



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

▶ **FILE #:** 6-SA-12-C

**AGENDA ITEM #:** 14

**AGENDA DATE:** 6/14/2012

▶ **SUBDIVISION:** WILLOW BAY  
▶ **APPLICANT/DEVELOPER:** ARNOLD TREECE  
**OWNER(S):** Arnold Treece

**TAX IDENTIFICATION:** -29 02306  
**JURISDICTION:** County Commission District 7

▶ **LOCATION:** East side of Quarry Rd., south of Maynardville Hwy.  
**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:** 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:** 7  
**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. Property corner radius from 75' to 0' at Quarry Rd.  
2. Pavement corner 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 a street name which is 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 7.18 acre site into 7 lots. All lots will contain more than 12,500 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). Minimum floor elevations (MFE) will need to be established for most of the lots in this proposed development. Structures proposed on those lots 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, no fill areas and maintain appropriate stream buffers. 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 170 (average daily vehicle trips)**

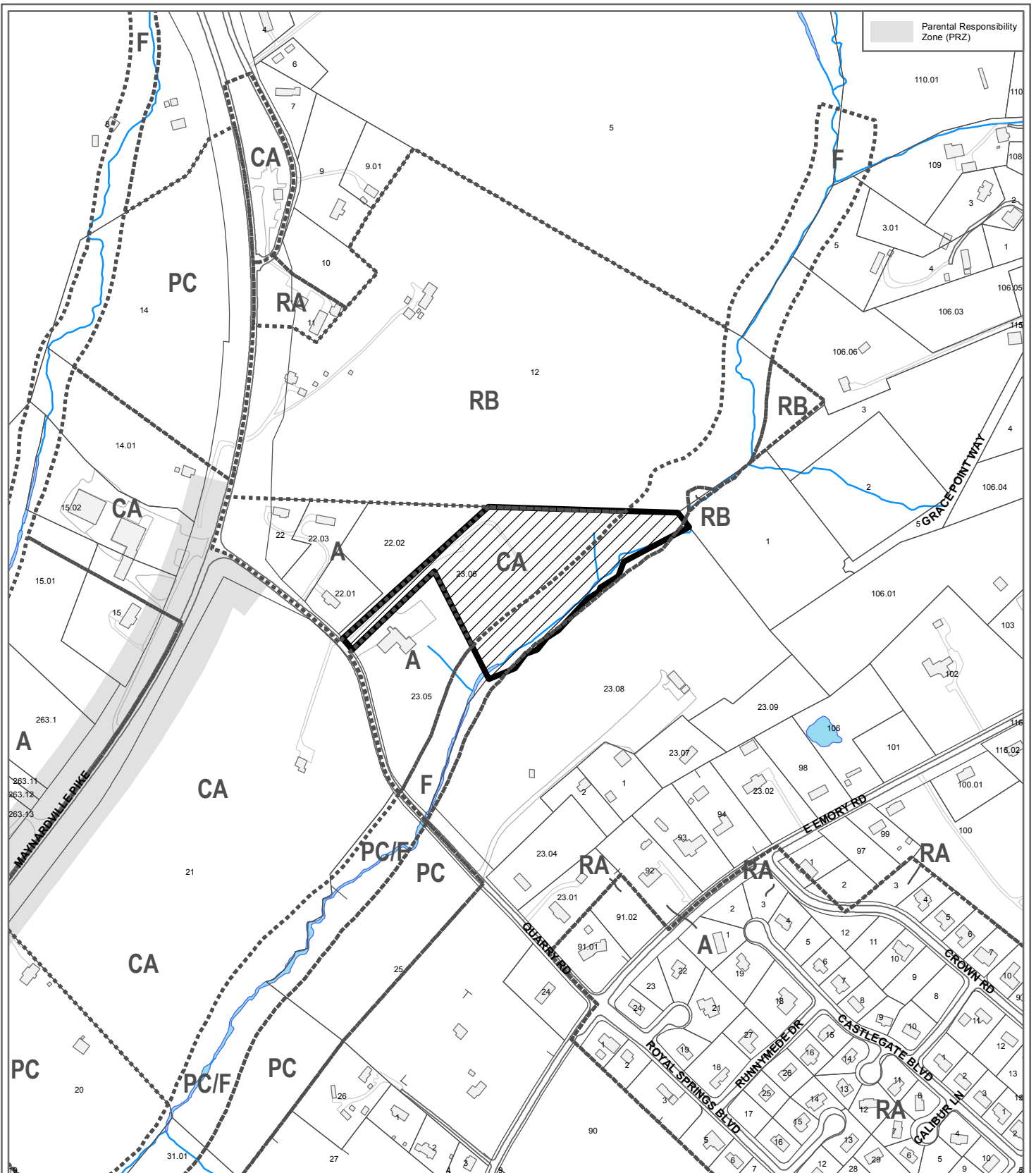
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (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.



**6-SA-12-C  
CONCEPT PLAN**

Subdivision: Willow Bay



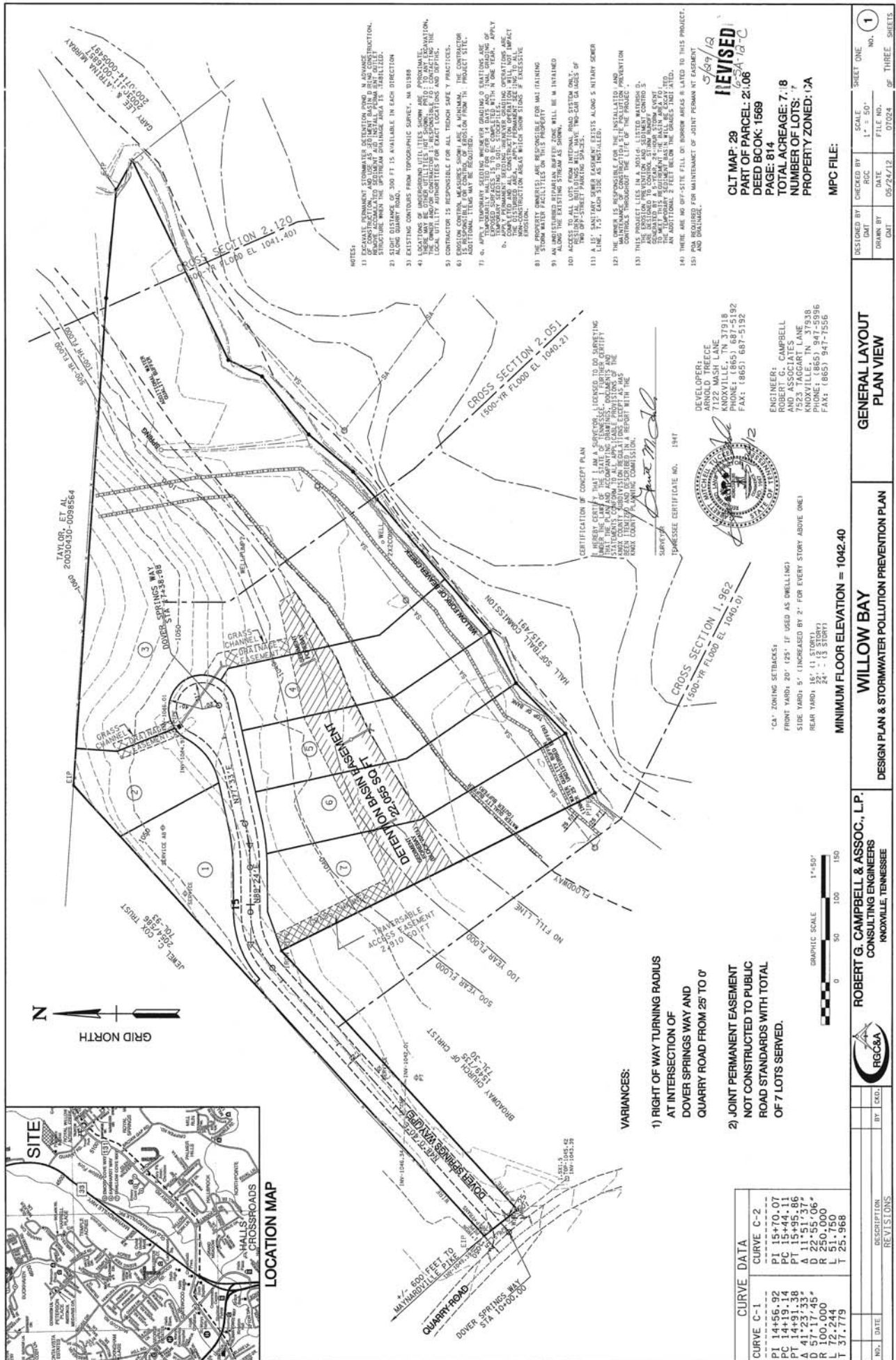
Approval of Concept Plan

Map No: -29

Jurisdiction: County



Original Print Date: 5/22/2012 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



CURVE DATA	
CURVE C-1	CURVE C-2
PI 14+56.92	PI 15+70.07
PC 14+19.14	PC 15+44.11
PT 14+91.38	PT 15+95.96
D 57+7.35*	D 22+55.06*
R 100.000	R 250.000
L 72-244	L 51-750
T 37-779	T 25-968

- VARIANCES:**
- 1) RIGHT OF WAY TURNING RADIUS AT INTERSECTION OF DOVER SPRINGS WAY AND QUARRY ROAD FROM 25' TO 0'
  - 2) JOINT PERMANENT EASEMENT NOT CONSTRUCTED TO PUBLIC ROAD STANDARDS WITH TOTAL OF 7 LOTS SERVED.

\* 'CA' ZONING SETBACKS:  
 FRONT YARD: 20' (25' IF USED AS DWELLING)  
 SIDE YARD: 5' (INCREASED BY 2' FOR EVERY STORY ABOVE ONE)  
 REAR YARD: 15' (11 STORY)  
 20' - (12 STORY)

MINIMUM FLOOR ELEVATION = 1042.40

DEVELOPER:  
 ARNOLD TREECE  
 1200 W. WISSE LANE  
 KNOXVILLE, TN 37918  
 PHONE: (865) 687-5192  
 FAX: (865) 687-5192

ENGINEER: CAMPBELL  
 AND ASSOCIATES  
 7523 TAGGART LANE  
 KNOXVILLE, TN 37938  
 PHONE: (865) 947-5996  
 FAX: (865) 947-7506



CERTIFICATION OF CONCEPT PLAN  
 I HEREBY CERTIFY THAT I AM A SOLELY LICENSED TO DO SURVEYING ENGINEER IN THE STATE OF TENNESSEE AND THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND INSTRUMENTS SUBMITTED TO THE TENNESSEE SURVEYING BOARD AND THE KNOX COUNTY PLANNING COMMISSION ARE CORRECT AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.  
 SURVEYOR  
 (Signature)  
 TENNESSEE CERTIFICATE NO. 1947

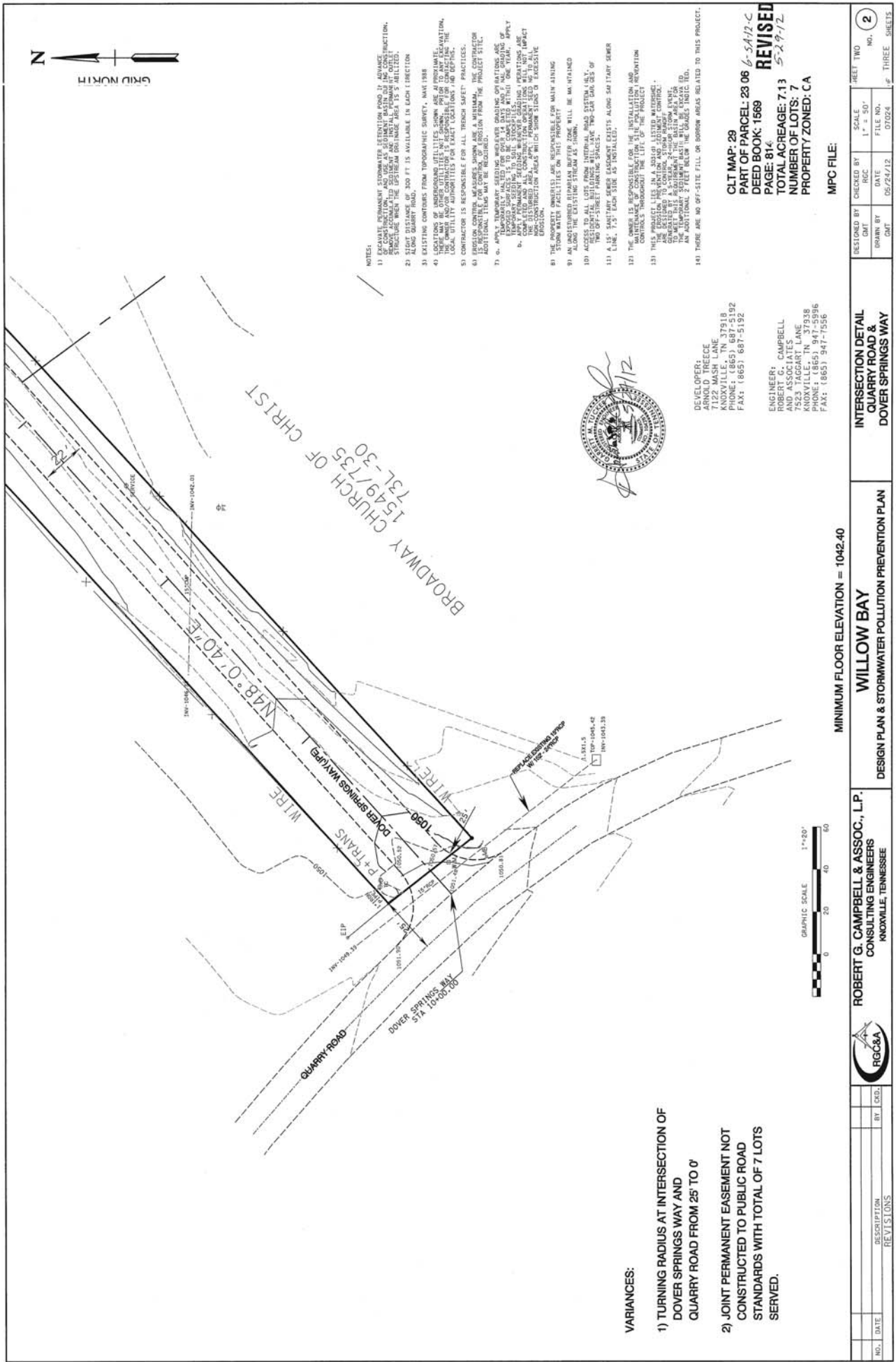
- NOTES:**
- 1) EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION. PROVIDE ADEQUATELY SLOPED AND STABILIZED PERMANENT DETENTION STRUCTURE WHEN THE UPTURN DRAINAGE AREA IS STABILIZED.
  - 2) ALONG QUARRY ROAD, 300 FT IS AVAILABLE IN EACH DIRECTION.
  - 3) EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY, NA 01888.
  - 4) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
  - 5) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PROCEDURES.
  - 6) 15% SLOPE SHALL BE MAINTAINED FOR CROSS-SLOPE THROUGHOUT PROJECT SITE. ADDITIONAL TIE-IN MAY BE REQUIRED.
  - 7) a. APPLICABLE TO ALL CONSTRUCTION OPERATIONS. b. GRASSING OF EXPOSED EARTH SHALL BE MAINTAINED FOR 14 DAYS AND SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. c. TEMPORARY SEEDING TO BE COMPLETED WITHIN ONE YEAR. APPLY TO ALL EXPOSED EARTH SURFACES. d. COMPLETE AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT EXISTING UTILITIES OR ADJACENT PROPERTIES. e. CONSTRUCTION SHALL BE COMPLETED WITHIN 180 DAYS OF COMMENCEMENT OF CONSTRUCTION UNLESS OTHERWISE NOTED.
  - 8) THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
  - 9) AN UNDESIGNED RIPARIAN BUFFER ZONE WILL BE MAINTAINED ALONG THE EXISTING STREAM AS SHOWN.
  - 10) EXISTING AND PROPOSED DRIVEWAYS AND DRIVEWAYS OF RESIDENTIAL BUILDINGS WILL HAVE TWO CAR DRAGS OF TWO OFF-STREET PARKING SPACES.
  - 11) LINE 7-3' EACH SIDE AS INDICATED.
  - 12) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE EROSION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  - 13) THE EROSION PREVENTION AND SEDIMENT CONTROL SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. COORDINATION BY A STATE-REGISTERED STORMWATER ENGINEER SHALL BE REQUIRED. THE TEMPORARY SEDIMENT BASIN SHALL BE ESCALATED. AN ADDITIONAL 2 FEET BELOW THE GRADIENT INDICATED.
  - 14) THERE ARE NO OFF-SITE FILL OR BORROW AREAS RELATED TO THIS PROJECT.
  - 15) FOR MAINTENANCE OF JOINT PERMANENT EASEMENT AND DRAINAGE.

REVISED  
 5/8/12  
 CLT MAP: 29  
 PART OF PARCEL: 21.06  
 DEED BOOK: 1589  
 PAGE: 814  
 TOTAL ACREAGE: 7.18  
 NUMBER OF LOTS: 7  
 PROPERTY ZONED: 1A  
 MPC FILE:

NO.	DATE	BY	EXD.	DESCRIPTION	REVISIONS

DESIGNED BY: CHECKED BY: SCALE: SHEET ONE NO. 1  
 DATE: 05/24/12  
 DRAWN BY: DATE: FILE NO. 07024 OF THREE SHEETS  
 DMT

GENERAL LAYOUT PLAN VIEW  
 DESIGN PLAN & STORMWATER POLLUTION PREVENTION PLAN  
 WILLOW BAY  
 MINIMUM FLOOR ELEVATION = 1042.40  
 ROBERT G. CAMPBELL & ASSOC., L.P.  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE  
 RGC&A



**VARIANCES:**

- 1) TURNING RADIUS AT INTERSECTION OF DOVER SPRINGS WAY AND QUARRY ROAD FROM 25' TO 0'
- 2) JOINT PERMANENT EASEMENT NOT CONSTRUCTED TO PUBLIC ROAD STANDARDS WITH TOTAL OF 7 LOTS SERVED.

- NOTES:**
- 1) EXISTING PERMANENT EASEMENTS FOR UTILITY LINES TO REMAIN UNLESS OTHERWISE NOTED. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION. THE DISTANCE FROM THE CENTERLINE OF THE UTILITY TO THE EXISTING STRUCTURE SHALL BE MAINTAINED AS SHOWN.
  - 2) SIGHT DISTANCE OF 300 FT IS AVAILABLE IN EACH DIRECTION ALONG QUARRY ROAD.
  - 3) EXISTING CONTIGUOUS TOPOGRAPHIC SURVEY, MAY BE USED FOR THE PROJECT.
  - 4) THERE MAY BE OTHER UTILITIES NOT SHOWN PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL LOCAL UTILITY UTILITIES FOR EXACT LOCATION, DEPTH, AND TYPE.
  - 5) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES. ADDITIONAL ITEMS MAY BE REQUIRED.
  - 6) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES THROUGHOUT THE LIFE OF THE PROJECT.
  - 7) a. APPLY TEMPORARY SEEDING WHEREVER GRADING OPERATIONS ARE EXPOSED. b. APPLY PERMANENT SEEDING WHEREVER GRADING OPERATIONS ARE EXPOSED. c. APPLY PERMANENT SEEDING WHEREVER GRADING OPERATIONS ARE EXPOSED. d. APPLY PERMANENT SEEDING WHEREVER GRADING OPERATIONS ARE EXPOSED. e. APPLY PERMANENT SEEDING WHEREVER GRADING OPERATIONS ARE EXPOSED.
  - 8) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
  - 9) ALL TRENCHES SHALL BE PROTECTED BY A 12" X 12" X 18" ALONG THE EXISTING STREAM AS SHOWN.
  - 10) ACCESS TO ALL LOTS FROM INTERIOR ROAD SYSTEM SHALL BE MAINTAINED. TWO (2) OFF-STREET PARKING SPACES SHALL BE PROVIDED FOR EACH LOT.
  - 11) A 15' SANITARY SEWER EASEMENT EXISTS ALONG QUARRY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
  - 12) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL SANITARY SEWER FACILITIES THROUGHOUT THE LIFE OF THE PROJECT.
  - 13) THIS PROJECT LIES IN A 300' RADIUS LISTED MATERIALS CONTROL ZONE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL LISTED MATERIALS CONTROL ZONE FACILITIES THROUGHOUT THE LIFE OF THE PROJECT.
  - 14) THERE ARE NO OFF-SITE FILL OR BORROW AREAS RELATED TO THIS PROJECT.

**DEVELOPER:**  
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CLT MAP: 29  
 PART OF PARCEL: 23 06 6-5A12-C  
 DEED BOOK: 1569  
 PAGE: 814  
 TOTAL ACREAGE: 7.13  
 NUMBER OF LOTS: 7  
 PROPERTY ZONED: CA  
 MPC FILE:

		<b>ROBERT G. CAMPBELL &amp; ASSOC., L.P.</b> CONSULTING ENGINEERS KNOXVILLE, TENNESSEE		DESIGN PLAN & STORMWATER POLLUTION PREVENTION PLAN		INTERSECTION DETAIL QUARRY ROAD & DOVER SPRINGS WAY		SHEET TWO NO. 2
NO.	DATE	DESCRIPTION	BY / CDR.	REVISIONS				
					CHECKED BY: [ ] SCALE: 1" = 50' FILE NO.: 07024 DATE: 05/24/12 DRAWN BY: [ ] DMT			

MINIMUM FLOOR ELEVATION = 1042.40

