

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
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

File Number: 3-SC-15-C **Related File Number:** 3-G-15-UR
Application Filed: 1/26/2015 **Date of Revision:**
Applicant: HMH DEVELOPMENT, INC.

PROPERTY INFORMATION

General Location: North side of Hardin Valley Rd., northeast side of East Gallaher Ferry Rd.
Other Parcel Info.:
Tax ID Number: 116 02927 **Jurisdiction:** County
Size of Tract: 44.57 acres
Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a 21' pavement width within a 40' - 60' right-of-way, and E. Gallaher Ferry Rd., a major collector street with a 19' pavement width within a 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residence and vacant land / 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:** 2.2 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 E 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)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Massey Creek

No. of Lots Proposed: 98 No. of Lots Approved: 98

Variances Requested:

1. Increase maximum street grade on Road A at STA 8+90 through STA 14+00, from 12% to 15%.
2. Increase maximum street grade on Road B at STA 4+69 through STA 10+30, from 12% to 15%.
3. Vertical curve variance on Road B at STA 4+69, from 300' to 185".
4. Reduction of intersection property line radii at the intersection of Road A and Hardin Valley Rd., from 25' to 0'.

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 1-4 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 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 hatched 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. Revising the concept plan to include a sidewalk along one side of Road A and Road B that would provide a pedestrian connection between Hardin Valley Road and E. Gallaher Ferry Road. The sidewalk shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and shall be installed at the time the street improvements are installed for the subdivision.
6. Revising the concept plan to include a street stub-out on the east side of Road A that would be in alignment with Road B.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Certification on the final plat by the applicant's surveyor that 300' of sight distance exists in both directions at the proposed subdivision entrances on Hardin Valley Rd. and E. Gallaher Ferry Rd.
9. Placing a note on the final plat that all lots will have access from the internal road system only.
10. Working with the Knox County Greenways Coordinator on establishing the greenway easements that are identified on the concept plan.
11. 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.
12. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Comments: The applicant is proposing to subdivide this 44.57 acre tract into 98 detached residential lots at a density of 2.2 du/ac. Access for the subdivision will be from both Hardin Valley Rd. and E. Gallaher Ferry Rd.

A concept plan had previously been approved for this property on August 10, 2006 (7-SD-06-C/7-C-06-UR) for 104 detached residential lots. The previous plan had access only to E. Gallaher Ferry Rd. because the "Orange Route" would have cut-off access to Hardin Valley Rd. That concept plan has

expired.

A Traffic Impact Study prepared by CDM Smith was submitted for the proposed subdivision. The Study identified acceptable levels of service at the proposed subdivision entrances. The study did identify the need to improve sight distance at both entrances. The applicant will be required to certify that the required sight distance will be available at both entrances prior to certification of the final plat.

The proposed subdivision includes a common area along the E. Gallaher Ferry Rd. street frontage and Conner Creek. The common area will include an amenity area with a pool. The applicant has agreed to work with the Knox County Greenways Coordinator on establishing a fairly wide greenway easement that will allow for a transition from Conner Creek to E. Gallaher Ferry Rd.

While the applicant has stated that he is not providing sidewalks as an amenity within the subdivision, Staff is recommending a condition that a sidewalk be included along one side of Road A and Road B that would provide a pedestrian connection between Hardin Valley Road and E. Gallaher Ferry Road. along these two major streets within the subdivision. This would allow for safe pedestrian access to the amenity area, future greenway and any commercial development that may occur in the CA (General Business) zoned property at the intersection of Hardin Valley Rd. and Marietta Church Rd.

Staff has also recommended a condition that a street stub-out be included on the east side of Road A in alignment with Road B. This would allow a street connection to this larger undeveloped tract to the east on the north side of Conner Creek.

Action: Approved as Modified **Meeting Date:** 3/12/2015

- Details of Action:**
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 hatched 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.
(Condition re sidewalks deleted by MPC 3-12-15)
 5. Revising the concept plan to include a street stub-out on the east side of Road A that would be in alignment with Road B.
 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 7. Certification on the final plat by the applicant's surveyor that 300' of sight distance exists in both directions at the proposed subdivision entrances on Hardin Valley Rd. and E. Gallaher Ferry Rd.
 8. Placing a note on the final plat that all lots will have access from the internal road system only.
 9. Working with the Knox County Greenways Coordinator on establishing the greenway easements that are identified on the concept plan.
 10. 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.
 11. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

Summary of Action: APPROVE variances 1-4 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 11 conditions

Date of Approval: 3/12/2015 **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:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: