

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

▶ **FILE #:** 1-SB-16-C  
 1-G-16-UR

**AGENDA ITEM #:** 11  
**AGENDA DATE:** 1/14/2016

▶ **SUBDIVISION:** HICKORY CREST  
 ▶ **APPLICANT/DEVELOPER:** M & M PARTNERS  
 OWNER(S): Wallace McClure

TAX IDENTIFICATION: 129 132 PART  
 JURISDICTION: County Commission District 6  
 STREET ADDRESS:

[View map on KGIS](#)

▶ **LOCATION:** Northwest side of Hickory Creek Rd., east side of Lovelace Rd.

SECTOR PLAN: Northwest City  
 GROWTH POLICY PLAN: Rural Area  
 WATERSHED: Hickory Creek & Conner Creek

▶ **APPROXIMATE ACREAGE:** 17.74 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached dwellings

SURROUNDING LAND USE AND ZONING: Zoning in the area is A (Agricultural) and PR (Planned Residential). Detached dwellings at a rural density are the primary use in the area. However, the character of the area is changing due to the recent development of Covered Bridge and Creekside Manor Subdivisions.

▶ **NUMBER OF LOTS:** 53

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

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 Horizontal curve variance from 250' to 150' at sta 1+25 of Road A
- 2.. Horizontal curve variance from 250' to 125' at sta 4+70 of Road A
3. Horizontal curve variance from 250' to 100' at sta 8+00 of Road A
4. Horizontal curve variance from 250' to 100' at sta 14+20 of Road A
5. Reduction of Intersection spacing from 400' to 320' on Hickory Creek Rd. from Lovelace Rd.

**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 9 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health

Department.

2.. Installation of a 5' wide sidewalk with a 2' planting strip on one side of entire length of Hickory Crest Ln. The sidewalk shall meet all applicable requirements of the Americans with Disabilities Act ( ADA) and the Knox County Department of Engineering and Public Works. The sidewalk(s) shall be installed at the time the street improvements are constructed for the subdivision.

3. Revising the concept plan to provide a stub street connection from Hickory Crest Ln. to the property north of the proposed development (CLT 129-03209).

4. Prior to obtaining a design plan approval for the subdivision, submitting documentation to the Knox County Department of Engineering and Public Works and Planning Commission Staff that shows adequate building sites meeting required setbacks are available for all lots. All 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

5. Provision of the appropriate paving mix as required by the Knox County Dept. of Engineering and Public Works

6. Provide Appropriately sized sight distance easements across lots 35, 46 & 49 as may be required by the Knox County Dept. of Engineering and Public Works

7. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.

8. Placing a note on the final plat that all lots will have access only to the internal street system only.

9. 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 request for up to 53 detached dwelling units on individual lots, and the requested reduction of the peripheral setback from 35' to 25' as identified on the Concept Plan subject to 1 condition.**

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

**COMMENTS:**

This site was recently rezoned to PR (Planned Residential). Due to the requirements of the Knoxville-Knox County-Farragut Growth Policy Plan the density was capped at 3 dwellings per acre. The plan as submitted proposes a subdivision that will contain 53 detached dwellings, on individual lots, at a development density of 2.99 du/ac. Due to the proposed lot sizes, staff anticipates this site ill be mass graded.

The Subdivision Regulations state that MPC may require sidewalks "be provided for access to schools, recreational facilities, commercial facilities and any other areas where obvious future pedestrian traffic is anticipated." The Knox County Greenways Plan proposes that Hickory Creek Road serve as a connector to the greenway that is proposed to be developed in this area. Based on the authority granted by the Subdivision Regulations and the anticipated development of a future recreational facility, staff will require sidewalks be included as part of this project. Additionally, in an effort to create connectivity between developments, now or in the future, staff is recommending a stub street be constructed that will connect to the adjoining property to the north of this site.

**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 scale and intensity of development that has occurred in this area.
3. The proposed detached residential subdivision at the proposed density of 2.99 du/ac, is consistent in use and density with the approved rezoning for the property.

**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 in is 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 minor arterial street.

## CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes A/RR (Agricultural / Rural Residential) uses for this site. The proposed development at a density of 2.99 du/ac is consistent with the sector plan.
2. This site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 578 (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.

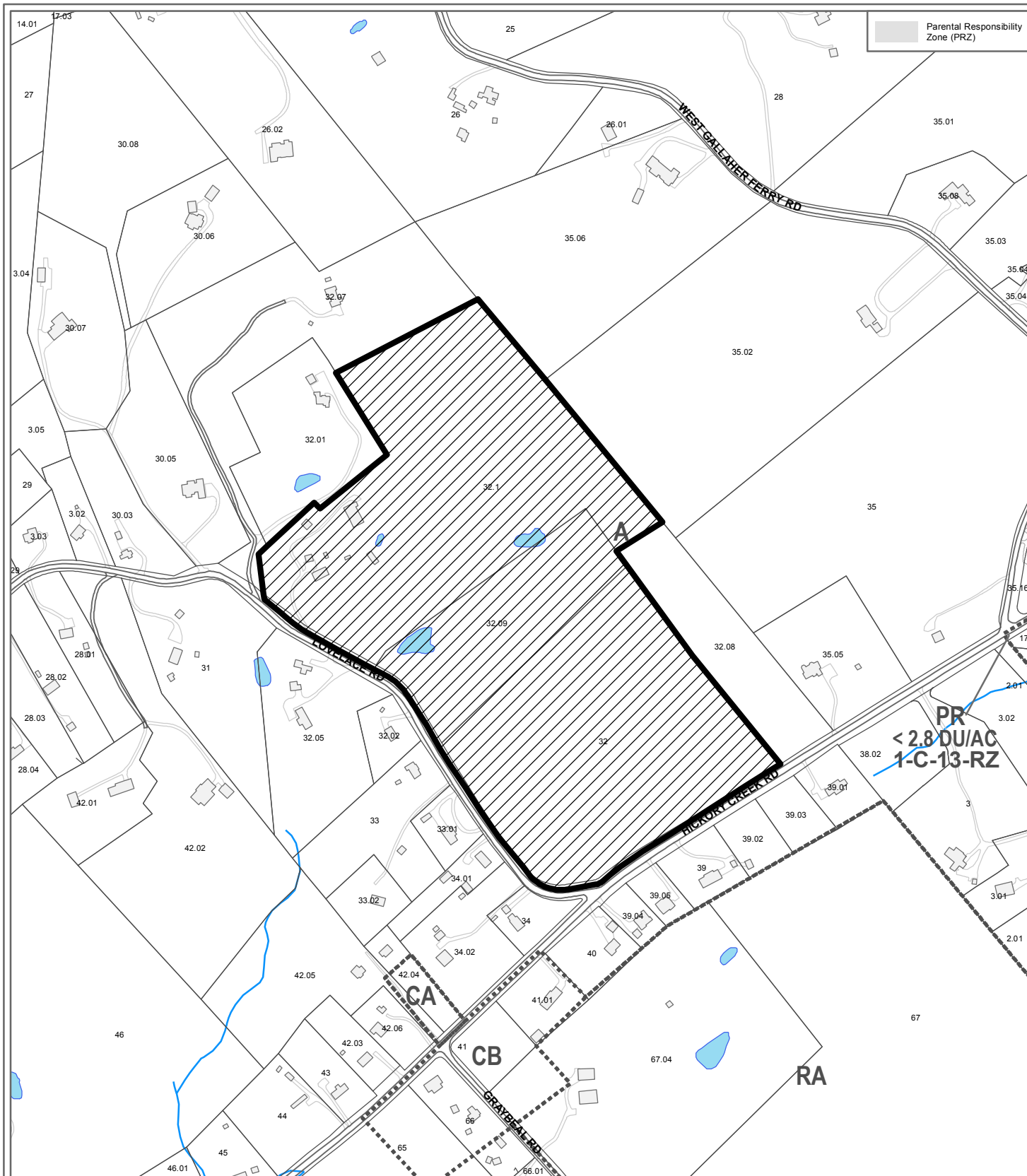
ESTIMATED STUDENT YIELD: 22 (public and private school children, ages 5-18 years)

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.

