



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

▶ **FILE #:** 9-SA-07-C

AGENDA ITEM #: 16

AGENDA DATE: 9/13/2007

▶ **SUBDIVISION:** CREEKSTONE

▶ **APPLICANT/DEVELOPER:** ALLEY AUCTION

OWNER(S):

TAX IDENTIFICATION: 73 172

JURISDICTION: County Commission District 8

▶ **LOCATION:** North side of Strawberry Plains Pk., east of Corum Rd.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Holston and French Broad Rivers & Lyon Creek

▶ **APPROXIMATE ACREAGE:** 10.61 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Development in this area consists of detached dwellings in the A agricultural and RA residential zones. There are a few businesses in the area, zoned CA, CB and PC commercial.

▶ **NUMBER OF LOTS:** 28

SURVEYOR/ENGINEER: Sterling Engineering

ACCESSIBILITY: Access is via Strawberry Plains Pike., a minor arterial street with a pavement width of 25' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Property line radius at the proposed entrance from 25' to 0'
2. Cul de sac transition radius from 75' to 25' at all locations

STAFF RECOMMENDATION:

▶ **APPROVE** variance 1 because the existing site topography restricts compliance with the Subdivision Regulations

DENY variance 2 because no hardship has been demonstrated

APPROVE the concept plan subject to 12 conditions

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Certification on the final plat by the applicant's engineer that there is 450' of sight distance in both directions at the proposed entrance
4. Provision of a 25' pavement radius at the intersection of Road A with Strawberry Plains Pk.
5. Improve the radius at the intersection of Road B with Road A by decreasing the proposed 75' radius
6. Connection to sanitary sewer and meeting any other applicable requirements of the Knox County Health Dept.
7. Provision of street names and a subdivision name which are consistent with the Uniform Street Naming and

Addressing System within Knox County (Ord. 91-1-102).

8. Place a note on the final plat that access to all lots will only be the internal road system.
9. Place a note on the concept plan that the grades at each intersection that are less than 3% have been reviewed and approved by the Knox County Dept. of engineering and Public Works.
10. Provision of the required 75' cul de sac transition radius
11. Final approval of the rezoning of al of this site to RA (Low Density Residential) by the Knox County Commission.
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 a detached residential subdivision that will contain 28 lots on this 10.61 acre site. The applicant has applied for rezoning of the southern portion of the site to RA (Low Density Residential). Action regarding this subdivision will be conditioned on the approval of the rezoning. Since this subdivision does not have a vehicular connection to the first phase of Creekstone, a new subdivision name will 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 sewer and water service is in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the development 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 the proposed RA (Low Density Residential) Zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the East County Sector Plan which propose low density residential uses.
2. The site is located within the Planned Growth Area on the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 321 (average daily vehicle trips)

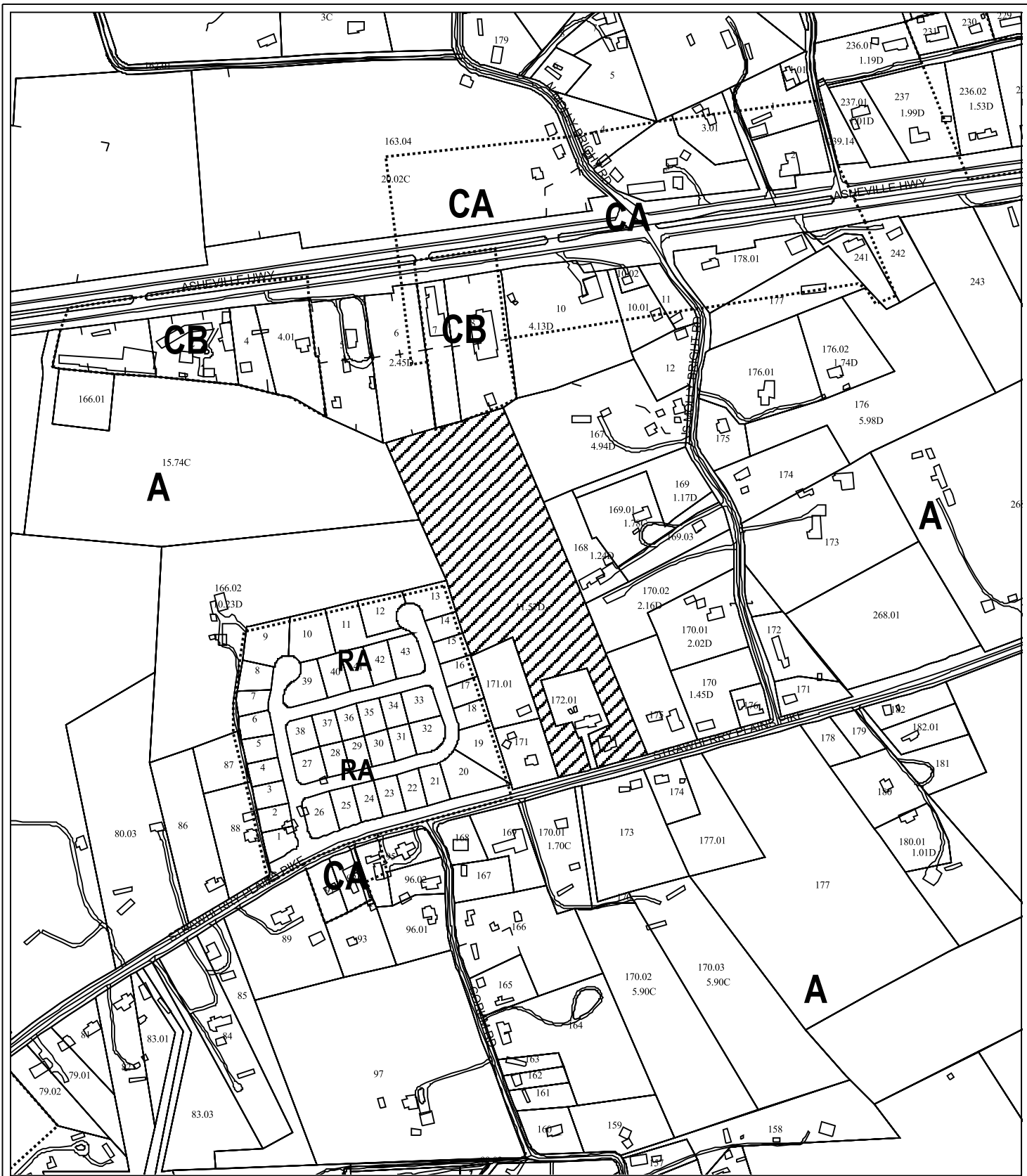
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 11 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Carter Elementary, Carter Middle, and Carter 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 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.




9-SA-07-C
CONCEPT PLAN

Subdivision: Creekstone

Map No: 73

Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 09/04/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





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KNOX COUNTY, TN

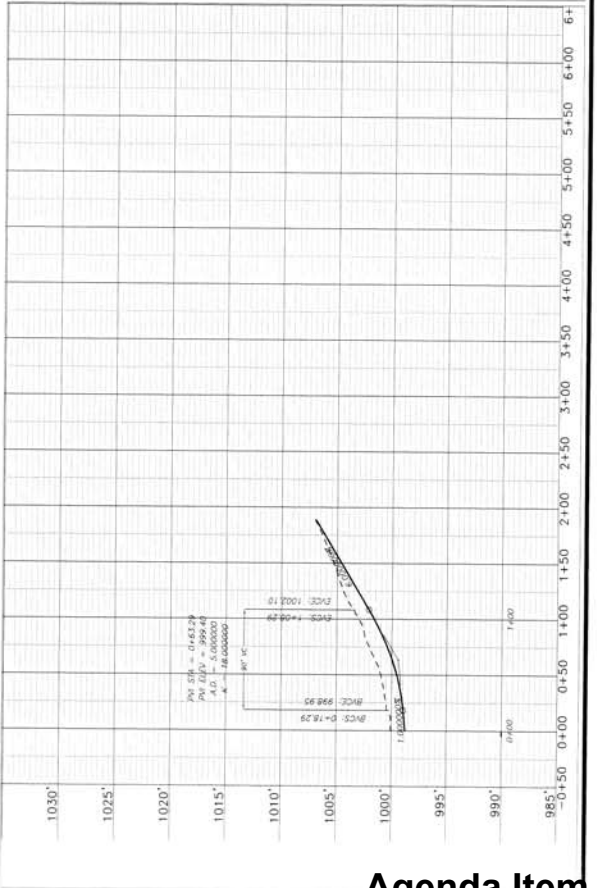
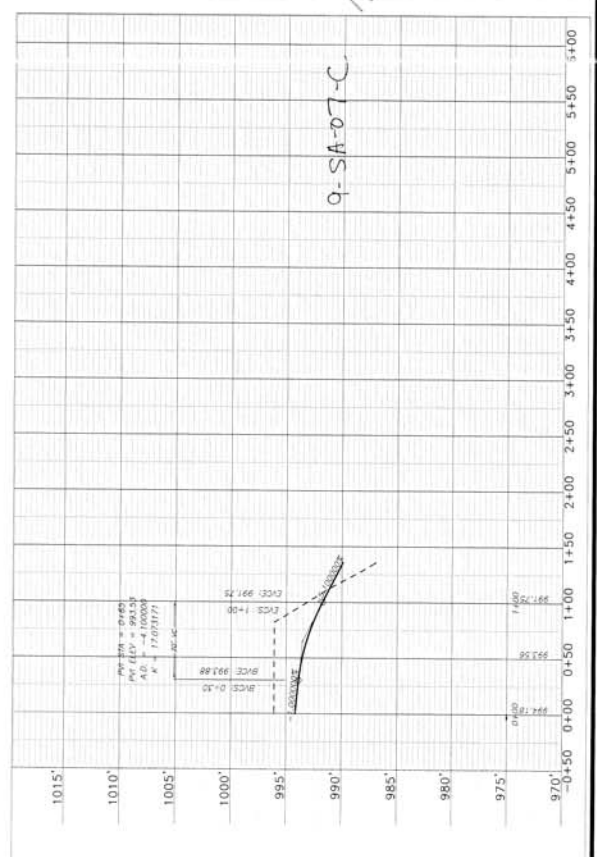
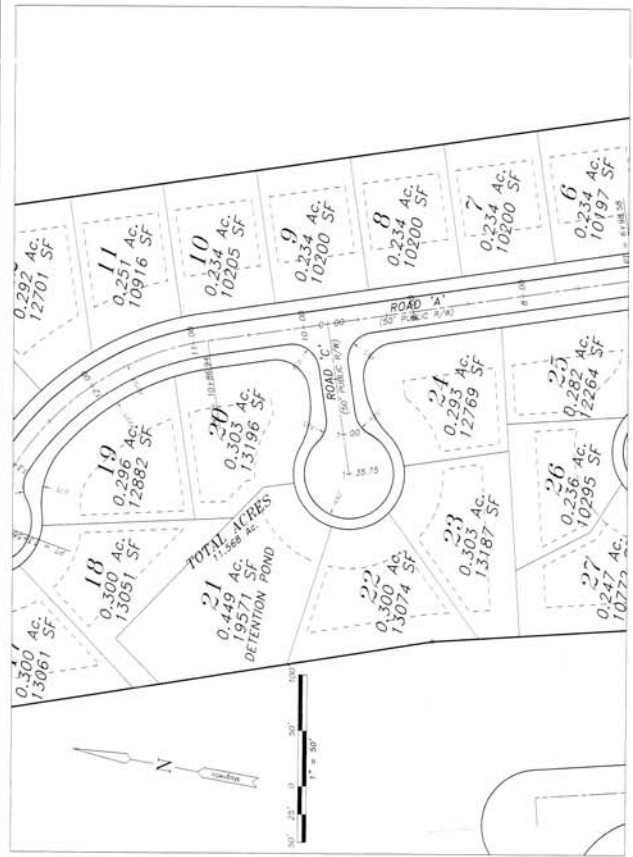
CREEKSTONE SUBDIVISION PHASE 2

