

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

► **FILE #:** 12-SE-17-C
12-I-17-UR

AGENDA ITEM #: 17
AGENDA DATE: 12/14/2017

► **SUBDIVISION:** HICKORY CREEK FARMS

► **APPLICANT/DEVELOPER:** JIM SULLIVAN

OWNER(S): Champion Construction LLC

TAX IDENTIFICATION: 129 047.05, 047.06, 047.07 047.09

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 2127 Nora Mae Ln

► **LOCATION:** Both side Nora Mae Ln, north side Hickory Creek Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Hickory Creek

► **APPROXIMATE ACREAGE:** 46 acres

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

► **EXISTING LAND USE:** Agricultural, Rural Residential

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Zoning in the area is A (Agricultural) with the primary use being detached dwellings at a rural density. However, the character of the area is changing due to the recent development of Covered Bridge, Creekside Manor, and Hickory Crest subdivisions.

► **NUMBER OF LOTS:** 114

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via Hickory Creek Rd., a minor arterial street with 21' of pavement width within 50' of right-of-way, or Nora Mae Ln., a local street with varied pavement and right-of-way width.

► **SUBDIVISION VARIANCES REQUIRED:**

- 1) Vertical curve variance for Road "A" from K=25 to K= 17.5 at STA 0+28 to 1+72.
- 2) Vertical curve variance for Road "C" at STA 2+50 from 250' (k=25) to 200' (k=20).
- 3) Vertical curve variance for Road "A" at STA 1+00 from 205' (k=25) to 144' (k=17.56).
- 4) Horizontal centerline radius variance for Road "D" from 250' to 150' between STA 12+99.16 and STA 15+90.50.

STAFF RECOMMENDATION:

► **POSTPONE** until the January 11, 2018 MPC meeting as requested by the applicant.

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At the November 2017 meeting, the Planning Commission recommended the property be rezoned to PR up to 2.5 dwelling units per acre. County Commission will consider the rezoning at its December meeting. The Concept Plan and Use on Review is for 114 dwelling units (2.48 du/ac) which is consistent with the zoning recommendation. A traffic impact study is required for the development because of the number of dwelling units. The TIS was submitted on November 28th, which was after the November 6th submittal deadline.

ESTIMATED TRAFFIC IMPACT: 1169 (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.

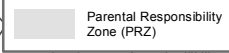
ESTIMATED STUDENT YIELD: 47 (public school children, ages 5-18 years)

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.
- 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.

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.



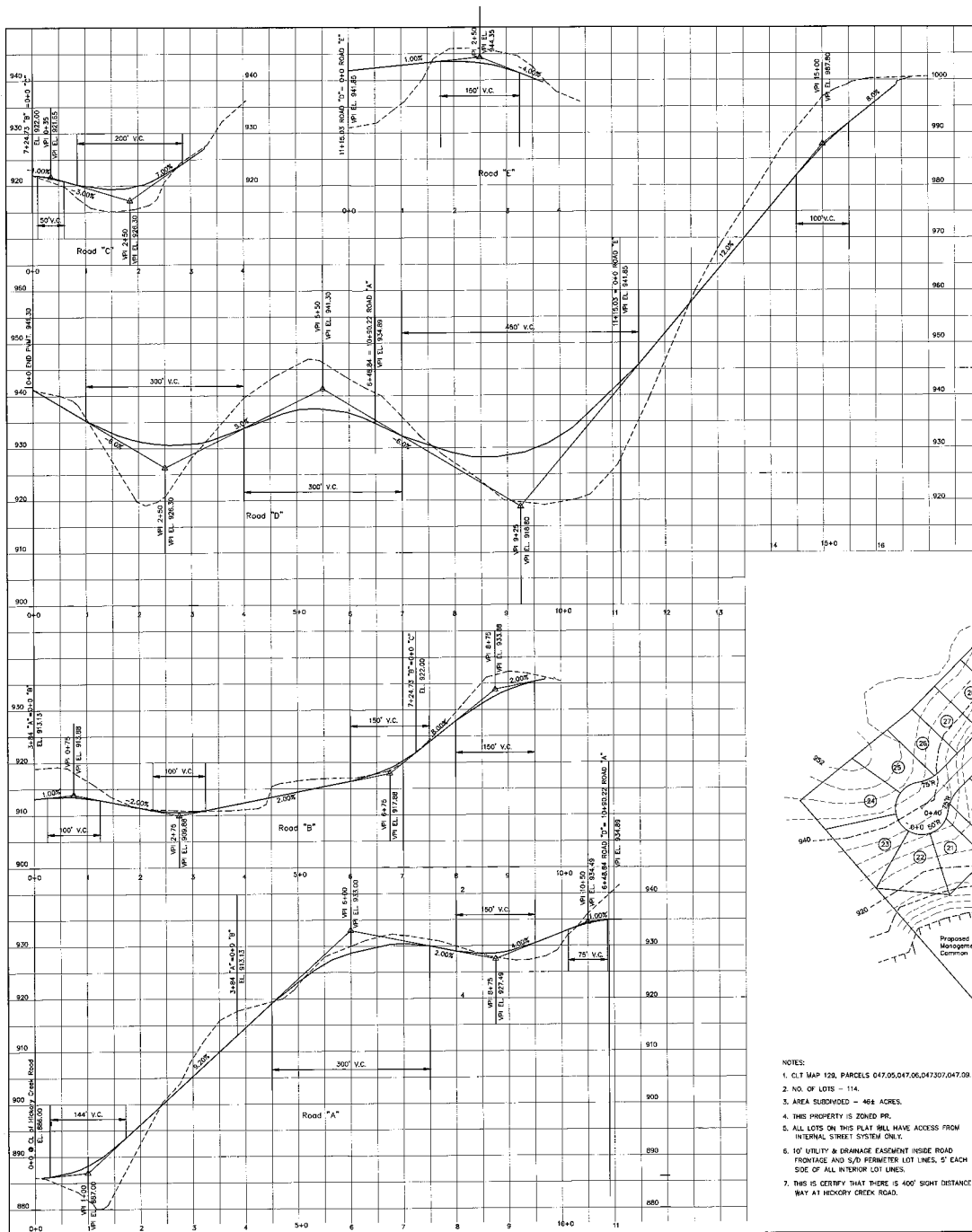
Petitioner: Sullivan, Jim
Hickory Creek Farms



