

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: 3-SB-13-C **Related File Number:** 3-E-13-UR
Application Filed: 11/30/2013 **Date of Revision:**
Applicant: IDEAL ENGINEERING SOLUTIONS, INC.

PROPERTY INFORMATION

General Location: South side of Hickory Creek Rd., south of West Gallaher Ferry Rd.
Other Parcel Info.:
Tax ID Number: 129 038 **Jurisdiction:** County
Size of Tract: 49.99 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: Property in the area is zoned A agricultural, RA residential and PR residential. Development in the area consists primarily of detached dwellings on large tracts in the agriculturally zoned areas. The most recent residential development has occurred in a low density residential subdivision (Covered Bridge).
Proposed Use: Detached residential subdivision **Density:** 2.76 du/ac
Sector Plan: Northwest County **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 Creek

No. of Lots Proposed: 138 No. of Lots Approved: 0

Variances Requested: 1. Vertical curve variance from 175" to 140' at sta 0+75 of Road A
2. Horizontal curve variance from 250' to 200' at sta. 8+84 of Road A
3. Horizontal curve variance from 250' to 200' at sta. 19+39 of Road A

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 1-3 because the site's topography restricts 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 (County Ord. 91-1-102)
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Provision of swales at the top of the cut slopes as required by the Knox County Department of Engineering and Public Works
5. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works
6. Locating the detention basin(s) on common area in the development rather than on individual lots
7. Meeting all applicable requirements and obtaining any required permits from the Tennessee Department of Environment and Conservation regarding the stream determination and detention basin wall height
8. Place a note on the final plat that all lots will have access only to the internal street system.
9. Certification on the final plat by the applicant's surveyor that there is 400 feet of sight distance in both directions along Hickory Creek Rd.
10. Providing a greenway easement through the site as may be requested by Knox County
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm drainage system and any other commonly held assets..
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: The applicant is proposing to develop a subdivision that will contain up to 138 lots. The site slopes upward from Hickory Creek Rd. to its southern boundary. The southern most part of the site falls within the slope protection area. The applicant has designed the project to conserve the steepest parts of the site. In addition, the applicant has provided for connectivity with the adjoining properties. The proposed stub streets will allow connecting this project with future development on the adjoining properties.

Action: Approved

Meeting Date: 3/14/2013

Details of Action:

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Summary of Action:

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APPROVE the Concept Plan subject to 12 conditions:

Date of Approval:

3/14/2013

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: