

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

Suite 403 • City County Building
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www.knoxmpc.org

File Number: 3-SB-16-C **Related File Number:** 3-A-16-UR
Application Filed: 1/25/2016 **Date of Revision:**
Applicant: GBS ENGINEERING - MARK BIALIK

PROPERTY INFORMATION

General Location: North and south side of Everett Rd., east and west side of Yarnell Rd.
Other Parcel Info.:
Tax ID Number: 141 050 **Jurisdiction:** County
Size of Tract: 94 acres
Accessibility: Access is via Everett Rd., a major collector street with a 19' pavement width within a 40' right-of-way, and Yarnell Rd., a major collector street with a 21' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences and vacant land / A (Agricultural) and PR (Planned Residential)
South: I-40 / Town of Farragut
East: Residences and vacant land / A (Agricultural)
West: Mulch business, residences and vacant land / A (Agricultural)
Proposed Use: Detached Residential Subdivision, future Multi-dwelling Complex and Assisted Living Facility **Density:** 4.4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area and Rural Area
Neighborhood Context:

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

Street: 0 Everett 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)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Hickory Village

No. of Lots Proposed: 163 No. of Lots Approved: 163

Variances Requested:

1. Reduction of the horizontal curve radius on Road B at STA 22+34.09 to STA 23+17.96, from 250' to 100'.
2. Reduction of the horizontal curve radius on Road G at STA 14+63.07 to STA 15+58.74, from 250' to 100'.
3. Broken back tangent variance on Road B between STA 31+05.36 and STA 31+55.95, from 150' to 50.59'.
4. Vertical curve variance on Road H at STA 10+75, from K=15 to K=13.33.
5. Vertical curve variance on Road D at STA 12+92.91, from K=25 to K=20.53.

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 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 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. Installation of sidewalks as identified on the concept plan with the addition of a sidewalk connection to the clubhouse facility. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works, and shall be installed at the time the street improvements are installed for the subdivision.
4. A final plat and associated grading work shall not be approved for Lots 64 - 81 until agreements have been recorded for alteration of the legal access to Tax Parcels 141-083, 141-08301, 141-08302 and 141-084. Access to those lots shall be maintained during the construction process for any revised access.
5. Prior to obtaining a design plan approval for the subdivision, submitting a detailed grading plan to the Knox County Department of Engineering and Public Works and Planning Commission Staff that documents all proposed lots will have adequate building sites and yard areas with driveway grades not exceeding a 15% grade. Those 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.
6. Compliance with the recommendations outlined in the Traffic Impact Study prepared by CDM Smith as revised on April 6, 2016.
7. Certification on the final plat by the applicant's surveyor that there is at least 300 feet of sight distance in both directions along Everett Rd. and 400 feet of sight distance in both directions along Yarnell Rd. at the proposed subdivision entrances.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Working with the Knox County Greenways Coordinator on establishing the 50' wide greenway easement that is identified on the concept plan.
10. Placing a note on the final plat that all lots will have access only to the internal street system.
11. 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, recreational amenities and drainage system.
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 this 94 acre tract with a mix of residential uses that includes a detached residential subdivision with 163 lots and a future multi-dwelling complex and assisted living facility. The detached residential subdivision which is located on the north side of Everett Rd., east side of Yarnell Rd. and south side of Hickory Creek will have street access to both Everett Rd. and

Yarnell Rd. The future multi-dwelling complex will be located on the south side of Everett Rd. along I-40. The assisted living facility will be located on the west side of Yarnell Rd. on the south side of Hickory Creek. The applicant has identified the Hickory Creek stream buffer and area on the north side of the Creek remaining as undisturbed common area.

The Knox County Commission approved the rezoning request for this site to PR (Planned Residential) at a density of up to 5 du/ac. on January 27, 2014.

In addition to the approval of the 163 lot subdivision, the applicant is requesting approval of the designation of future development sites for an assisted living facility and a multi-dwelling complex for up to 224 residential units as identified on the concept plan.

The preliminary site grading plan identified a potential problem with having adequate building sites in the area of Lots 74-89. Staff has recommended a condition that the applicant provide a detailed grading plan prior to design plan approval that documents that adequate building sites are available on all proposed lots.

The proposed subdivision will include sidewalks on one side of the main streets with connections to the amenity area and future connections to the future assisted living facility and the multi-dwelling complex. The "Knoxville-Knox County Park, Recreation and Greenways Plan" identifies a Greenway Corridor along Hickory Creek. Staff is recommending that the applicant work with the Knox County Greenways Coordinator on establishing the 50' wide greenway easement along the north side of Hickory Creek as identified on the concept plan.

Action: Approved **Meeting Date:** 4/14/2016

- Details of Action:**
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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 12 conditions

Date of Approval: 4/14/2016 **Date of Denial:** **Postponements:** 3/10/2016

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: