CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SC-16-C Related File Number:

Application Filed: 12/28/2015 **Date of Revision:**

Applicant: HMH DEVELOPMENT, INC.



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northwest side of Hardin Valley Rd., northeast side of East Gallaher Ferry Rd.

Other Parcel Info.:

Tax ID Number: 116 PART OF PARCEL 02927 Jurisdiction: County

Size of Tract: 12.21 acres

Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a 21' pavement width within a 40' - 60' right-

of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Residence and vacant land / PR (Planned Residential) and A (Agricultural)

South: Residences and vacant land / PR (Planned Residential) & A (Agricultural)

East: Vacant land / A (Agricultural)

West: Covered Bridge Subdivision) / PR (Planned Residential)

Proposed Use: Detached Residential Subdivision Density: NA

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 0 East Gallaher Ferry Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Massey Creek - Revised

No. of Lots Proposed: 2 No. of Lots Approved: 2

Variances Requested: None

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the revised Concept Plan subject to 8 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 that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).

3. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour area) identified on the plat. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Construction is not permitted within five feet of the hatchered contour area of the sinkhole. Engineered footings may be required for any structures within the 50' sinkhole buffer.

4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes and crossing of Conner Creek.

- 5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6. Certification on the final plat by the applicant's surveyor that 300' of sight distance exits in both directions at the proposed subdivision entrance on Hardin Valley Rd.
- 7. Working with the Knox County Greenways Coordinator on establishing the greenway easements that are identified on the concept plan.
- 8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and all amenities, and compliance with the tree protection condition of the rezoning approval.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

The applicant has submitted a request to revise the concept plan approval granted by the Planning Commission on March 12, 2015 for this 98 lot detached residential subdivision (3-SC-15-C / 3-G-15-UR). The approved concept plan included access for the subdivision from both Hardin Valley Rd. and

E. Gallaher Ferry Rd.

The revised concept plan will eliminate the street access out to E. Gallaher Ferry Rd., ending Road B at a cul-de-sac turnaround and shifting the pool amenity to the northwest side of the cul-de-sac. The greenway easement along the western side of the property along Conner Creek and E. Gallaher Ferry Rd. will remain. The stub-out street to the Stafford property to the northeast will also be removed with this revised plan. It has been determined that the stub-out street would not be needed since the right-of-way for Road A would allow for street connections to the adjoining properties to the east and west. Two of the previously approved lots are being modified as a result of the changes.

A Traffic Impact Study update was required to determine if any changes to the Hardin Valley Rd. access would be required as a result of eliminating the street access out to E. Gallaher Ferry Rd. The Study identified acceptable levels of service at the proposed subdivision entrance.

Action: Approved Meeting Date: 2/11/2016

Details of Action:

Comments:

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Summary of Action: APPROVE the revised Concept Plan subject to 8 conditions

Date of Approval: 2/11/2016 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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