



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

▶ **FILE #:** 10-SG-15-C **AGENDA ITEM #:** 16

AGENDA DATE: 10/8/2015

▶ **SUBDIVISION:** WILLOWS POINTE SUBDIVISION (FKA - TWIN WILLOWS SUBDIVISION)

▶ **APPLICANT/DEVELOPER:** TWIN WILLOWS CONSTRUCTION

OWNER(S): Twin Willows Construction, LLC

TAX IDENTIFICATION: 129 14213 AND PART OF 142

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Buttermilk Rd

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

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Hickory Creek

▶ **APPROXIMATE ACREAGE:** 26.92 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential) & A (Agricultural)

South: Residences 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:** 69

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 5 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. The surveyor providing certification on the final plat that a minimum of 300' of sight distance exists and can be maintained at the subdivision entrance onto Buttermilk Rd. in both directions along Buttermilk Rd.

4. 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 area) 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.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

COMMENTS:

The applicant is proposing to subdivide a 26.92 acre tract on the south side of Buttermilk Rd. into a detached residential subdivision with a total of 69 lots at a density of 2.56 du/ac. The first phase of the subdivision was approved and recorded in February 2013 for 5 lots on 5.116 acres. The overall subdivision will have 74 lots on 32.04 acres for a density 2.31 du/ac.

On July 11, 2013, the Planning Commission approved a concept plan for this proposed subdivision which expired this July. The applicant is now requesting a new approval of the concept plan with no changes to the proposed layout or total number of lots.

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.

ESTIMATED TRAFFIC IMPACT: 737 (average daily vehicle trips)

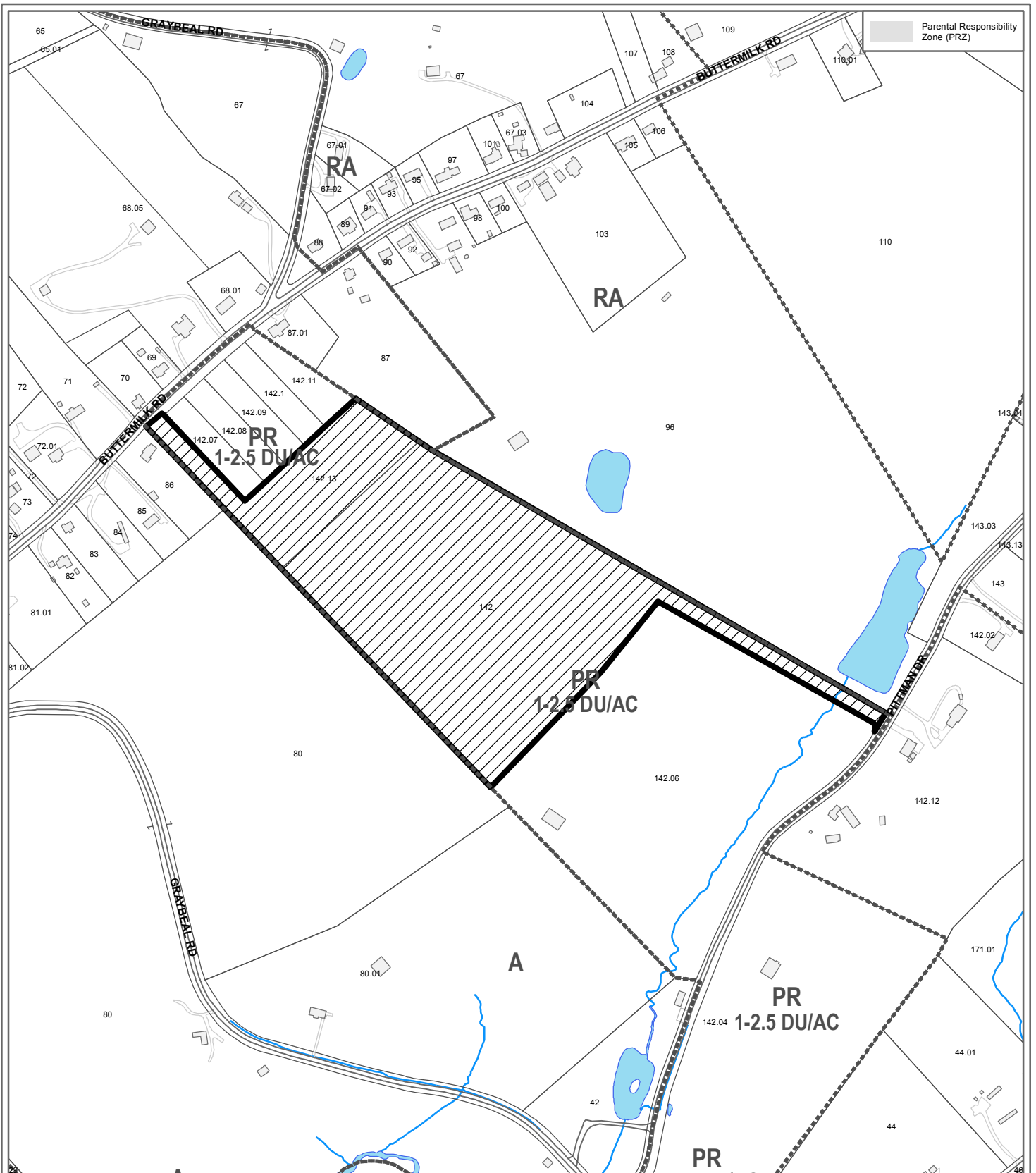
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 37 (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 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.



**10-SG-15-C
CONCEPT PLAN**

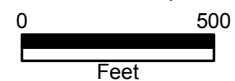
Subdivision: Willows Pointe Subdivision



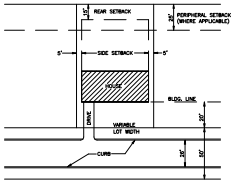
Approval of Concept Plan

Map No: 129

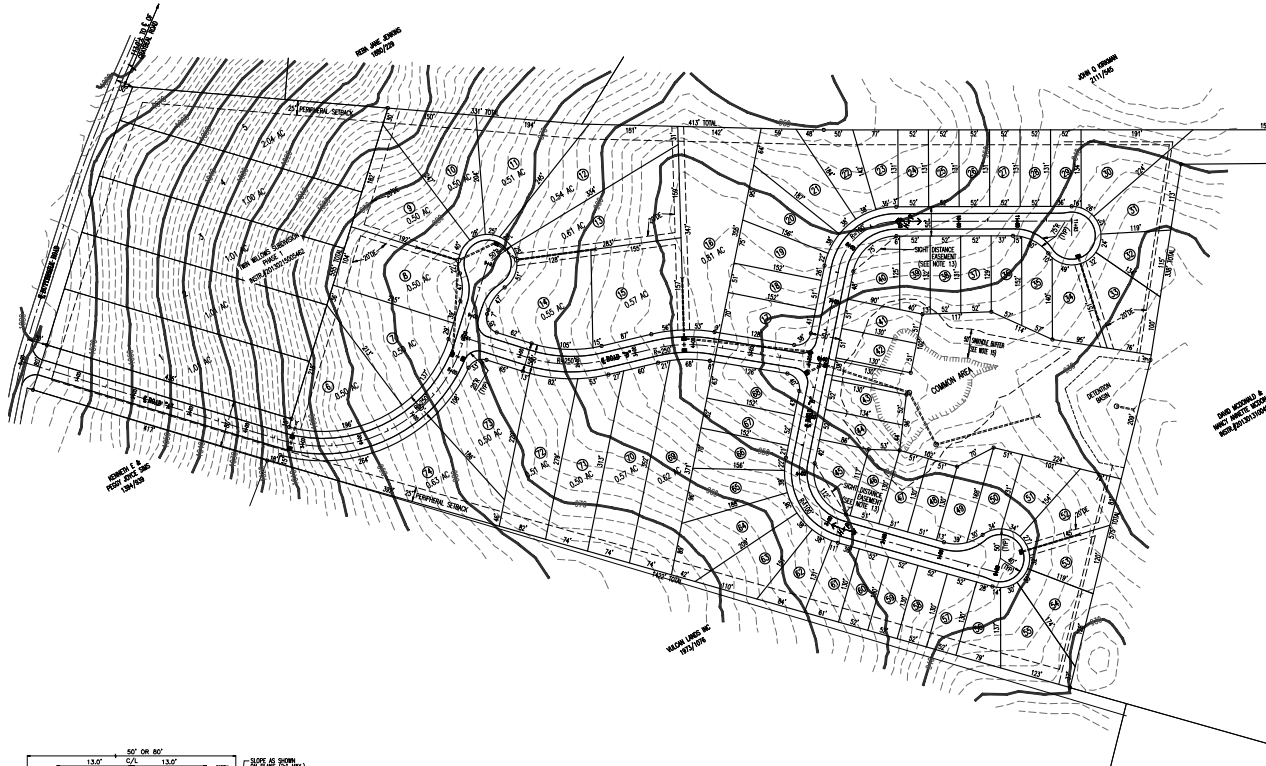
Jurisdiction: County



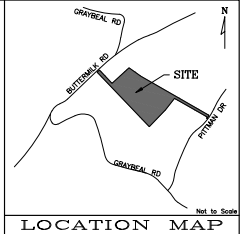
Original Print Date: 9/25/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED "PUBLIC ROAD"



10-SG-15-C
Revised: 9/23/2015



LOCATION MAP

- NOTES:
- ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRIVWAY, UTILITY AND CONSTRUCTION EASEMENT EXTENDS ACROSS ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 10' SETBACK EXTENDS 15' EACH SIDE OF COVERAGE OF SINGLE FAMILY HOME AS NOTED.
 - THE PROPERTY COVERAGE APPROXIMATELY 32.04 ACRES SUBDIVIDED INTO 24 SINGLE FAMILY SIZED LOTS & COMMON AREA.
 - THIS PROPERTY IS ZONED R-1 & IS IN BLANK.
 - ALL ROAD PROFILES ARE BASED ON KNOXVILLE COUNTY DEPT. OF CONTOURS.
 - UTILITIES:
 - WATER WITH 18" AND 12" UTILITY DUCTS
 - SEWER WITH 18" AND 12" UTILITY DUCTS
 - ELECTRIC WITH 12" AND 18" UTILITY DUCTS
 - UNDEVELOPED UTILITIES BOARD RESPECTIVE RELATIONS
