



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

▶ **FILE #:** 10-SC-06-C **AGENDA ITEM #:** 20
10-B-06-UR **AGENDA DATE:** 10/12/2006

▶ **SUBDIVISION:** CREEKHEAD WOODS
▶ **APPLICANT/DEVELOPER:** VARNER HOMES & DEVELOPMENT, LLC
OWNER(S): DAVID VARNER

TAX IDENTIFICATION: 20 101.02
JURISDICTION: County Commission District 7

▶ **LOCATION:** West side of Bell Rd., south of Brackett Rd.

SECTOR PLAN: North County
GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 6.18 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Telecommunications tower and vacant land / I (Industrial)
South: Vacant land and residences / A (Agricultural)
East: Approved subdivision under construction / PR (Planned Residential)
West: Vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 12

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Bell Rd., a major collector street with an 18' pavement width within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Variance to reduce the intersection spacing between the proposed subdivision street and Mountain Rise Dr., from 300' to 149.5'.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the site's location and available sight distance restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to 9 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Providing documentation to the Knox County Department of Engineering and Public Works at the Design Plan stage of the subdivision that 300' of sight distance exists in both directions along Bell Road at the subdivision entrance.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both

directions along Bell Rd. at the subdivision entrance.

5. Prior to submission of an application for final plat approval for any lots in this project, the applicant must contract with a geotechnical engineer to review this site and determine if a suitable building site is contained on each proposed lot. The geotechnical study must be reviewed and approved by the Knox County Department of Engineering and Public Works prior to submission of the final plat.
6. Providing a notation on the final plat that all lots will have access only to the internal street system.
7. Revising the minimum floor elevation for Lot 12 to 1056.0.
8. Meeting all requirements of the approved use on review development plan.
9. 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 development plan for up to 12 detached residential dwellings on individual lots subject to 2 conditions.**

1. Meeting all applicable requirements of the approved concept subdivision 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 and a Use-on-Review.

COMMENTS:

The applicant has submitted a new concept plan for the proposed subdivision of this 5.988 tract into 12 detached residential lots at a density of 1.94 du/ac. A previous concept plan approved for this site by the Planning Commission (9-SB-05-C/9-A-05-UR) on November 10, 2005 proposed 6 lots with each lot having direct access to Bell Rd. With limited sight distance to the north along Bell Rd., the single access street to serve all lots is a major improvement.

Staff is recommending a condition that the applicant's surveyor provide documentation to the Knox County Department of Engineering and Public Works at the Design Plan stage of the subdivision, that 300' of sight distance exists at the proposed subdivision entrance.

On conducting our site visit, staff had observed spoil material on the site that may have been dumped from the quarry operation on the east side of Bell Rd. Based on our observations and the comments in the attached letter from the Tennessee Department of Environment and Conservation concerning karst features in the area, Staff is recommending a condition that the applicant contract with a geotechnical engineer to review this site and determine if a suitable building site is contained on each proposed lot. The geotechnical study must be reviewed and approved by the Knox County Department of Engineering and Public Works prior to submission of the final plat.

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 all utilities are available to serve this site.
2. The proposed detached single-family subdivision at a density of 1.94 du/ac, is consistent in use and density (up to 3 du/ac) with the existing zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.
3. Any school age children living in this development are presently zoned to attend Halls Elementary and Middle Schools and Gibbs High School.

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

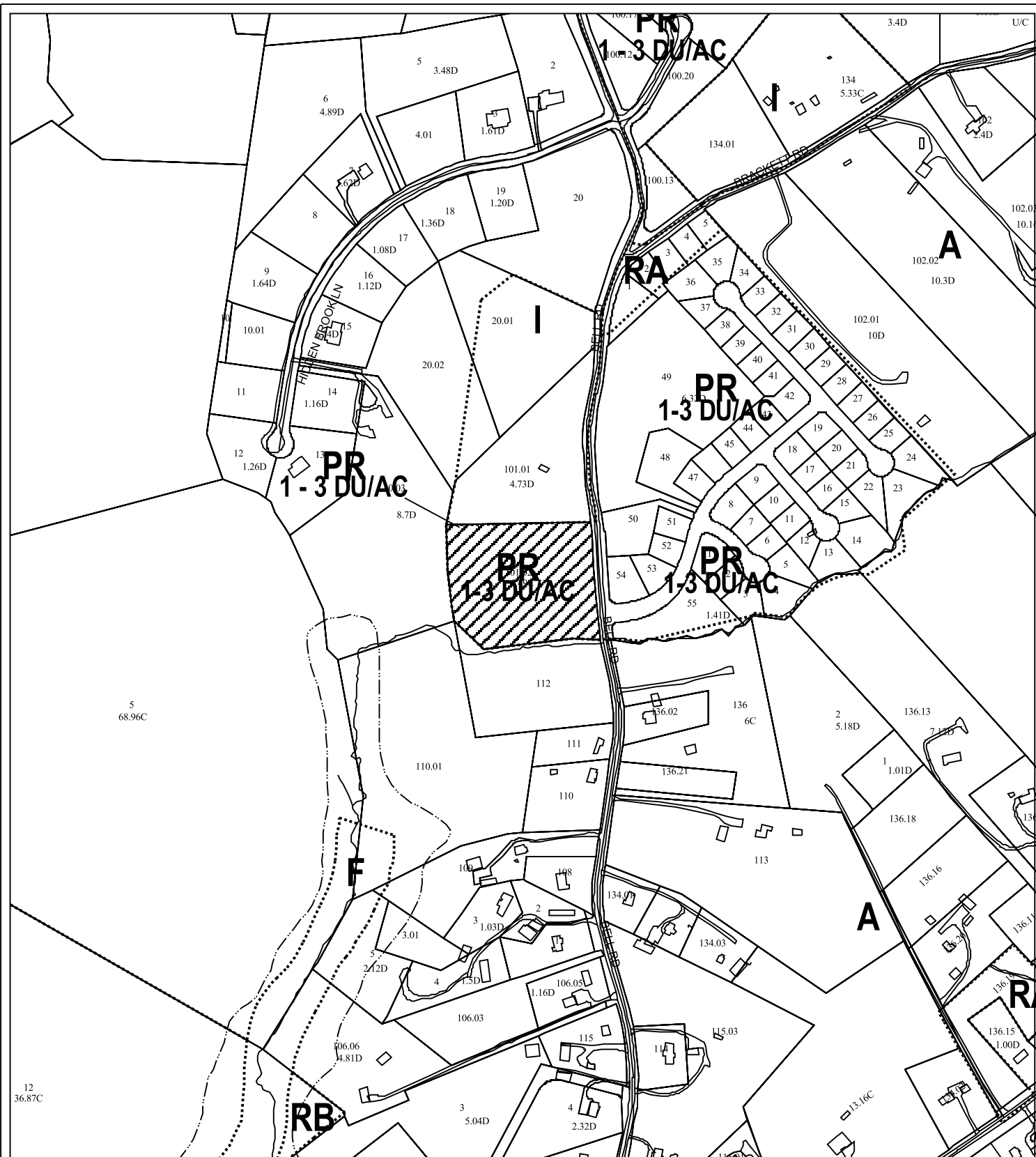
1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is 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 North County Sector Plan designates this property for low density residential with a maximum density of 5 du/ac. The PR zoning approved for the site allows a density up to 3 du/ac. At a proposed density of 1.94 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth 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.



10-SC-06-C/10-B-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 09/27/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Creekhead Woods
 Varner Homes
 & Development, LLC
 Map No: 20

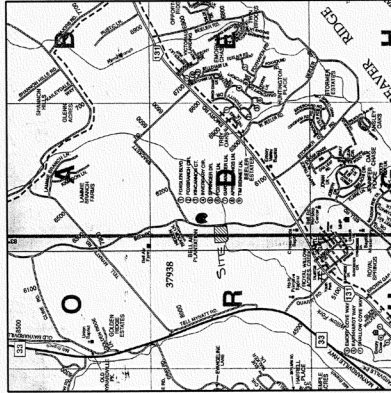
Jurisdiction: County



CONCEPT PLAN

CREEKHEAD WOODS SUBDIVISION DISTRICT NO. SIX KNOX COUNTY, TENNESSEE

CLT: 020
PARCELS: 101.02



ENGINEER:
ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
204 W. MAIN STREET
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

DEVELOPER:
WARNER HOMES & DEVELOPMENT
P.O. BOX 70728
KNOXVILLE, TN 37937
PHONE: (865) 922-4118
(865) 922-4118

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED IN THIS CONCEPT PLAN AND THE STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE TENNESSEE SURVEYING ACT AND ALL APPLICABLE PROVISIONS OF THE PLANNING COMMISSION.

SURVEYOR
TENNESSEE CERTIFICATE NO. 19427

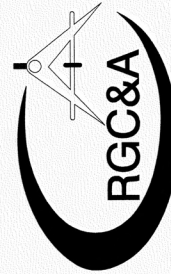


CONCEPT
PLAN

REVISED
7-29-06
U.O.R.
DATE

10-SC-06-C
10-B-06-UR

LOCATION MAP



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





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STATE OF TENNESSEE
DEPARTMENT OF ENVIRONMENT AND CONSERVATION
WATER SUPPLY
6th Floor 401 Church Street
Nashville, Tennessee 37243

September 18, 2006

Garry Tucker
Robert G. Campbell & Associates
7523 Taggart Lane
Knoxville, Tennessee 37938

RE: Sinkhole determination
Creekhead Woods, Knoxville, Knox County, Tennessee
UIC File: KNX General

Mr. Tucker:

The Division of Water Supply has reviewed your request for a sinkhole determination for the Creekhead Woods Subdivision property located on Bell Road Knoxville Tennessee. The Division after review of all available topographic maps and field documentation from the inspection on September 12, 2006 considers the contours shown on the Knoxville GIS Map to reflect the spoil pile from the abandoned quarry across from the site.

If at any time during the clearing or construction of the property any karst features are discovered then all work around the area is to stop. Erosion control devices straw bales and silt fence are to be placed and this Division is to be notified within twenty-four (24) hours of the discovery.

Extreme caution should be used whenever working in an area where karst features are present. The filling and construction of commercial or residential properties on or in a sinkhole or other karst feature could cause the structure to become unstable. A sinkhole by nature is an unstable geologic area, which has no permanent means of stabilization and is subject to times of movement and settling. This uncontrollable movement may cause some damage to any permanent structure placed on or around the karst feature. The State of Tennessee assumes no responsibility in potential consequences of building on or around filled depressions of any kind at any time.

It should be noted that the Division's review of this permit application was limited to water quality issues. The review did not include an evaluation of the property's potential to flood or of possible flooding impacts on adjacent properties due to modification of drainage patterns on karst features. The storm water management and drainage requirements of local zoning regulations should be followed.

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Mr. Tucker
Creekhead Woods
UIC File: KNX General
September 18, 2006
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The issuance of this letter does not convey any property rights in either real or personal property, or any exclusive privileges, nor does it authorize any injury to private property or any invasion of personal rights, nor any infringement of federal, State, or local laws or regulations.

Please note that several counties and municipal governments have imposed stricter regulations on the use and treatment of karst features. Check with the local planning and zoning departments for these regulations. This authorization does not convey any authority over county or municipal governments that hold stricter regulations on karst features.

Our issuance of this letter does not imply that this procedure is exempt from future changes or restrictions in the Underground Injection Control (UIC) Regulations, or any additional requirements set forth by the Division in order to protect the groundwater of Tennessee.

Should you have any questions or comments please feel free to contact me at (615) 532-9224.

Sincerely,



Scotty Sorrells
Geologist
UIC Program Coordinator
Division of Water Supply

c: DWS-Knoxville EFO
File