



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

▶ **FILE #:** 3-SC-09-C

**AGENDA ITEM #:** 19

**AGENDA DATE:** 3/12/2009

▶ **SUBDIVISION:** WILLOW BAY FORMERLY QUARRY ROAD SUBDIVISION

▶ **APPLICANT/DEVELOPER:** ARNOLD TREECE

OWNER(S): Arnold Treece

TAX IDENTIFICATION: 29 023.06

JURISDICTION: County Commission District 7

▶ **LOCATION:** Northeast side of Quarry Rd., southeast of Maynardville Pk.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek (Willow Fork)

▶ **APPROXIMATE ACREAGE:** 7.18 acres

▶ **ZONING:** CA (General Business) & f (Floodway)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Residential and commercial subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant / RB (General Residential)  
South: Creek / F (Floodway) & A (Agricultural)  
East: Park & creek / F (Floodway) & A (Agricultural)  
West: Church & developing retail center / PC (Planned Commercial)

▶ **NUMBER OF LOTS:** 11

SURVEYOR/ENGINEER: Robert G. Campbell

ACCESSIBILITY: Access is via Quarry Rd., a local street with 20' of pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
1. Corner radius from 75' to 0' at Quarry Rd.  
2. Pavement radius from 75' to 25' at Quarry Rd.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

**APPROVE** the Concept Plan subject to the following 9 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. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
5. Establishment of a property owners association for the purpose of assessing fees for the maintenance of drainage structures, the proposed joint permanent easement (JPE), and all other commonly held assets.
6. Certification on the final plat by the applicant's surveyor that there is the required 300' of site distance in both directions along Quarry Rd. at the development's entrance.
7. All grading associated with the implementation of this plan is to occur on this site unless off-site grading

easements are obtained from the affected adjoining property owners

8. Place a note on the final plat that all units will have access only to the internal street system.

9. 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 to subdivide this 7.12 acre site into 11 lots. The lots will range in size from 1.7 acres to 10,345 square feet. Access to all of the lots will be from a joint permanent easement off Quarry Rd.

The southern portion of this property is located within the Beaver Creek Watershed (Willow Fork). Lots 6 through 11 are close enough to the designated no-fill area that minimum floor elevations (MFE) need to be established. Structures proposed within this area will be required to be built at least 1' above the MFE.

#### **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 water and sewer utilities can be provided to the site.
2. Due to stream protection designation for the subject property, the developer will be required to establish minimum floor elevations for the lots closest to the no-fill line. These restrictions will lessen the impact on water quality in the area.

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

1. The proposed subdivision meets the standards for development within the CA (General Business) zone and all other requirements of the Knox County Zoning Ordinance.

#### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North County Sector Plan identifies this property as commercial and stream protection. The CA zoning approved for this site will allow both residential and commercial uses. Development in the 100 year and 500 year floodway designations will be governed by the subdivision regulations as well as the Knox County Engineering Department and regulations set forth by FEMA.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

#### **ESTIMATED TRAFFIC IMPACT 225 (average daily vehicle trips)**

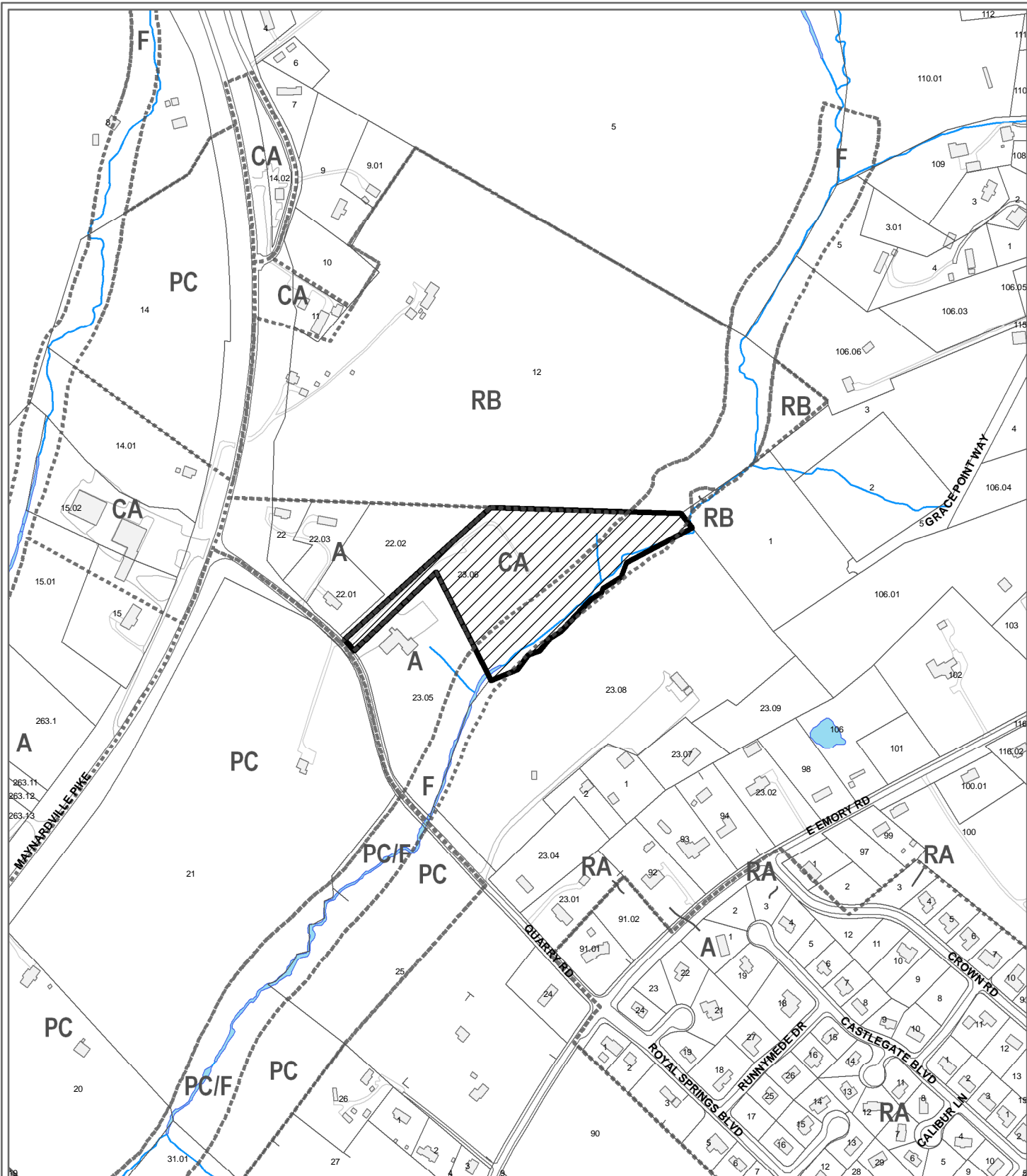
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

Schools affected by this proposal: Halls Elementary, Halls Middle, and Halls High.

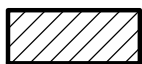
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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.



