

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 1-SB-16-C **Related File Number:** 1-G-16-UR
Application Filed: 11/30/2015 **Date of Revision:**
Applicant: M & M PARTNERS

PROPERTY INFORMATION

General Location: Northwest side of Hickory Creek Rd., east side of Lovelace Rd.
Other Parcel Info.:
Tax ID Number: 129 132 PART **Jurisdiction:** County
Size of Tract: 17.74 acres
Accessibility: Access is via Hickory Creek Rd., a minor arterial street with a pavement width of 20' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: 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.
Proposed Use: Detached dwellings **Density:** 2.99 du/ac
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Hickory Crest

No. of Lots Proposed: 53 No. of Lots Approved: 0

- Variances Requested:
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.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): 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

- Staff Recomm. (Full):
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.

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 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 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.

Action: Approved **Meeting Date:** 1/14/2016

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. 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
3. Provision of the appropriate paving mix as required by the Knox County Dept. of Engineering and Public Works
4. 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
5. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access only to the internal street system only.
7. 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.
(MPC deleted conditions on sidewalk and stub street 1-14-16)

Summary of Action: 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 7 conditions

Date of Approval: 1/14/2016 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**