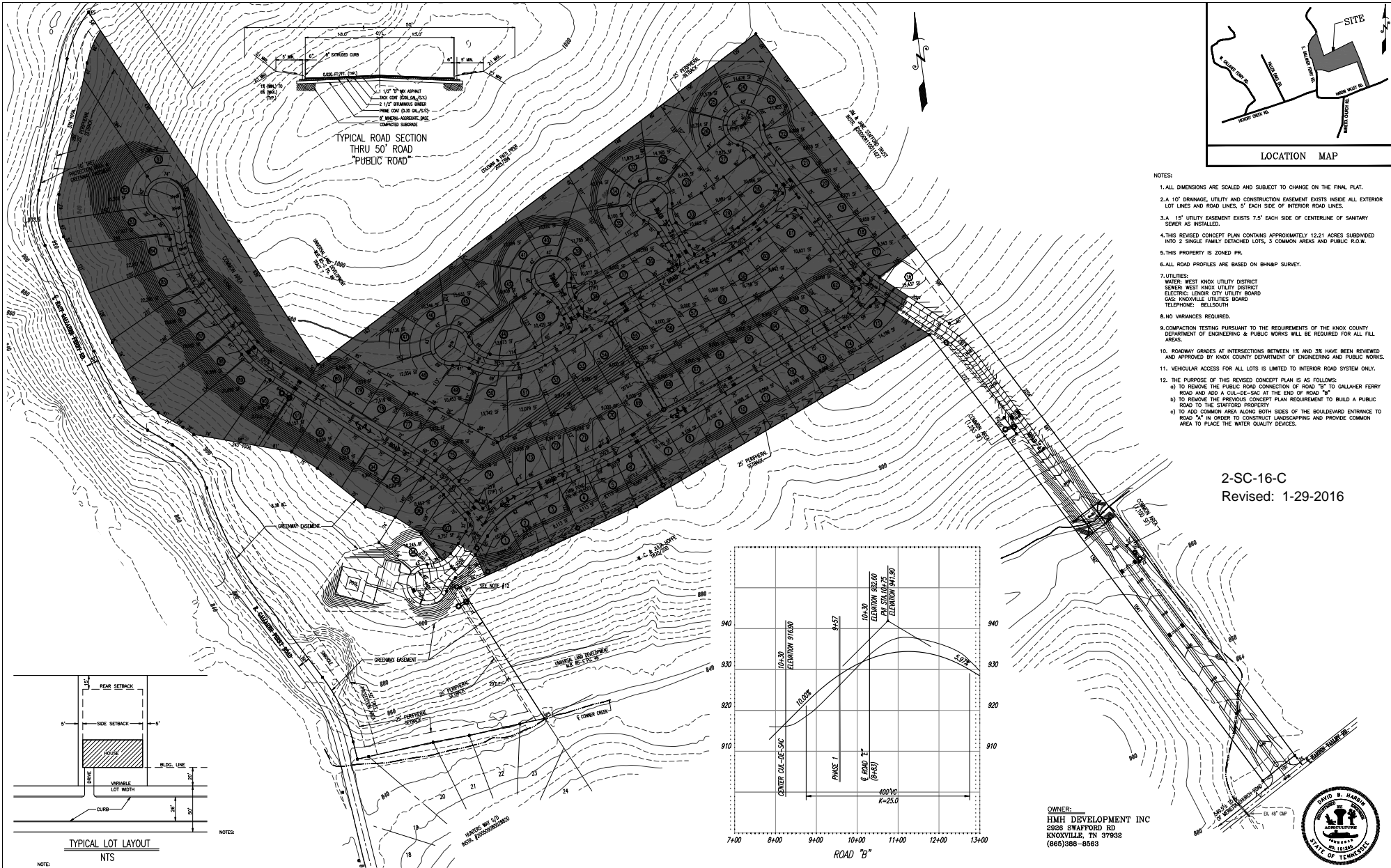
Approval of Concept Plan

Original Print Date: 1/26/2016 Revised: 2/1/2016
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 116
 Jurisdiction: County

0 500
 Feet





- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS REVISED CONCEPT PLAN CONTAINS APPROXIMATELY 12.21 ACRES SUBDIVIDED INTO 2 SINGLE FAMILY DETACHED LOTS, 3 COMMON AREAS AND PUBLIC R.O.W.
 5. THIS PROPERTY IS ZONED PR.
 6. ALL ROAD PROFILES ARE BASED ON BH&P SURVEY.
 7. UTILITIES: WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: LENOX CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. NO VARIANCES REQUIRED.
 9. COMPACTION TESTING PURSUANT TO THE REQUIREMENTS OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING & PUBLIC WORKS WILL BE REQUIRED FOR ALL FILL AREAS.
 10. ROADWAY GRADES AT INTERSECTIONS BETWEEN 1R AND 3R HAVE BEEN REVIEWED AND APPROVED BY KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
 11. VEHICULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.
 12. THE PURPOSE OF THIS REVISED CONCEPT PLAN IS AS FOLLOWS:
 - a) TO REMOVE THE PUBLIC ROAD CONNECTION OF ROAD "B" TO GALLAGHER FERRY ROAD AND ADD A CUL-DE-SAC AT THE END OF ROAD "B"
 - b) TO REMOVE THE PREVIOUS CONCEPT PLAN REQUIREMENT TO BUILD A PUBLIC ROAD TO THE STAFFORD PROPERTY
 - c) TO ADD COMMON AREA ALONG BOTH SIDES OF THE BOULEVARD ENTRANCE TO ROAD "A" IN ORDER TO CONSTRUCT LANDSCAPING AND PROVIDE COMMON AREA TO PLACE THE WATER QUALITY DEVICES.

2-SC-16-C
Revised: 1-29-2016

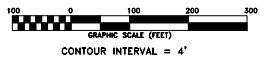
OWNER:
HMH DEVELOPMENT INC
2828 SWAFFORD RD
KNOXVILLE, TN 37932
(605)388-8563



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4324 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: 865-588-6472
FAX: 865-588-6473

DESIGNED	DBH			
DRAWN	SEW			
CHECKED	DBH			
NO.	DATE	MPC COMMENTS	REVISION	APPR.
1	1/27/16			

SCALE
1" = 100'
DATE
12/11/15



REVISED CONCEPT & USE ON REVIEW PLAN FOR
MASSEY CREEK SUBDIVISION
CLT MAP 116, PARCEL 29.27
DISTRICT 6 KNOX COUNTY, TN

24100-MC-RC
SHEET 1 OF 1 SHEET
01/24/16 MASSEY CREEK 24100-MC-RC.dwg