**3-SC-09-C  
CONCEPT PLAN**

Subdivision: Willow Bay formerly Quarry Road Subdivision



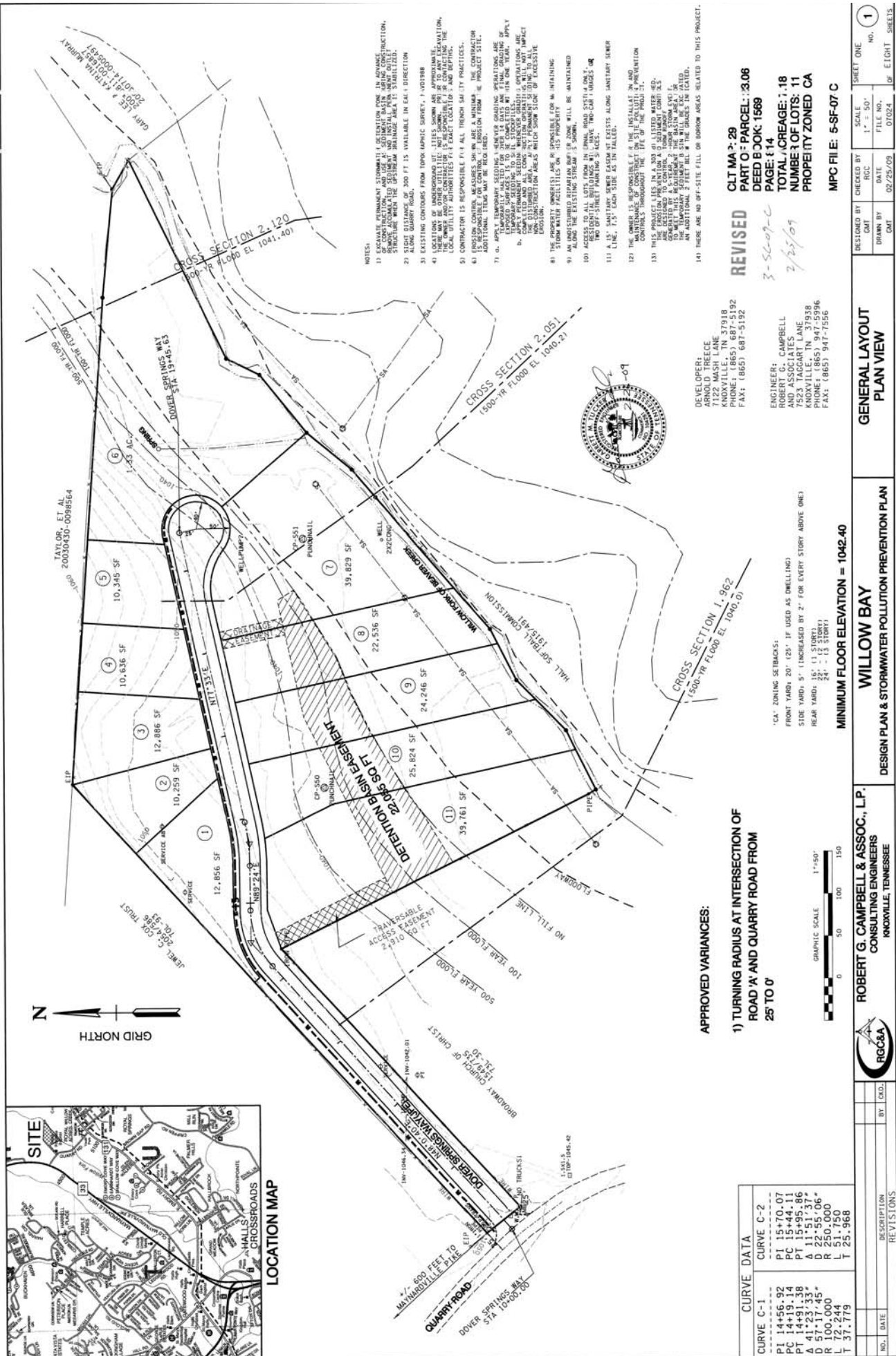
Approval of Concept Plan

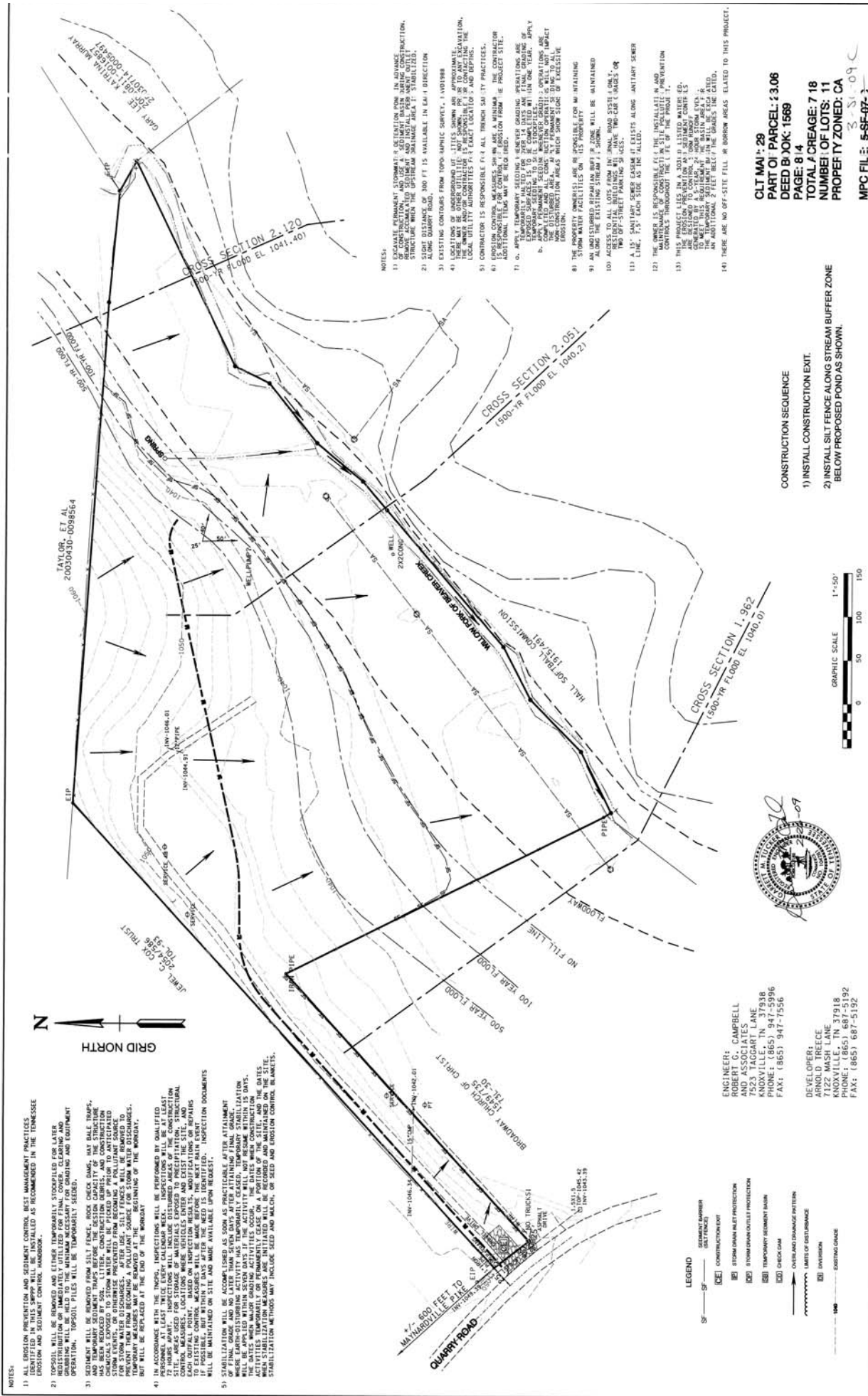
Original Print Date: 2/27/2009  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Map No: 29  
 Jurisdiction: County







- NOTES:**
- 1) ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IDENTIFIED IN THIS SHEET WILL BE INSTALLED AS RECOMMENDED IN THE TENNESSEE CONSTRUCTION EROSION CONTROL HANDBOOK.
  - 2) RECONSTRUCTION OF EXISTING DRIVEWAYS SHALL BE COMPLETED PRIOR TO ANY GRADING OR CONSTRUCTION OF NEW DRIVEWAYS. DRIVEWAYS SHALL BE RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION. DRIVEWAYS SHALL BE RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION. DRIVEWAYS SHALL BE RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION.
  - 3) ALL EXISTING DRIVEWAYS SHALL BE RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION. DRIVEWAYS SHALL BE RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION. DRIVEWAYS SHALL BE RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION.
  - 4) ALL EXISTING DRIVEWAYS SHALL BE RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION. DRIVEWAYS SHALL BE RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION. DRIVEWAYS SHALL BE RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION.
  - 5) ALL EXISTING DRIVEWAYS SHALL BE RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION. DRIVEWAYS SHALL BE RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION. DRIVEWAYS SHALL BE RECONSTRUCTED TO ORIGINAL OR BETTER CONDITION.

- NOTES:**
- 1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
  - 2) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
  - 3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
  - 4) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO THE START OF CONSTRUCTION.
  - 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO THE START OF CONSTRUCTION.

**ENGINEER:** CAMPBELL AND ASSOCIATES  
 7523 TAGGART LANE  
 KNOXVILLE, TN 37938  
 PHONE: (865) 947-5996  
 FAX: (865) 947-1556

**DEVELOPER:**  
 ARNOLD, TRECCE  
 1000 W. MAIN ST.  
 KNOXVILLE, TN 37918  
 PHONE: (865) 687-5192  
 FAX: (865) 687-5192



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

**WILLOW BAY**  
 DESIGN PLAN & STORMWATER POLLUTION PREVENTION PLAN

**EXISTING DRAINAGE PATTERNS**  
**INITIAL SITE CONTROLS**

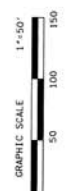
DESIGNED BY	SCALE	CHECKED BY	SHEET TWO
DAT	1" = 50'	RCC	NO. 2
DATE	FILE NO.	DATE	OF EIGHT SHEETS
02/25/09	DT024		

NO.	DATE	DESCRIPTION	BY	CHK.

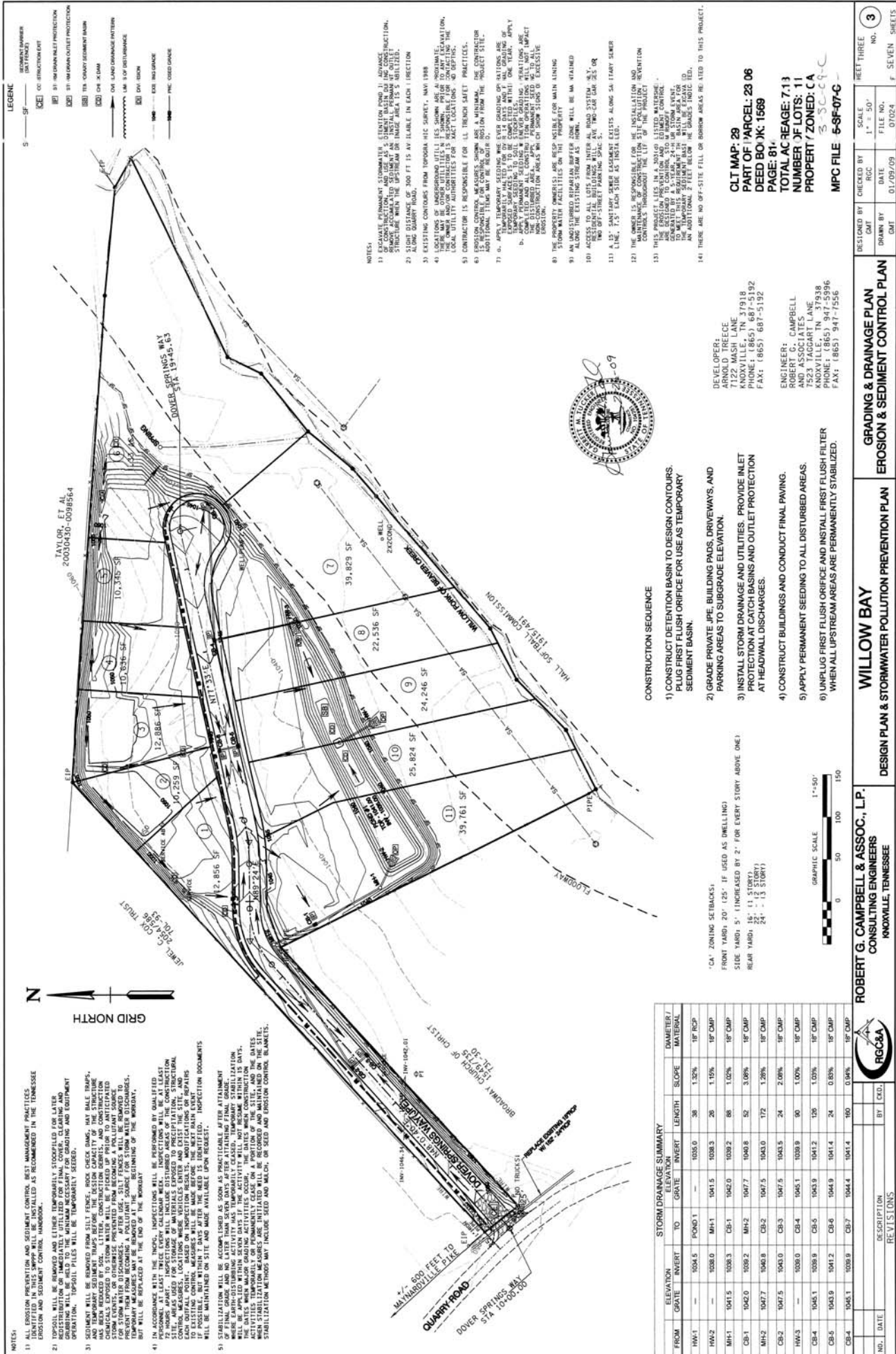
**CONSTRUCTION SEQUENCE**

- 1) INSTALL CONSTRUCTION EXIT.
- 2) INSTALL SILT FENCE ALONG STREAM BUFFER ZONE BELOW PROPOSED POND AS SHOWN.

**CLT MAI: 28**  
**PART OF PARCEL: 43.06**  
**DEED B/JOK: 1569**  
**PAGE: 8/4**  
**TOTAL CREAGE: 7.18**  
**NUMBER OF LOTS: 11**  
**PROPERTY ZONED: CA**  
**MPC FILE #: 5-6F-07-3**







DESIGNED BY: [Signature] DATE: 01/20/09  
