

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

► **FILE #:** 12-SE-17-C **AGENDA ITEM #:** 9  
 12-I-17-UR **AGENDA DATE:** 1/11/2018

POSTPONEMENT(S): 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:** 115

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" at STA 1+00 from 205' (k=25) to 144' (k=17.56).  
 2) Horizontal centerline radius variance for Road "D" from 250' to 150' between STA 12+99.16 and STA 15+90.50.

### STAFF RECOMMENDATION:

► **APPROVE** variances 1 & 2 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. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
4. 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, drainage system and any recreational amenities.
5. Implementation of any recommended improvements identified in the Transportation Impact Study prepared by Ajax Engineering, dated November 27, 2017 and as revised and approved by the Knox County Department of Engineering and Public Works and Planning Commission staff, with exception that TIS recommendation 3a (Pedestrian and Bicycle Considerations) shall be in accordance with condition #6 below.
6. Revise the concept plan to include a sidewalk on one side Road "A" from Hickory Creek Road to Road "D" constructed of a 5' concrete sidewalk with minimum 2' planting strip. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
7. During design plan phase of the subdivision, the design plans for the boulevard entrance in accordance with the TIS recommendation 1e (Hickory Creek Road at Road "A") shall be submitted to the Knox County Department of Engineering and Public Works (EPW) for approval. The boulevard shall extend from Hickory Creek Road to the Road "B" intersection and may have breaks to allow access to lots 1-3 and 115, as approved by EPW.
8. Obtaining approval by County Commission to close the existing Nora Mae Lane public right-of-way.
9. Staking all stream buffers before disturbance of the site.
10. Placing a sight distance easement of 200 feet across lots 44 and 45.
11. Placing a note on the final plat that all lots will have access only to the internal street system only.
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 request for up to 115 detached dwelling units on individual lots subject to 1 condition.**

1. 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:**

This proposal is for a 115 lot subdivision on approximately 46 acres at a density of 2.5 du/ac. The property was rezoned to PR (Planned Residential) up to 2.5 du/ac by County Commission in December 2017. When this development applies for Final Plat approval, the surveyed acreage will be used to determine if the proposed number of lots can be accommodated on this site.

The access for the adjacent property to the rear (Patton property, parcel 129-047.08) will be maintained through the site by moving their driveway from the southeast corner of their property (approximately located at lot 41) to the 50' access between lots 34 & 35 (opposite of the northern terminus of Road "A"). The developer intends to request closing Nora Mae Lane, which has a short .1 mile public right-of-way. The Patton property to the rear is currently addressed from this road and the developer intends to reuse the road name so the Patton property can continue to use Nora Mae Lane as its addressing street, however, the house number will need to change.

The traffic impact study (TIS) completed by the applicants engineer has several commendations that have not been identified on the development plan (see Exhibit A). Recommendation 1e is that the entrance road should be designed and constructed as a boulevard roadway. Staff is recommending this be installed from Hickory Creek Rd. to the first internal intersection (Road "B"). The boulevard median can have a break to allow easier access to lots 1-3 and 115.

There are several sinkholes on this site that have been placed within common area. During construction the sediment control measures need to be placed outside of the sinkholes. In addition, staff is recommending that the stream buffers be staked before disturbance of the site commences.

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

1. The proposed development will have minimal impact on local services since utilities can be extended to serve this development.

2. The development will have some impact on adjacent properties because they are developed as large lot residential, some with agricultural uses. This development may encourage additional residential development in the area.

#### 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 minor arterial street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan was amended by Knox County Commission in December 2017 to LDR (Low Density Residential) uses for this site. The proposed development at a density of 2.5 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:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**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.