



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

▶ **FILE #:** 3-SD-06-C **AGENDA ITEM #:** 17  
3-G-06-UR **AGENDA DATE:** 3/9/2006

▶ **SUBDIVISION:** STONEWOOD CREEK (FKA CREEK STONE)  
▶ **APPLICANT/DEVELOPER:** WORLEY BUILDERS, INC.  
OWNER(S): RON WORLEY WORLEY BUILDERS, INC

---

TAX IDENTIFICATION: 31 36  
JURISDICTION: County Commission District 8

▶ **LOCATION:** South side of Bud Hawkins Rd., east of Shipe Rd.

SECTOR PLAN: Northeast County  
GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 45.9 acres

---

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Residence and vacant land

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

SURROUNDING LAND USE AND ZONING: North: Residence and vacant land / A (Agricultural)  
South: Residences / A (Agricultural)  
East: Residence and vacant land / A (Agricultural)  
West: Residence / A (Agricultural)

---

▶ **NUMBER OF LOTS:** 91

SURVEYOR/ENGINEER: Kenneth Church

ACCESSIBILITY: Access is via Bud Hawkins Rd., a minor collector street with a 19' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

---

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 12 conditions**

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. Including the 60' right-of-way dedication along Bud Hawkins Rd. on the final plat.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions on Bud Hawkins Rd. at the subdivision entrance and for Lots 31 - 35 on the north side of Bud Hawkins Rd. If 300' of sight distance cannot be achieved for the entire frontage of Lots 31 - 35, specific driveway locations shall be identified on the plan where the sight distance is met.

6. Providing on-site turnarounds for the driveways for Lots 31 - 35.
7. Providing a note on the final plat that Lots 1, 17 - 19 and 29 shall have access only to the internal street system.
8. Meeting all applicable requirements and obtaining all required permits from the U.S. Army Corps of Engineers and Tennessee Department of Environment and Conservation for any alteration of the wetlands and blueline stream.
9. 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 drainage system.
10. Prior to certification of the final plat for the subdivision, recording all applicable documents for the conservation easement protecting the wetland and creek.
11. Meeting all requirements of the approved use on review development plan.
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.

► **APPROVE the plan for up to 91 detached single family dwellings on individual lots subject to 2 conditions**

1. Meeting all applicable requirements of the approved concept plan.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the PR District and the other criteria for approval of a Use-on-Review.

**COMMENTS:**

The applicant is proposing to subdivide this 45.9 acre tract into 91 lots at a density of 1.98 du/ac. The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 2 du/ac on June 9, 2005. The rezoning was approved by Knox County Commission on August 22, 2005.

With a total of 91 lots, a traffic impact study was required and submitted for the subdivision. A recommendation of the traffic study that will be implemented by the Knox County Department of Engineering and Public Works is converting the intersection of Bud Hawkins Rd. and Shipe Rd. into an all-way stop traffic control intersection. At the time that Knox County Commission had considered the rezoning request, it had been determined by the Knox County Department of Engineering and Public Works that it was not feasible for the applicant to widen Bud Hawkins Rd. back to Shipe Rd, due to existing site conditions along that stretch of the road.

There is one existing residence on the property that will be located on Lot 30 and will keep the existing access onto Bud Hawkins Rd. The five lots (Lots 31 - 35) located on the north side of Bud Hawkins Rd. will have direct access to the existing road. The applicant's surveyor will have to certify on the final plat that there is 300' of sight distance in both directions on Bud Hawkins Rd. at the subdivision entrance and for Lots 31 - 35. If 300' of sight distance cannot be achieved for the entire frontage of each lot, specific driveway locations shall be identified on the plan where the sight distance is met. On-site turnarounds will be required for the driveways for Lots 31 - 35.

There is a blueline stream and wetland located on the property near the center of the proposed subdivision. The applicant has designated this area as common area and is recommending a conservation easement to protect the wetlands and stream. Approval will be required from the U.S. Army Corps of Engineers and Tennessee Department of Environment and Conservation for any alteration of the wetlands and blueline stream. The applicant has been in contact with a representative of the Tennessee Stream Mitigation Program concerning participating in the program.

**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 since utilities are available to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with other PR zoning and subdivision development in the area.
3. The subdivision includes a proposed common area and conservation easement in the area of the wetlands and creek which will help to protect these important natural resources.
4. Any school age children living in this development are presently zoned to attend Ritta Elementary, Holston Middle and Gibbs High Schools.

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

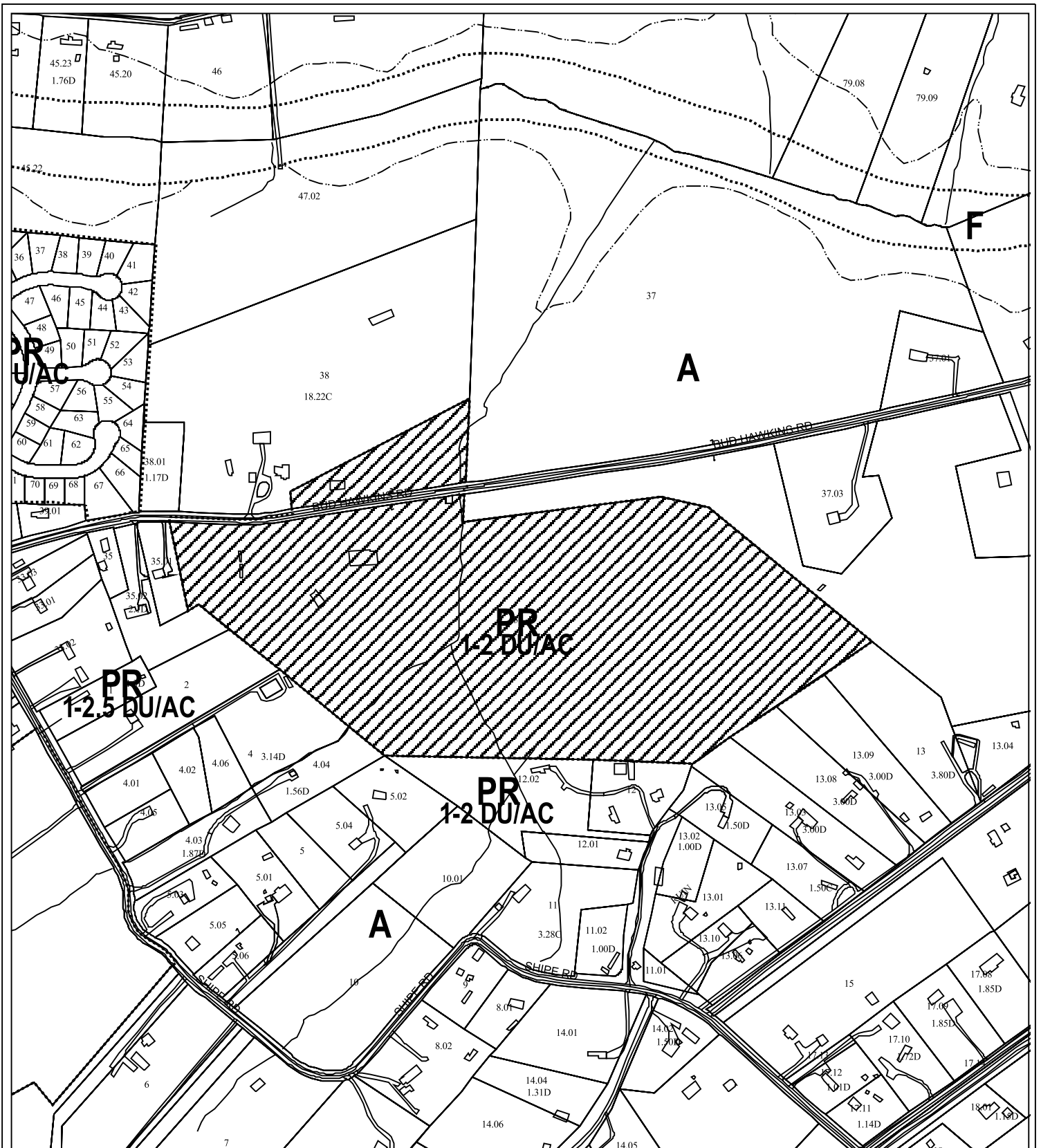
1. The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northeast County Sector Plan designates this property for low density residential uses. The PR zoning for the site allows a density up to 2 du/ac. With the overall density of 1.98 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

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



3-SD-06-C/3-G-06-UR  
 CONCEPT PLAN/USE ON REVIEW

 Detached single-family subdivision in PR (Planned Residential)

Original Print Date: 02/24/06    Revised: 03/01/06  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Stonewood Creek  
 Worley Builders, Inc.

Map No: 31

Jurisdiction: County



CS 006 LTS

# Concept Plan of Stonewood Creek Subdivision

TAX MAP 31 PARCEL 36  
DISTRICT: 8 KNOX COUNTY, TENNESSEE  
FEBRUARY 4, 2006  
REVISED FEBRUARY 25, 2006



3-5-D-06.c  
3-6-06-02  
2-27-06

LOT LINE INFORMATION  
SCALE: 1" = 100'



PREPARED BY:  
KENNETH D. CHURCH  
REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR  
P.O. BOX 51923  
KNOXVILLE, TENNESSEE 37950-1423  
PHONE: 865-919-1020  
FAX: 865-986-5488

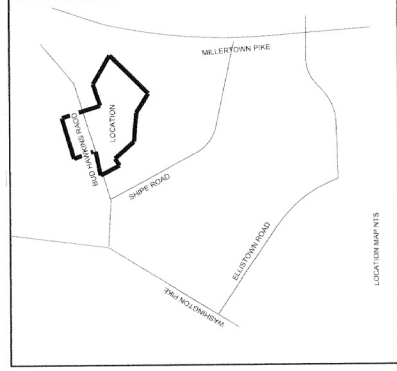
SETBACKS  
35' PERIPHERAL  
5' FRONT  
5' SIDE  
15' REAR



DEVELOPER  
WORLEY BUILDERS, INC.  
P.O. BOX 71022  
KNOXVILLE, TENNESSEE 37938  
PHONE: 865-922-2600  
FAX: 865-922-2602

TOTAL LOTS 91  
TOTAL ACRES 45.90 +/-

CS 001-PLAN



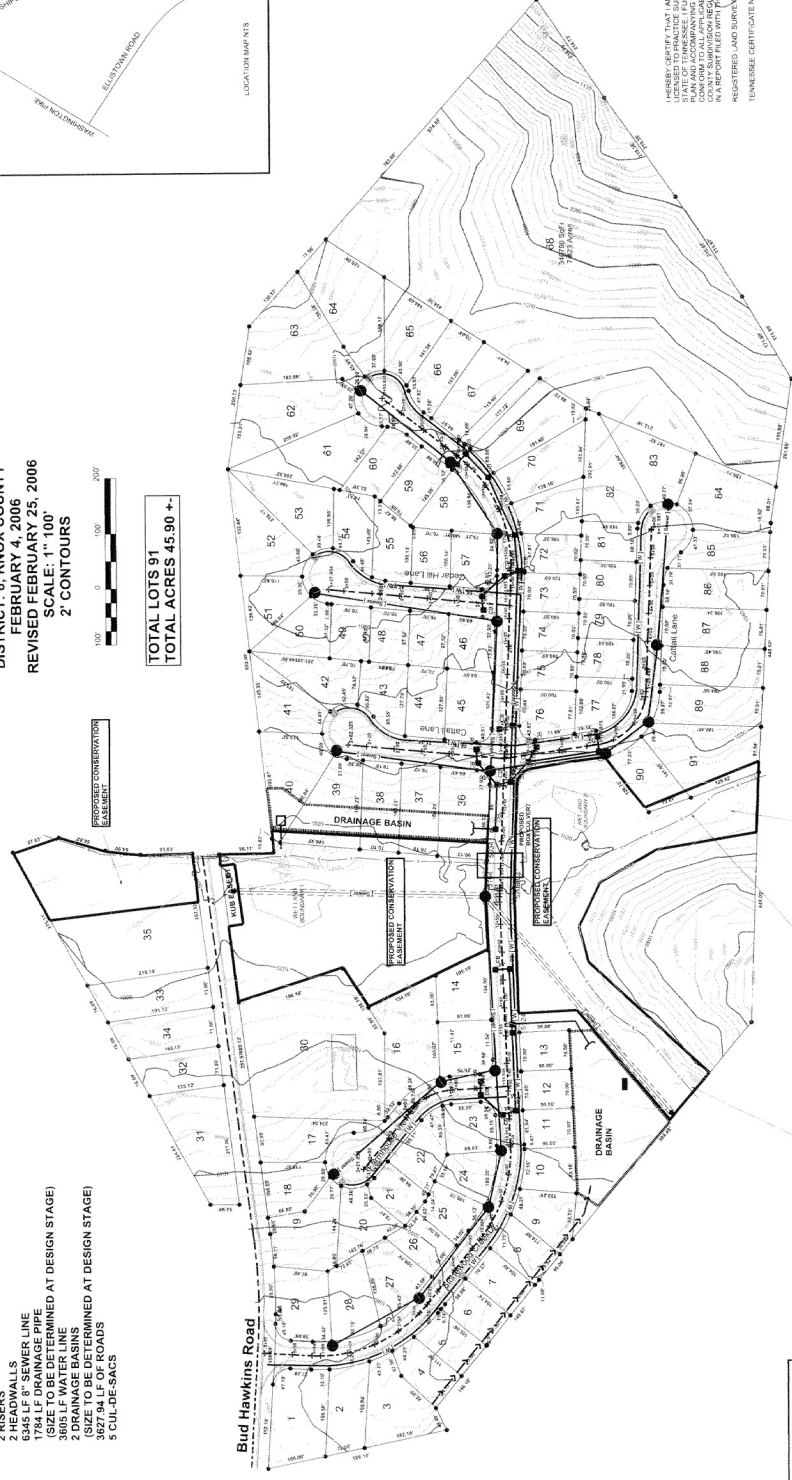
# Concept Plan of Stonewood Creek Subdivision

TAX MAP 31 PARCEL 36  
DISTRICT: 8, KNOX COUNTY  
FEBRUARY 4, 2006  
REVISED FEBRUARY 25, 2006  
SCALE: 1" = 100'  
2' CONTOURS

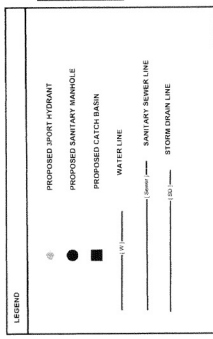


TOTAL LOTS 91  
TOTAL ACRES 45.90 +/-

- LIST OF ESTIMATED IMPROVEMENTS
- 19 MANHOLES
  - 26 CATCH BASINS
  - 2 HEADWALLS
  - 6345 LF 8" SEWER LINE
  - 1784 LF DRAINAGE PIPE (DETERMINED AT DESIGN STAGE)
  - 3685 LF WATER LINE
  - 2 DRAINAGE BASINS
  - (SIZE TO BE DETERMINED AT DESIGN STAGE)
  - 2627.34 LF OF ROADS
  - 9 CUL-DE-SACS



**STREAM MITIGATION PROPOSED**  
THE TENNESSEE STREAM MITIGATION PROGRAM  
TENNESSEE WILDLIFE RESOURCES FOUNDATION  
CONTACT: GREG BABBIT  
PHONE: 865-310-2131



CONCEPT  
PLAN  
3-5P-06-C  
3-6-06-66  
U.O.R.  
DATE

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE INFORMATION CONTAINED ON THIS MAP WAS OBTAINED FROM A REPUTABLE SOURCE AND THAT I HAVE REASONABLE DOUBT AS TO THE ACCURACY OF THE INFORMATION REPORTED HEREON. I HAVE REPORTED THIS INFORMATION TO THE TENNESSEE COMMISSION ON LAND SURVEYING AND TO THE TENNESSEE SURVEYORS ASSOCIATION.

REGISTERED LAND SURVEYOR: *[Signature]*  
TENNESSEE CERTIFICATE NUMBER: 27009

## PLAN FOR PROPOSED UTILITIES AND DRAINAGE

PREPARED BY:  
KENNETH D. CHURCH  
PROFESSIONAL ENGINEER AND LAND SURVEYOR  
P.O. BOX 51423  
KNOXVILLE, TENNESSEE 37950-1423  
PHONE: 865-919-1020  
FAX: 865-986-5468



DEVELOPER  
WORLEY BUILDERS INC.  
P.O. BOX 71022  
KNOXVILLE, TENNESSEE 37938  
PHONE: 865-922-2600  
FAX: 865-922-2602





3-SD-06-C  
3-G-06-UR  
#17

---

TO: MPC Staff and Planning Commissioners

FROM: Ron W. Worley, Jr., President, Worley Builders, Inc.