 CHECKED BY: [Signature] DATE: 01/20/09  
 DRAWN BY: [Signature] DATE: 01/20/09  
 FILE NO.: 07024  
 SHEETS: 7 SEVEN SHEETS

CLT MAP: 29  
 PART OF: PARCEL 23 06  
 DEED BOOK: 1669  
 PAGE: 81  
 TOTAL AC REAGE: 7.13  
 NUMBER OF LOTS: 11  
 PROPERTY / ZONED: CA  
 MPC FILE: 5-85-07-C

DEVELOPER:  
 [Name]  
 7122 WASH LANE  
 KNOXVILLE, TN 37918  
 PHONE: (865) 687-5192  
 FAX: (865) 687-5192

ENGINEER: CAMPBELL  
 & ASSOCIATES  
 7523 TAGGART LANE  
 KNOXVILLE, TN 37938  
 PHONE: (865) 947-5996  
 FAX: (865) 947-7596

CONSTRUCTION SEQUENCE  
 1) CONSTRUCT DETENTION BASIN TO DESIGN CONTOURS, PLUG FIRST FLUSH ORIFICE FOR USE AS TEMPORARY SEDIMENT BASIN.  
 2) GRADE PRIVATE JPE, BUILDING PADS, DRIVEWAYS, AND PARKING AREAS TO SUBGRADE ELEVATION.  
 3) INSTALL STORM DRAINAGE AND UTILITIES, PROVIDE INLET PROTECTION AT CATCH BASINS AND OUTLET PROTECTION AT HEADWALL DISCHARGES.  
 4) CONSTRUCT BUILDINGS AND CONDUCT FINAL PAVING.  
 5) APPLY PERMANENT SEEDING TO ALL DISTURBED AREAS.  
 6) UNPLUG FIRST FLUSH ORIFICE AND INSTALL FIRST FLUSH FILTER WHEN ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.

WILLOW BAY  
 DESIGN PLAN & STORMWATER POLLUTION PREVENTION PLAN  
 GRADING & DRAINAGE PLAN  
 EROSION & SEDIMENT CONTROL PLAN

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

NO.	DATE	DESCRIPTION	BY	CRD.

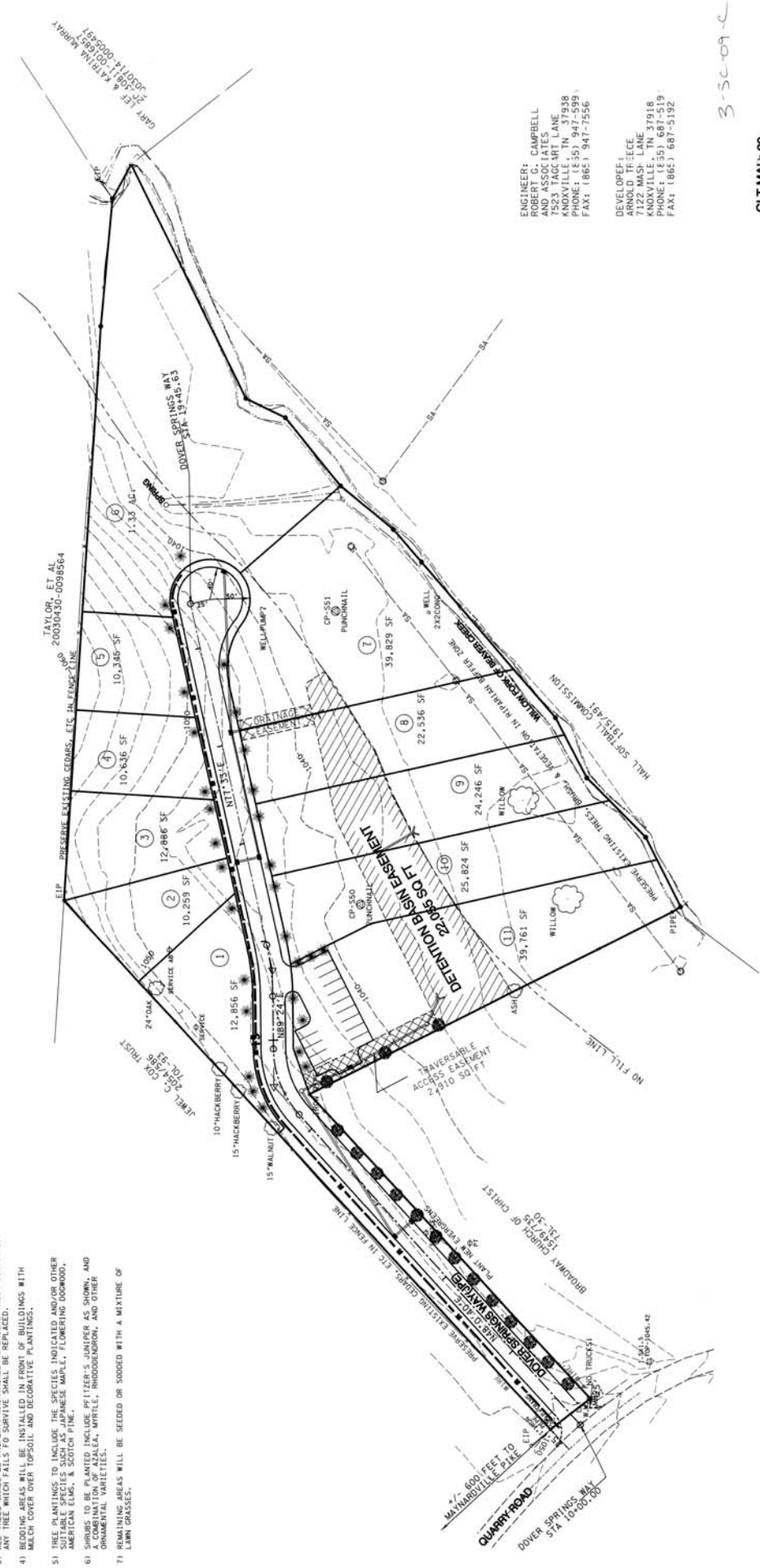
FROM	ELEVATION	GRADE	INVERT	TO	ELEVATION	TO	GRADE	INVERT	LENGTH	SLOPE	DIAMETER / MATERIAL
HW-1	1004.5	1004.5	1005.0	POND-1	1005.0	38'	1.32%	18" RCP			
HW-2	1008.0	1008.0	1008.5	MH-1	1008.5	26'	1.15%	18" CMP			
MH-1	1001.5	1008.3	1002.0	CB-1	1002.0	66'	1.02%	18" CMP			
CB-1	1002.0	1009.2	1007.7	MH-2	1007.7	1040.8	52'	3.89%	18" CMP		
MH-2	1007.7	1008.8	1009.2	CB-2	1009.2	1043.0	172'	1.26%	18" CMP		
CB-2	1007.5	1004.0	1007.5	CB-3	1007.5	1043.5	24'	2.08%	18" CMP		
HW-3	1008.0	1008.0	1008.0	CB-4	1008.0	90'	1.00%	18" CMP			
CB-4	1008.1	1009.9	1008.9	CB-5	1008.9	1041.2	126'	1.02%	18" CMP		
CB-5	1004.9	1001.2	1004.9	CB-6	1004.9	1041.4	24'	0.83%	18" CMP		
CB-6	1004.1	1008.9	1004.4	CB-7	1004.4	1041.4	160'	0.94%	18" CMP		

