

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

▶ **FILE #:** 7-SB-13-C  
 7-B-13-UR

**AGENDA ITEM #:** 12  
**AGENDA DATE:** 7/11/2013

▶ **SUBDIVISION:** TWIN WILLOWS  
 ▶ **APPLICANT/DEVELOPER:** TWIN WILLOWS CONSTRUCTION, LLC  
 OWNER(S): Twin Willows Construction, LLC

TAX IDENTIFICATION: 129 142 & 142.07 - 142.11

JURISDICTION: County Commission District 6

▶ **LOCATION:** Southeast side of Buttermilk Rd., southwest of Graybeal Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Hickory Creek

▶ **APPROXIMATE ACREAGE:** 32.04 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: Residence and vacant land / PR (Planned Residential)  
 East: Residences and vacant land / A (Agricultural) & RA (Low Density Residential)  
 West: Residences and vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 74

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Buttermilk Rd., a minor collector street with an 18' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
 1. Vertical curve variance on Road A at STA 1+00, from 300' to 180'.  
 2. Street grade variance on Road A, from STA 0+80 to STA 7+75, from 12% to 15%.  
 3. Horizontal curve variance on Road C at STA 3+50, from 250' to 100'.  
 4. Horizontal curve variance on Road C at STA 8+50, from 250' to 100'.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1-4 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 7 conditions:**

1. Meeting all 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. Prior to design plan approval, the surveyor will have to certify that a minimum of 300' of sight distance exist and can be maintained at the subdivision entrance onto Buttermilk Rd. in both directions along Buttermilk Rd.
4. Any sight distance easement across adjoining property that would be needed to maintain the minimum sight distance requirements shall be obtained and recorded prior to approval of a final plat for this subdivision.
5. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkhole (closed contour areas) identified on the plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for Lots 41-44 since these lots do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. 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 74 detached residential dwellings 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 of a concept plan and use on review in the PR zoning district.

**COMMENTS:**

The applicant is proposing to subdivide a 32.04 acre tract on the south side of Buttermilk Rd. into a detached residential subdivision with a total of 74 lots at a density of 2.31 du/ac. On January 10, 2013, the Planning Commission granted a use on review approval (1-C-13-UR) for five acre size lots having frontage along Buttermilk Rd. which was the first phase of this subdivision. This concept plan includes 69 lots that will be served by a new public street with access to Buttermilk Rd. on the west side of the property.

At the time that staff visited the site, there was vegetation along Buttermilk Rd. to the west that obstructed the required sight distance at the subdivision entrance. Prior to design plan approval, the surveyor will have to certify that a minimum of 300' of sight distance exists and can be maintained at the subdivision entrance onto Buttermilk Rd. Any sight distance easement across adjoining property that would be needed to maintain the minimum sight distance requirements shall be obtained and recorded prior to approval of a final plat for this subdivision.

A note will be required on the final plat that all structures will have to be located at least 50' from the top of the sinkhole (closed contour areas) identified on the plat. Building construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for Lots 41-44 since these lots do not have a building area outside of the 50' setback area. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.

The applicant will be requesting approval from the Knox County Health Department to serve the proposed lots that are half an acre or larger in size by subsurface sewage disposal systems. The five acre size lots fronting on Buttermilk Rd. are already approved for subsurface sewage disposal systems. Proposed Lots 17 - 68 will be served by a sewer system.

A traffic impact study is not required for this subdivision.

**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 are available to serve this site.
2. The proposed detached residential subdivision at a density of 2.31 du/ac is consistent in use and density with the approved zoning of the property.

3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Karns Middle and Hardin Valley Academy.

#### 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 Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
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.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this site for low density residential use. The PR zoning for the property will allow consideration of up to 2.5 du/ac. The proposed subdivision with a density of 2.31 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

#### ESTIMATED TRAFFIC IMPACT 786 (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.

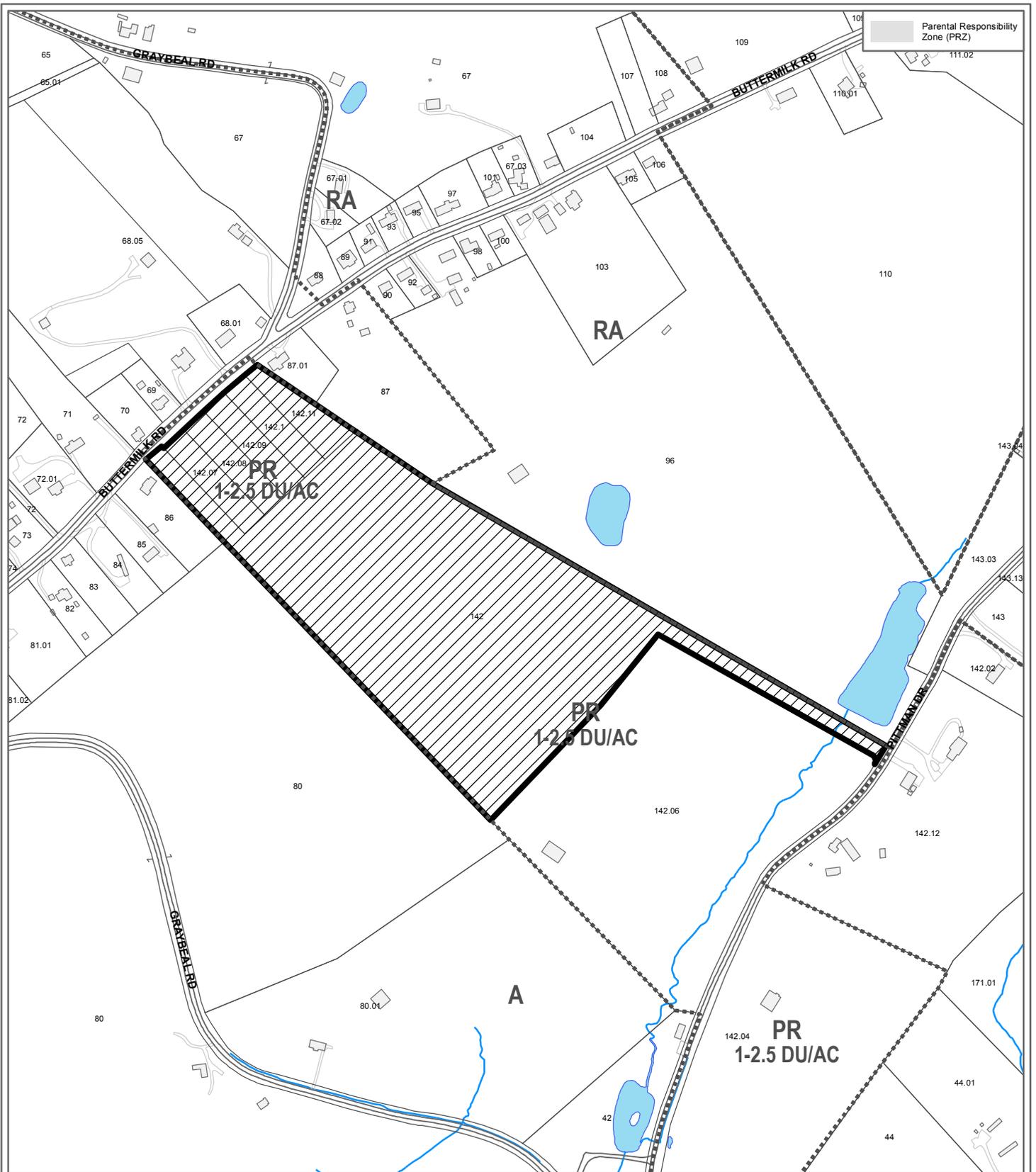
#### ESTIMATED STUDENT YIELD: 39 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

- 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-SB-13-C / 7-B-13-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Twin Willows Construction, LLC  
Twin Willows



Detached residential subdivision in PR (Planned Residential)

Map No: 129  
Jurisdiction: County



Original Print Date: 6/27/2013  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