MEETING DATE: March 9, 2006

SUBJECT: File Number 3-SD-06-C & 3-G-06-UR

---

I. Site Drainage

- A. AMEC has “**Delineated**” the site and identified (2) two small wetlands.
- B. **Ken Jones with U.S. Army Corps. Of Engineers** has been on site and agrees with the delineated areas.
- C. **Larry Everette with T.D.E.C., Water Pollution Control**, has been on site and agrees with the delineated areas.
- D. **Greg Babbitt with TSMP (Tennessee Stream Mitigation Program)** has been on site and analyzed the streams across the subject property and is recommending this site for their program. (Please see attached “TSMP” Brochure for explanation of the program.)

II. Design

- A. “**Conservation Easement**” has been proposed on the submitted Concept Plan to provide a “Low Impact” Development and preserve the natural surroundings of this property.
- B. Common areas, a large “Green Space” and deeper lots have been intentionally designed to allow neighboring properties the largest buffers possible.
- C. There are no variance request to allow for an ideal concept design.

III. Road Conditions

- A. Per **Traffic Impact Study** performed by **Cannon & Cannon P.E.** the roads are sufficient.
- B. Per **Bruce Weuthrich** on Wednesday, February 22, 2006, the roads are sufficient.

IV. Neighborhood Meeting

- A. On February 15, 2006 at 5:30 p.m. (2) two officers with Worley Builders, Inc. along with myself met with any concerned area property owners. I gave them a copy of our Concept Plan and answered their questions. **Greg Babbit** with the TSMP was also kind enough to attend our meeting and explain their Stream Mitigation Program and Encourage them to participate along with us. (see attached Property Registration Sheet).

Thank you for your consideration of granting my request.



2/15/06 5:30 P.M.

meeting with Bud Hawkins Rd. property owners  
& Greg Babbitt w/ T.S. MPC

<u>Signature</u>	<u>Address</u>
	President Worley Builders, Inc.
	V.P. of OPERATIONS WORLEY BUILDERS, INC.
	U.P. OF REAL ESTATE WORLEY BUILDERS INC.
Jerry Armstrong	7805 Bud Hawkins Rd., Coryton TN 37721-4303
Tom Woods	7811 Bud Hawkins Rd., Coryton TN 37721-4303
Ron Smith	7722 Bud Hawkins Rd., Coryton, TN 37721-4302
Jeanne Trout	7608 Bud Hawkins Rd., Coryton, TN 37721
George Lee	7610 Bud Hawkins Rd., Coryton, TN 37721-4301

..... INTRODUCTION

The southeastern United States boasts some of the most diverse freshwater habitats in the world. Tennessee alone has more than 60,000 miles of freshwater streams, but these seemingly endless aquatic resources are being altered at an alarming rate. From the dark, slow-moving bayous meandering through the bottomland hardwoods of West Tennessee to the rushing trout streams cascading down the Appalachian Mountains in East Tennessee, these resources are seriously threatened by human activities. Many of the problems facing aquatic habitats are caused by changes in land use, including agricultural and forestry practices, mining operations, impoundments, and mechanized land clearing associated with development. These changes have had a profound impact on both physical and chemical water quality and have resulted in the elimination or significant degradation of the aquatic habitat that supports Tennessee's rich aquatic biodiversity.

Through many of the activities that threaten aquatic resources are not regulated, direct physical alterations to Tennessee's streams are regulated by both state and federal agencies. The U.S. Army Corps of Engineers (USACE) regulates dredge and fill activities under §404 of the federal Clean Water Act (CWA). The Tennessee Department of Environment and Conservation's (TDEC) Division of Water Pollution Control regulates physical alterations under §401 CWA and the Tennessee Water Quality Control Act of 1977 (TWQCA). The Tennessee Valley Authority (TVA) asserts jurisdiction over alterations to the Tennessee River and its tributaries under §26a of the Tennessee Valley Authority Act (TVA Act). These regulations state that for any permitted alteration that results in a loss or degradation, agencies will require compensatory mitigation, which is the process of replacing or enhancing the resource value of degraded systems. Permitted alterations that could require compensatory mitigation include fill, encapsulation, channel modifications, channel relocations, and impoundments.

Until recently, compensatory mitigation has been solely the responsibility of the permittee. The result has often been poorly designed projects that fail to fully offset impacts. The Tennessee Stream Mitigation Program (TSMMP) was created to reverse this trend by placing the obligation of compensatory mitigation in the hands of resource managers with the knowledge and expertise to implement mitigation projects that adequately offset permitted physical impacts.

..... ABOUT THE TSMMP

The Tennessee Stream Mitigation Program (TSMMP) is a product of the Stream Mitigation Review Team (SMRT), an interagency committee composed of resource managers from the USACE, TDEC, the U.S. Environmental Protection Agency (EPA), TVA, the U.S. Fish and Wildlife Service (USFWS), and the Tennessee Wildlife Resources Agency (TWRA). Through this program, a permittee has the option to pay a fee to the TSMMP to provide the compensatory stream mitigation required. The advantage of this mitigation option is that the work is performed by experienced professionals under the direction of the SMRT. The SMRT directs the establishment, use, and operation of the TSMMP. As such, the result should be meaningful compensatory mitigation that benefits habitat and water quality throughout the state.

The Tennessee Wildlife Resources Foundation (TWRFF) sponsors this new program. Founded in 1999, the TWRFF is a nonprofit organization that supports the interests of the Tennessee Wildlife Resources Agency. The TWRFF raises money by soliciting gifts, donations, grants, contracts, and memorial bequests to be used for land acquisition, educational programs, and research. The TWRFF is an ideal host for this program because both it and the TSMMP share one overriding objective: to conserve and protect Tennessee's unique and threatened natural resources.

..... HOW THE TSMMP WORKS

The TSMMP funds mitigation projects on degraded streams throughout the state. Through valuable partnerships with government agencies such as the Natural Resources Conservation Service (NRCS), TDEC, the Tennessee Department of Agriculture (TDA), and nonprofit conservation groups, the TSMMP identifies streams where the physical habitat has been impaired or degraded. With permission and cooperation from participating riparian landowners, the TSMMP designs and implements mitigation projects that benefit both the stream and the landowner. All TSMMP projects are constructed at no cost to the landowner. Mitigation projects are monitored for success over a period of two to five years and must be protected by perpetual conservation easements held by the TWRFF. Some examples of mitigation opportunities and techniques are listed below.

**Stream Restoration** Changes in land use have had a profound effect on Tennessee's streams. Riparian forests were converted to agricultural lands, and streams were channelized to facilitate drainage and abate flooding. As a result, many of the natural functions of these altered streams have been destroyed. **Stream restoration** is the process of returning a significantly degraded, disturbed, or totally altered stream, including the adjacent riparian zone and flood-prone area, to a natural stable condition based on reference conditions. Restoration will typically include rebuilding the appropriate channel pattern, profile, dimensions, and riparian zone to the extent that watershed conditions will allow.

**Bank Stabilization** Sediment is the single largest pollutant of Tennessee streams. Excessive sedimentation can result in the elimination of critical habitat for invertebrates and spawning fish. Sediment is introduced into streams from many different sources. Runoff from agricultural fields, commercial and residential land development, and unround forestry practices transports tremendous quantities of sediment into our streams. Stream bank erosion is another major source of sediment. It can be caused by natural channel evolution, but more commonly is a symptom of the loss of riparian vegetation. **Bank stabilization** is the process of permanently stabilizing actively eroding stream banks. This can be accomplished by re-sloping vertical banks and using bio-engineering techniques that incorporate living materials, rock, and structures that reduce the erosive near-bank velocities and provide in-stream habitat.

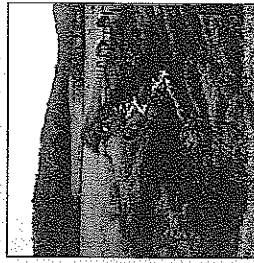


Photo courtesy of CEC



Photo courtesy of TSMMP

**Riparian Restoration** A healthy riparian zone is a critical component of a healthy stream. A well-forested riparian zone provides canopy, buffers polluted runoff, and provides important wildlife corridors. Streams with little or no riparian vegetation commonly have vertical, eroding banks and degraded in-

stream habitat. Hundreds of tons of valuable topsoil are lost each year to bank erosion that could easily be remedied by riparian restoration. **Riparian restoration** involves replacing the native riparian vegetation that has been removed from a degraded stream. Riparian restoration not only increases the ecological value and overall health of a stream, but it also increases the aesthetic value of the entire stream corridor.

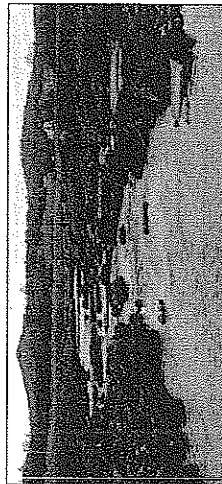


Photo courtesy of CEC

**Livestock Exclusion** Insensitively managed livestock operations can have a negative impact on water quality. Unrestricted livestock access often results in excessive sedimentation from trampled banks, nutrient loading from livestock waste, as well as the elimination of in-stream habitat and riparian vegetation. **Livestock exclusion** involves protecting streams from unrestricted livestock access in areas where their presence has significantly degraded the stream. Livestock exclusion is often accomplished by constructing fences with limited-access crossings and providing landowners with alternative off-stream watering systems.

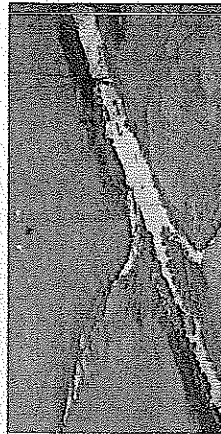


Photo courtesy of CEC

..... **PROJECT SELECTION**

The TSMF funds only projects that have been approved by the SMRT. Preference is given to larger mitigation projects providing the greatest ecological benefit. Often, these projects will include publicly owned lands or multiple privately owned lands. Projects are selected, approved, and funded based on the following criteria:

- Preference is given to projects in the same Level III Ecoregion (Griffith, G.E., et al., 1997), six-digit HUC, or, ideally, same eight-digit HUC as the impacts.
- Projects will generally be located on streams within one stream order of the impact streams.
- The ratio of urban to rural streams impacted should be generally replicated in project locations.
- All other factors being equal, priority should be given to 303(d) streams for which stream mitigation efforts may provide a means to alleviate the causes of water quality and/or habitat impairment.

..... **CONSERVATION EASEMENTS & LANDOWNER BENEFITS**

The TSMF provides numerous benefits to participating landowners. The most direct, measurable benefits are the restoration of a degraded stream, the repair of eroding stream banks, and the reclamation of a riparian buffer. TSMF mitigation projects stop the wasteful erosion that carries away valuable land and prevent participating landowners from watching helplessly as their riparian property washes downstream. TSMF projects increase both the monetary and aesthetic value of riparian lands and allow tax incentives for participating landowners. The TSMF is required to protect every mitigation project with a conservation easement. **Conservation easements** can ensure that the mitigation projects are protected in perpetuity by prohibiting certain activities or land uses within the designated area, while allowing landowners to retain ownership of the property. Additionally, landowners may deduct the value of the donated easement as a charitable contribution.

..... **CONTACT THE TSMF**

The TSMF encourages landowners, environmental groups, and others to submit proposed mitigation project sites that will be evaluated against the mitigation requirements within a given watershed and the project selection criteria. Interested parties may obtain project applications directly from the TSMF or local NRCS offices. For more information, including downloadable applications in PDF format, visit the TSMF website.



Tennessee Stream Mitigation Program  
 Ellington Agricultural Center  
 P.O. Box 41489  
 Nashville, TN 37204-0747  
 (615) 831-9311  
[www.tnstreammitigationprogram.com](http://www.tnstreammitigationprogram.com)

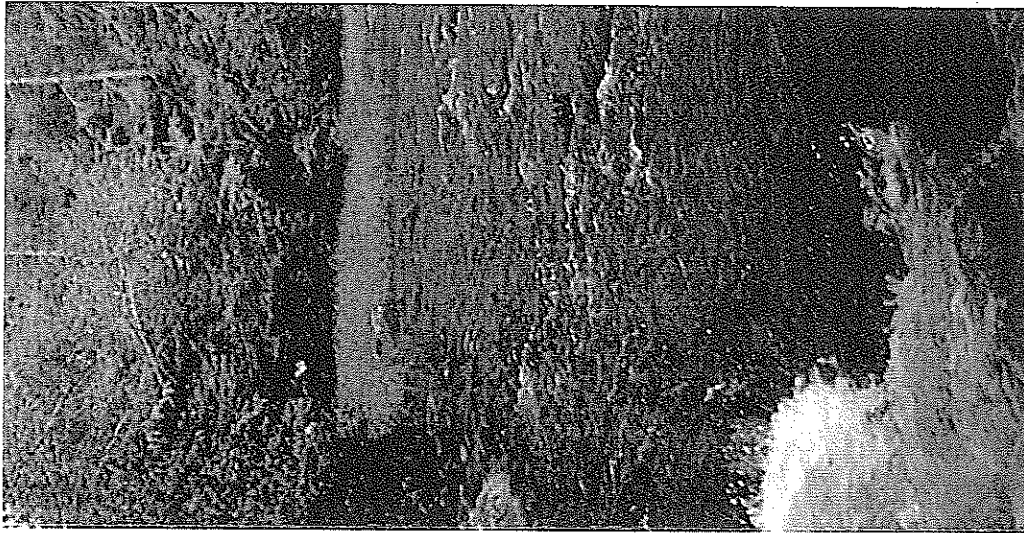


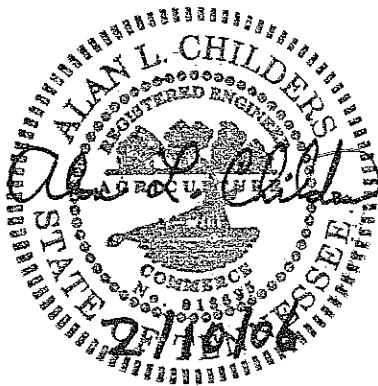
Photo by Jonathon Burr, TDEC

3-SD-06-C  
3-G-06-UR

**Traffic Impact Study**

**Creek Stone Subdivision  
Knox County, TN**

**February 10, 2006**



**CCI Project File No. 00525-0002**

**Prepared for:  
Worley Builders Inc. and Realtors  
P.O. Box 71022  
Knoxville, TN 37938  
Tel: (865) 922-2600  
Fax: (865) 922-2602**

## EXECUTIVE SUMMARY

This report provides a summary of the traffic impact study that was performed for a proposed residential development to be located off Bud Hawkins Road in Northeast Knox County, tentatively called Creek Stone Subdivision. The project is approximately six miles northeast of Interstate 640, east of Washington Pike. The concept plan for this project proposes a subdivision development with a total of 92 single family dwelling units at full build-out. The development entrance will be at a new three-leg intersection on Bud Hawkins Road, located just to the east of Shipe Road.

The purpose of this study was the evaluation of the traffic operational and safety impact of the proposed development upon the adjacent portion of Bud Hawkins Road. Of particular interest was the intersection of Bud Hawkins Road with Shipe Road. The evaluation was performed assuming full build-out of the subdivision.

The following summarizes the study conclusions and recommendations:

- 1.) No major negative traffic volume related impacts will result from construction of the proposed Creek Stone Subdivision. In fact, capacity analyses of anticipated full build-out conditions for the Bud Hawkins Road and Shipe Road intersection indicated excellent operational conditions (LOS "A") for all time periods.
- 2.) The roadway width on Bud Hawkins Road varies from approximately 16.5 to 18 feet between Shipe Road and the proposed subdivision entrance. Widening this section of Bud Hawkins Road to 18 feet, per Knox County standards, should be considered.
- 3.) Intersection corner sight distance for the proposed subdivision access intersection on Bud Hawkins Road was found to be in excess of 400 feet looking both directions. The posted speed limit is 30 mph, so the Knox County requirement for a minimum 300 foot sight distance is adequately satisfied.
- 4.) It is recommended that the intersection of Bud Hawkins Road and Shipe Road be converted to all-way stop traffic control. This recommendation is a result of roadway geometry and sight distance considerations, as opposed to traffic volume considerations.