

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 12-SE-17-C **Related File Number:** 12-I-17-UR
Application Filed: 10/30/2017 **Date of Revision:**
Applicant: JIM SULLIVAN

KNOXVILLE-KNOX COUNTY
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METROPOLITAN
P L A N N I N G
C O M M I S S I O N
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PROPERTY INFORMATION

General Location: Both side Nora Mae Ln, north side Hickory Creek Rd.
Other Parcel Info.:
Tax ID Number: 129 047.05, 047.06, 047.07 OTHER: 047.09 **Jurisdiction:** County
Size of Tract: 46 acres
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.

GENERAL LAND USE INFORMATION

Existing Land Use: Agricultural, Rural Residential
Surrounding Land Use: 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.
Proposed Use: Detached residential subdivision **Density:** 2.5 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 2127 Nora Mae Ln
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 Creek Farms

No. of Lots Proposed: 115 **No. of Lots Approved:** 0

Variances Requested: 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.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full):

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.

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.

Action: Approved

Meeting Date: 1/11/2018

Details of Action:

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Date of Approval: 1/11/2018

Date of Denial:

Postponements: 12/14/2017

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: