



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

▶ **FILE #:** 7-SC-07-C **AGENDA ITEM #:** 19  
 7-E-07-UR **AGENDA DATE:** 7/12/2007

▶ **SUBDIVISION:** SOUTH CREEK, UNIT 2  
 ▶ **APPLICANT/DEVELOPER:** WHITE CREEK, LLC  
 OWNER(S): White Creek, LLC

TAX IDENTIFICATION: 137 331  
 JURISDICTION: County Commission District 9

▶ **LOCATION:** West side of Tipton Station, southwest of Chapman Hwy.

SECTOR PLAN: South County  
 GROWTH POLICY PLAN: Planned Growth Area  
 WATERSHED: Burnett Creek & Stock Creek

▶ **APPROXIMATE ACREAGE:** 20.65 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural)  
 South: Residences / A (Agricultural)  
 East: South Creek Unit 1 / PR (Planned Residential)  
 West: Vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 66

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Tipton Station Rd., a major collector street with a 19' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Road C at STA 1+50, from 250' to 200'.
2. Horizontal curve variance on Road D at STA 6+00, from 250' to 175'.
3. Horizontal curve variance on Road D at STA 10+00, from 250' to 100'.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1-3 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 4 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. 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 66 detached residences on individual lots, subject to 1 condition**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zone and the other criteria for approval of a concept plan and use on review.

**COMMENTS:**

The concept plan for South Creek Subdivision was originally approved by the Planning Commission on June 10, 2004 for 95 detached residential lots on 35.59 acres at a density of 2.67 du/ac. The final plat for unit one of the subdivision was approved by the Planning Commission on May 12, 2005 for 29 lots. Since there was no additional action taken on the subdivision for over two years the concept plan expired. The applicant has resubmitted a concept plan for the remaining acreage for a total of 66 lots on 20.65 acres at a density of 3.2 du/ac. This revised concept has only minor changes from the previous approval.

A traffic impact analysis study was submitted with the original concept plan. It had been determined that with two access points to Chapman Hwy., one being signalized, off-site road improvements would not be required.

**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 in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with other subdivisions zoned PR (Planned Residential) in the area.

**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.
3. The approved PR zoning for the property allows a density up to 4 du/ac. At a proposed density of 3.2 du/ac this unit of the subdivision is consistent with the approved density.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The South County Sector Plan identifies the property as low density residential with a maximum density of 5 du/ac. At a proposed density of 3.2 du/ac, the subdivision is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

**ESTIMATED TRAFFIC IMPACT 707 (average daily vehicle trips)**

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

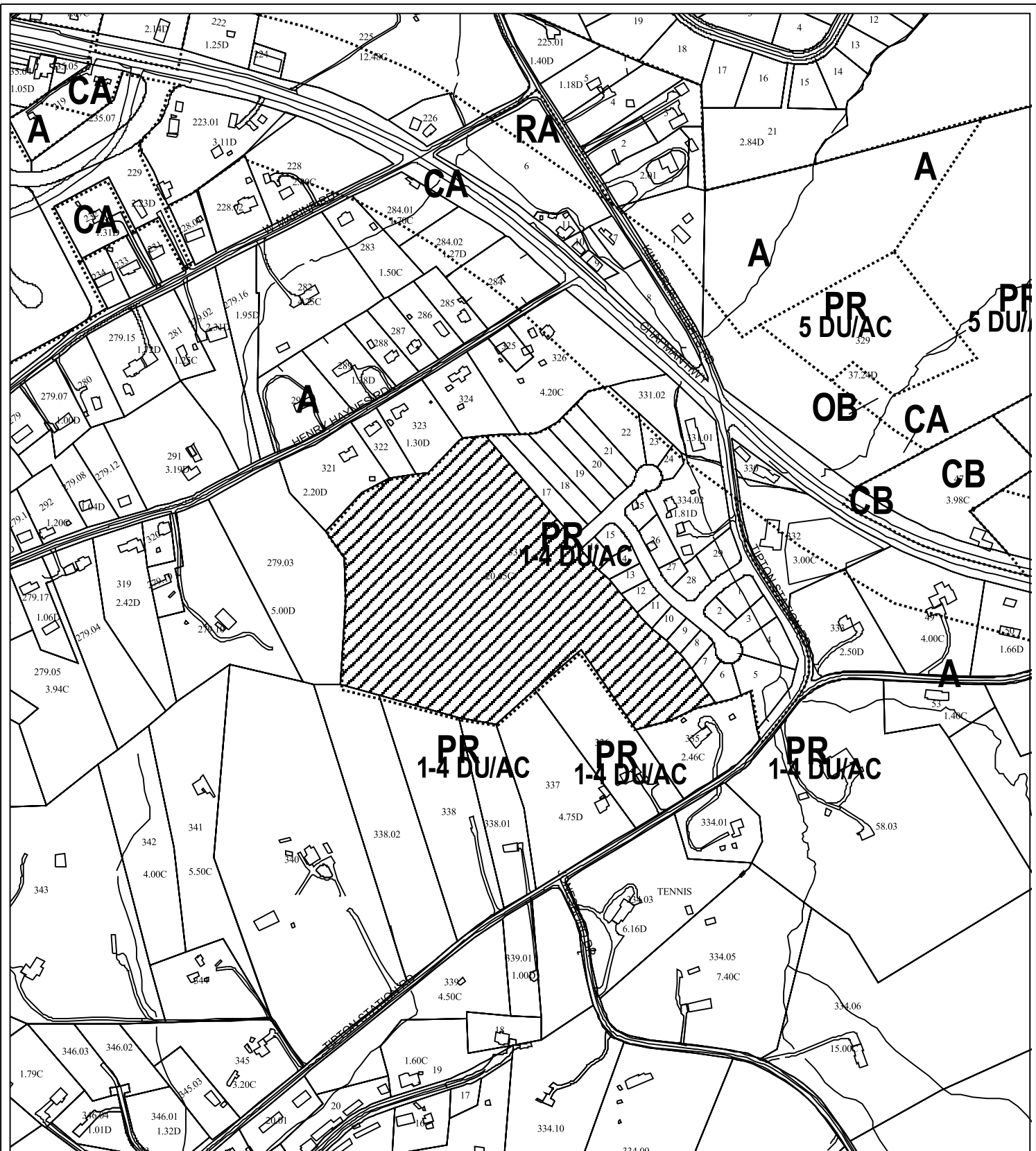
**ESTIMATED STUDENT YIELD: 25 (public and private school children, ages 5-18 years)**

Schools affected by this proposal: Bonny Kate Elementary, South-Doyle Middle, and South-Doyle High.


- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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.



7-SC-07-C/7-E-07-UR  
 CONCEPT PLAN/USE ON REVIEW

 Detached Residential Subdivision in PR (Planned Residential)

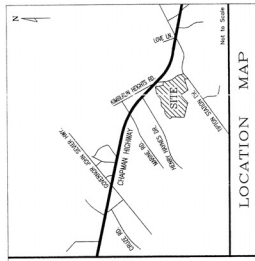
Original Print Date: 06/27/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: South Creek, Unit 2  
 White Creek, LLC

Map No: 137

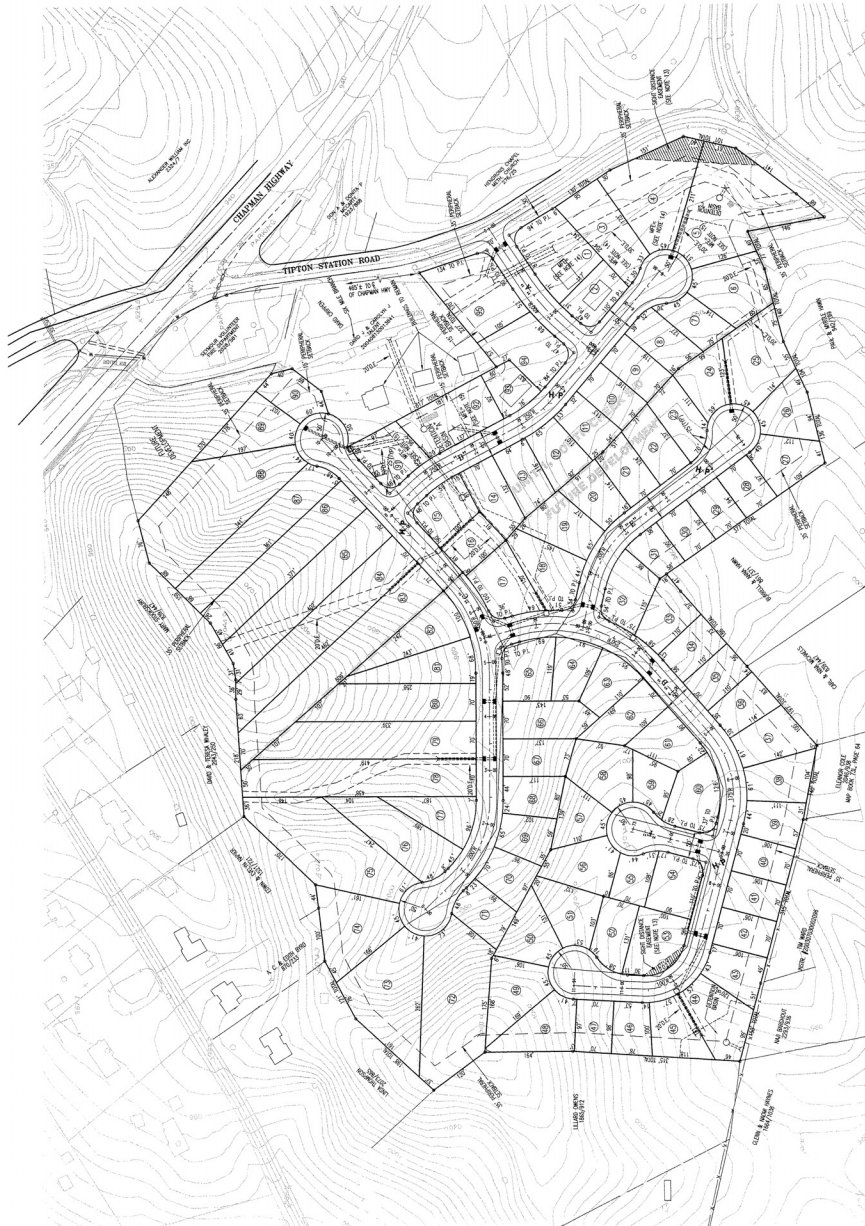
Jurisdiction: County





LOCATION MAP  
Map No. 2006

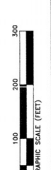
- NOTES:
1. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. LINES AND ROAD WALLETS SHALL BE LOCATED AS SHOWN UNLESS OTHERWISE NOTED. ALL EXTENSION OF LINES SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.
  3. THIS ENTIRE PROJECT CONFORMS APPROXIMATELY TO THE REQUIREMENTS OF THE INDIANA PUBLIC WORKS ACT, CHAPTER 36, ARTICLE 22, SECTION 2-2.1, AS AMENDED.
  4. ALL ROAD PROFILES ARE BASED ON BENCH MARK 1000.00.
  5. THIS PROJECT IS ZONED R1.
  6. ALL ROAD PROFILES ARE BASED ON BENCH MARK 1000.00.
  7. ALL UTILITY LINES SHALL BE LOCATED AS SHOWN UNLESS OTHERWISE NOTED.
  8. INTERSECTION AND/OR DRIVEWAYS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
  9. INTERSECTION AND/OR DRIVEWAYS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
  10. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  11. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  12. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  13. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.



CONCEPT PLAN

U.O.R.

DATE: 6-27-07



REVISIONS

NO. DATE DESCRIPTION

1 06/27/07 CONCEPT & DEVELOPMENT PLAN FOR UNIT-2, SOUTH CREEK S/D

CL MAP 137, PARCEL 34432 & 351

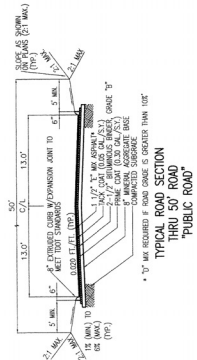
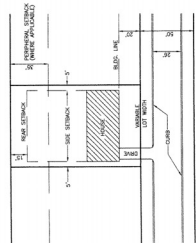
DISTRICT 5, INDIAN COUNTY, IN

CONTOUR INTERVALS: 4'

SHEET 1 OF 2 SHEETS

OWNER:  
WHITE CREEK, LLC  
SUITE 105  
10000 INDIANAVILLE AVENUE  
INDIANAVILLE, IN 47634  
PHONE: (866) 800-0981

DESIGNER: JAMES ANWAR, P.E.  
10000 INDIANAVILLE AVENUE  
SUITE 105  
INDIANAVILLE, IN 47634  
PHONE: (866) 800-0981



7-SC-07-C  
7-8-07-UR