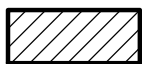
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



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CONCEPT PLAN/USE ON REVIEW**

Petitioner: M & M Partners  
M & M Partners - Hickory Creek



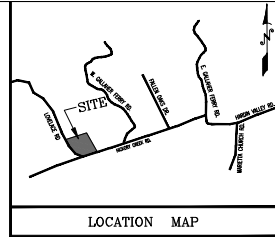
Detached dwellings in PR (Planned Residential) pending

Original Print Date: 12/29/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 129

Jurisdiction: County





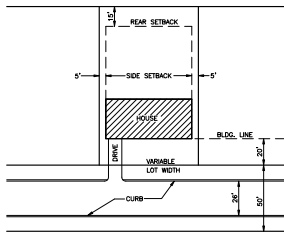
- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  4. THIS UNIT CONTAINS APPROXIMATELY 17.74 ACRES SUBDIVIDED INTO 53 SINGLE FAMILY DETACHED LOTS, PUBLIC RIGHT-OF-WAY & 3 COMMON AREA LOTS.
  5. THIS PROPERTY IS ZONED P9 (PENDING).
  6. ALL ROAD PROFILES ARE BASED ON MGS TOPOGRAPHY.
  7. UTILITY PROVIDERS:  
WATER: WEST KNOX UTILITY DISTRICT  
SEWER: WEST KNOX UTILITY DISTRICT  
ELECTRIC: KNOX CITY UTILITY BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: BELLSOUTH
  8. VARIANCES REQUIRED:  
a) HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA 1+25 ROAD "A"  
b) HORIZONTAL CURVE RADIUS FROM 250' TO 150', STA 4+70 ROAD "A"  
c) HORIZONTAL CURVE RADIUS FROM 250' TO 100', STA 8+00 ROAD "A"  
d) HORIZONTAL CURVE RADIUS FROM 250' TO 100', STA 14+20 ROAD "A"
  9. COMPACTON 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. SIGHT DISTANCE EASEMENTS SHOWN ON LOTS 42, 50 AND 58 REQUIRE NO STRUCTURES OR VEGETATION BE PLACED IN THE EASEMENT THAT MAY IMPED THE VISION OF VEHICULAR TRAFFIC.

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Revised: 12/29/2015



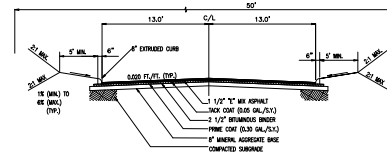
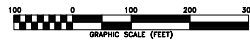
CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT AS A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE, I FURTHER CERTIFY THAT THE PLAN ACCOMPANYING THIS CONCEPT PLAN HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A QUALIFIED PROFESSIONAL ENGINEER AS SET FORTH IN THE TENNESSEE ENGINEERING ACT AND I AM CURRENTLY LICENSED AS SUCH BY THE TENNESSEE BOARD OF ENGINEERING AND SURVEYING.

REGISTERED ENGINEER  
TENNESSEE CERTIFICATE NO. \_\_\_\_\_



TYPICAL LOT LAYOUT

NOTE:  
ALL SETBACKS ARE SUBJECT TO 25' PERIPHERAL SETBACK



TYPICAL ROAD SECTION THRU 50' ROAD "PUBLIC ROAD"

CONTOUR INTERVAL = 4'

DEVELOPER:  
M & M PARTNERS  
WALLACE MACLURE, JR., TRUSTEE  
114 DURWOOD RD.  
KNOXVILLE, TN 37922  
PHONE: (865) 693-3000

	DESIGNED				SCALE 1" = 100'	CONCEPT & DEVELOPMENT PLAN FOR <b>HICKORY CREST S/D</b> CLT MAP 129, PART OF PARCEL 32 DISTRICT 6, KNOX COUNTY, TN	SHEET 1 OF 2 SHEETS <small>03/18/2015-10m</small>
	DRAWN				DATE 11/20/15		
CHECKED							
		1	12/29/15	MPC COMMENTS			
				REVISION			
				APPR.			