



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 4-SA-06-C

AGENDA ITEM #: 12

AGENDA DATE: 4/13/2006

▶ **SUBDIVISION:** WILLOW BROOK

▶ **APPLICANT/DEVELOPER:** LEGACY BUILDERS

OWNER(S): LEGACY BUILDERS

TAX IDENTIFICATION: 57 I A 011

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side of W. Beaver Creek Dr, southwest of Fairlane Dr

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 12.05 acres

▶ **ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached single family subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned RA residential. Development surrounding the site consists of detached single family dwellings.

▶ **NUMBER OF LOTS:** 22

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

ACCESSIBILITY: Access is via W. Beaver Creek Dr., a major collector street with a pavement width of 19' within a 40' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance from 187.5' to 125' at sta 10+75 of Road A.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because of sites shape and topography and the proposed variance will not create a traffic hazard**

APPROVE the Concept Plan subject to 13 conditions

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (ORD. 91-1-102).
3. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
4. Provision of stormwater detention facilities as required by the Knox County Dept. of Engineering and Public Works
5. Provision of the required dedication of 35' from the center line along the site's frontage on W. Beaver Creek Dr.
6. Provision of the required 25' radius at the property line and at the edge of pavement at the proposed intersection of Road A and W. Beaver Creek Dr.
7. Provision of the required 75' transition radius in the proposed cul de sac
8. Establishing minimum floor elevations for lots 17 - 24 as required by the Knox County Dept. of Engineering and Public Works

9. Review and approval by MPC staff of the proposed relocation of the existing power lines to insure that each proposed lot will have a suitable building site
10. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
11. Meeting all applicable requirements of the Knox County Zoning Ordinance
12. Certification on the final plat by the applicant's engineer that there is 450' of sight distance in both directions on W. Beaver Creek Dr. at the entrance road and at the proposed driveway to lot 24
13. A final plat application based on this concept plan will not be accepted for review by MPC until a certification of design plan has been submitted to the MPC Staff.

COMMENTS:

The applicant is proposing to subdivide this 12.05 acre tract into 24 lots at a density of 1.99 du/ac. The site is zoned RA (Low Density Residential). A tributary to Beaver Creek crosses the site. Due to proximity of the lots to the 100 and 500 year flood elevations of Beaver Creek, the applicant will have to establish a minimum floor elevation for 8 of the proposed lots. Additionally, a construction buffer zone of 30' on each side of the center line of the creek must be maintained throughout the development process.

An overhead power line crosses the site. The plan notes that the power line is to be relocated. Staff will need to review the planned relocation in order to determine if each proposed lot will have a suitable building site.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services. Hallsdale Powell Utility district can provide water and sewer and KUB can provide electrical and natural gas service to the site.
2. Any school age children living in this development are presently zoned to attend Powell Elementary, Powell Middle, and Powell High Schools.
3. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area. The predominant use in the area is detached single family dwellings.
4. Drainage will be directed into the existing drainage ways on this site. Stormwater detention, grading and drainage plans will be required that meet Knox County's regulations.

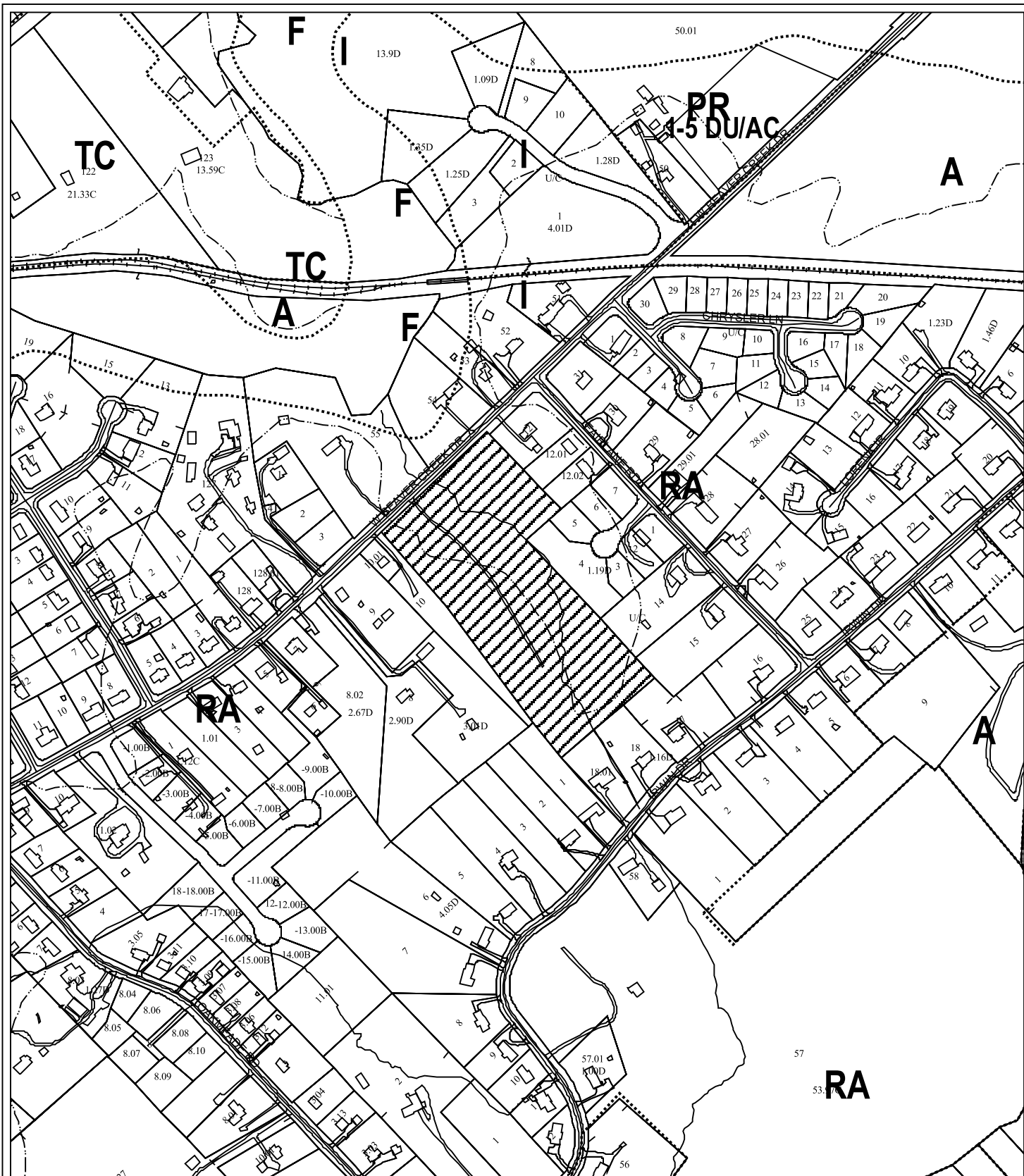
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within the RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The North County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The RA zoning approved for this site allows a density of approximately four dwellings per acre. The proposed development density is 1.99 dwellings per acre complies with the adopted Sector Plan and current zoning of the site.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.

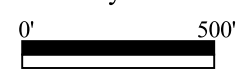


**4-SA-06-C
CONCEPT PLAN**

Subdivision: Willow Brook
 Map No: 57
 Jurisdiction: County

 Approval of a Concept Plan

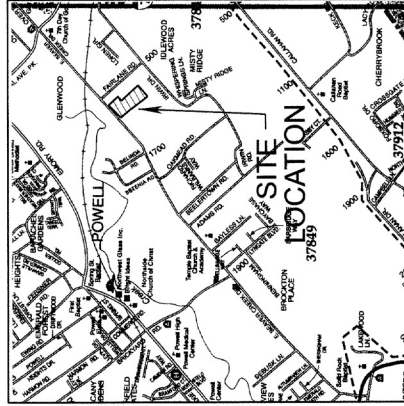
Original Print Date: 03/27/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



CONCEPT PLAN

WILLOW BROOK SUBDIVISION
DISTRICT NO. SIX
KNOX COUNTY, TENNESSEE

CLT: 057-I GROUP A
PARCEL: 011



LOCATION MAP



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

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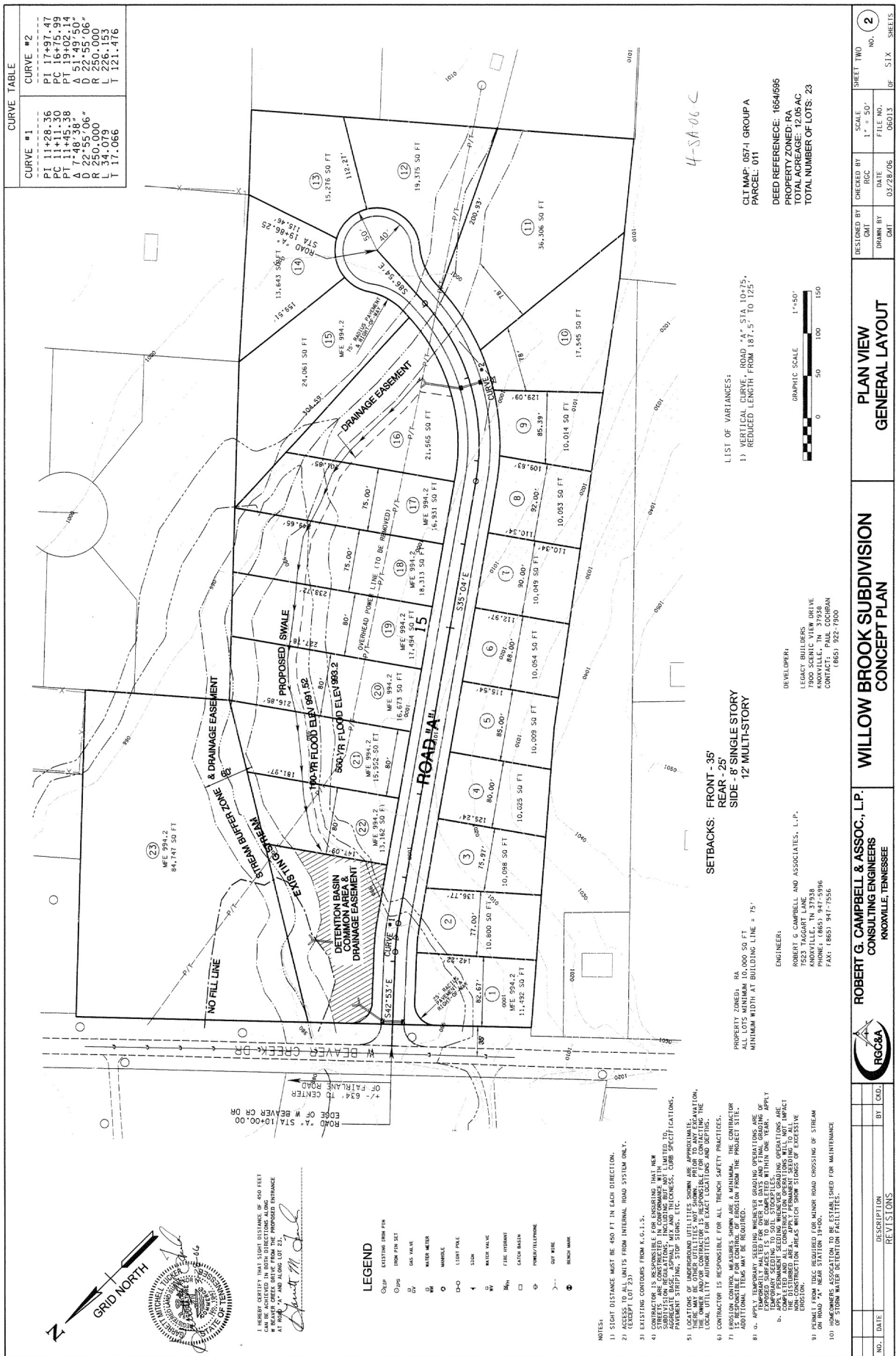
CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A TENNESSEE LICENSED PROFESSIONAL ENGINEER AND THAT I AM THE ENGINEER OF RECORD FOR THE CONCEPT PLAN AND ACCOMPANYING DRAWINGS, ORDINANCES AND RESOLUTIONS FOR THE SUBDIVISION REGISTRATION EXCEPT AS HEREIN OTHERWISE SPECIFIED IN A REPORT WITH THE PROPOSITION PLAN'S SUBMISSION.

David M. Clark
 ENGINEER
 TENNESSEE CERTIFICATE NO. _____



CONCEPT PLAN
 4-SA-06-C

REVISED
 3-29-06



ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

PLAN VIEW GENERAL LAYOUT

DESIGNED BY: CHECKED BY: SCALE: SHEET TWO
DRAWN BY: DATE: 1" = 50'
FILE NO. 06013 OF SIX
NO. 2