Map No: 129
Jurisdiction: County

0 500
Feet





12-SE-17-C-12-I-17-UR-PP 12-14-17



Tom Brechko <tom.brechko@knoxmpc.org>

Hickory Creek Farms (Kathy Pinkston) 12-SE-17-C and 12-I-17-UR

Champ Beeler <ckproperties53@gmail.com>
To: tom.brechko@knoxmpc.org
Cc: Scott Davis <swd444@gmail.com>

Wed, Nov 8, 2017 at 11:20 AM



Good morning Mr. Brechko,

I am contacting you regarding a postponement of our concept plan hearing scheduled on 12/14/17. I would like to reschedule for the 1/11/18 meeting. We are seeking more time in order to have our Traffic Impact Study completed.

Thanks so much,

Champ Beeler

865-389-0526

MPC

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: Jim Sullivan
 Date Filed: 10/30/17 Meeting Date: 12/14/17
 Application Accepted by: M. Payne
 Fee Amount: 3920.00 File Number: Subdivision - Concept 12-SE-17-C
 Fee Amount: USE on Review Related File Number: Development Plan 12-I-17-UR

RECEIVED

OCT 30 2017

Metropolitan
Planning Commission

PROPERTY INFORMATION

Subdivision Name: Hickory Creek Farms
 Unit/Phase Number: _____
 General Location: Hickory Creek Road,
west of Pellissippi Parkway + Harding
Highway
 Tract Size: 46± AC No. of Lots: 114
 Zoning District: A (PR Pending)
 Existing Land Use: Vacant
 Planning Sector: Northwest County
 Growth Policy Plan Designation: _____
Rural
 Census Tract: 59.06
 Traffic Zone: 21B
 Parcel ID Number(s): _____
129 047.05, 047.06, 047.07, 047.09
 Jurisdiction: ☐ City Council _____ District
☐ County Commission _____ District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer WKUD
 Water WKUD
 Electricity LCUB
 Gas KUB
 Telephone TDS

TRAFFIC IMPACT STUDY REQUIRED

☐ No ☒ Yes

USE ON REVIEW ☐ No ☒ Yes

Approval Requested:

☒ Development Plans in Planned District or Zone

☐ Other (be specific): _____

VARIANCE(S) REQUESTED

☐ No ☒ Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Champ Beeler
 Company: Champion Construction LLC
 Address: PO Box 23313
 City: Knoxville State: TN Zip: 37933
 Telephone: (865) 389-0526
 Fax: _____
 E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Jim Sullivan
 Company: Jim Sullivan, Land Surveyor
 Address: 2543 Creekstone Circle
 City: Maryville State: TN Zip: 37804
 Telephone: (865) 406-7324
 Fax: (865) 233-0572
 E-mail: sullivanandjim5@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: Jim Sullivan
 Company: same as above
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____
 Fax: _____
 E-mail: _____