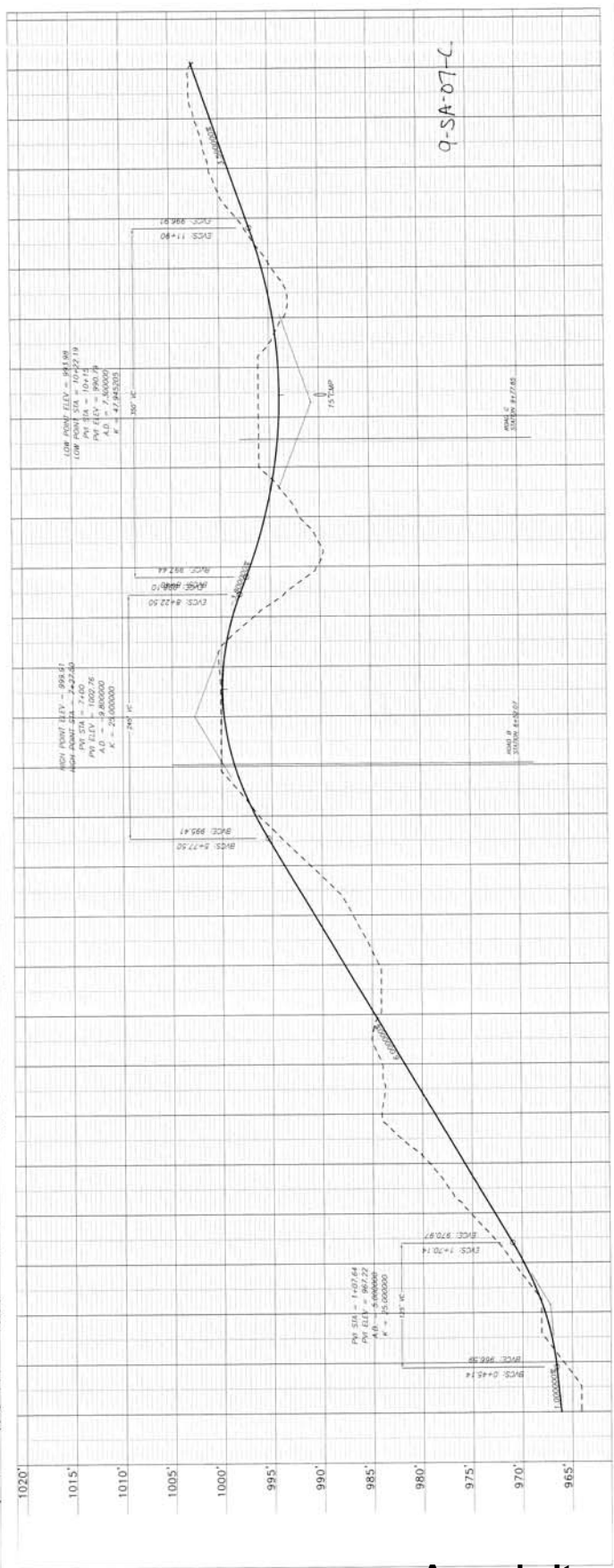
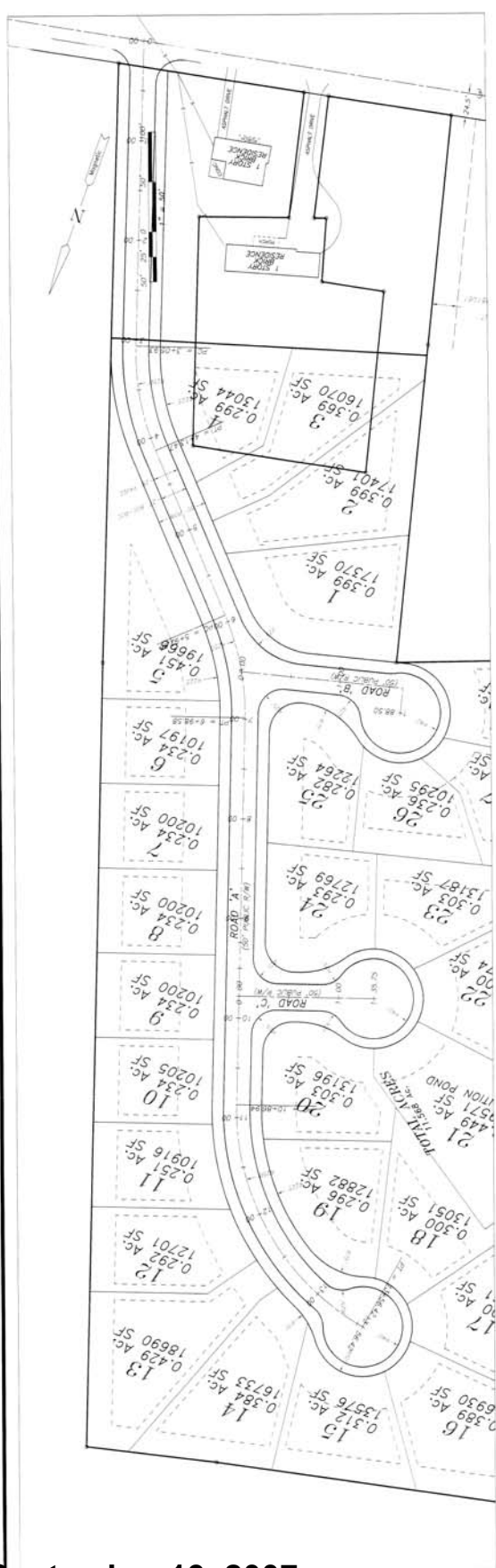
**ROAD B
ROAD C
ALLEY**



CR-2.1

DATE: 07/17/07
SCALE: 1" = 50'
DRAWING: 5519-CR2.1
PROJECT: SEI#5519







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KNOX COUNTY, TN

**CREEKSTONE SUBDIVISION
PHASE 2**

ALLEY
DRAINAGE AND GRADING PLAN

DATE	BY	REVISIONS



CD-1.1
SHEET
DATE: 6/21/07
SCALE: 1" = 30'
PROJECT: 5519-CD1.1
SE#5519



STERLING
SINCE 1919

LAND SURVEYING
ENGINEERING
ARCHITECTURE
LAND PLANNING

28 LOTS

CREEKSTONE SUBDIVISION
PHASE TWO
ALLEY AUCTION

KNOX COUNTY, TN

DATE	REVISIONS

PS

DATE: 6/26/07
DRAWN: CMR
SCALE: 1" = 40'
PROJECT: 5519RS
SET#5519