STORM DRAINAGE SUMMARY

REVISED

- NOTES:
- EXISTING TREES INDICATED WILL BE PRESERVED TO THE EXTENT POSSIBLE. OTHER ADDITIONAL EXISTING TREES AND SHRUBS MAY ALSO BE PRESERVED. TREES AND OTHER VEGETATION WILL BE PRESERVED IN THE STRIP BUFFER.
  - NEW PLANTINGS OF TREES WILL BE PROVIDED AT A MINIMUM RATE OF 5 TREES PER ACRE OR 39 TREES PER ACRE.
  - NEW SHRUBS WILL BE INSTALLED TO ENSURE THEIR SURVIVAL. ANY TREE WHICH FAILS TO SURVIVE SHALL BE REPLACED.
  - RECORDING AREAS WILL BE INSTALLED IN FRONT OF BUILDINGS WITH MULCH COVER OVER TOPSOIL AND DECORATIVE PLANTINGS.
  - TREE PLANTINGS TO INCLUDE THE SPECIES INDICATED AND/OR OTHER SPECIES SUCH AS: AMERICAN ELMS, SCOTCH PINE, JAPANESE MAPLE, FLOWERING DOGWOOD, AMERICAN RED CEDAR, AND SOUTHERN RED CEDAR.
  - SHRUBS TO BE PLANTED INCLUDE: PRITTIER'S JUNIPER AS SHOWN, AND A COMBINATION OF AZALEA, MYRTLE, RHODODENDRON, AND OTHER ORNAMENTAL VARIETIES.
  - REMAINING AREAS WILL BE SEEDED OR SOODED WITH A MIXTURE OF LAWN GRASSES.

- LEGEND
- EXISTING TREE TO BE PRESERVED
  - PROPOSED TREE PLANTING (TYP)
  - PROPOSED SHRUB PLANTING (TYP)

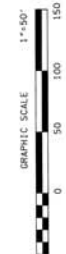


ENGINEER: CAMPBELL  
 ROBERT G. CAMPBELL  
 7523 TACOCART LANE  
 KNOXVILLE, TN 37938  
 PHONE: (615) 947-5959  
 FAX: (615) 947-7556

DEVELOPER:  
 ARNOLD TRICE  
 7122 MASH LANE  
 KNOXVILLE, TN 37918  
 PHONE: (615) 687-5119  
 FAX: (615) 687-5192

3-30-09-c

CLT MAIL: 29  
 PART OF PARCEL: 23.06  
 DEED BOOK: 1669  
 PAGE: 814  
 TOTAL CREAGE: 7.18  
 NUMBER OF LOTS: 11  
 PROPERTY ZONED: CA



NO. DATE		DESCRIPTION	BY	DATE	DESIGNED BY GAT	CHECKED BY GAT	SCALE 1" = 50'	SHEET EIGHT NO. 8
		REVISIONS					FILE NO. D7024	OF EIGHT SHEETS
ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE					WILLOW BAY			
LANDSCAPING PLAN								