 - FINISHES REQUIRED:
 - A. HORIZONTAL CURVE RADIUS FROM 500 FEET TO 100 FEET STA. 3+00 TO 0+00
 - B. HORIZONTAL CURVE RADIUS FROM 200 FEET TO 100 FEET STA. 3+50 TO 0+00
 - C. HORIZONTAL CURVE RADIUS FROM 100 FEET TO 50 FEET STA. 0+00 TO 0+50
 - D. STADIUM CURVE FROM 100 TO 150 FEET STA. 0+40 TO 0+100, ROAD "B"
 - INTERSECTION ROADWAY SPACES BETWEEN 15 AND 25 FEET HAVE BEEN REQUIRED AND ARE APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS.
 - CONCRETE RETAINING WALLS TO THE REQUIREMENT OF THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS SHALL BE REQUIRED FOR ALL WALLS.
 - BOUNDARY SURVEY BY OTHERS.
 - VEHICULAR ACCESS FOR LOT 21 WILL BE RESTRICTED TO INTERIOR ROAD SYSTEM.
 - RESURFACING AND CURB AND GUTTER SPECIFICATIONS MAY VARY UPON THE BASIS OF THE TYPING PLAN & MAY BE REQUIRED FROM THE SOIL PROFILE EXISTING.
 - NO BUILDING IS ALLOWED WITHIN THE CLOSED CONTOURS OF THE SHADOLEN DEPRESSION.
 - A GEOTECHNICAL REPORT WILL BE REQUIRED TO STUDY THE SOIL STABILITY TO DESIGN A STRUCTURE, IF ANY BUILDING IS SITUATED WITHIN THE 5' SHADOLEN DEPRESSION. THIS REPORT MUST BE APPROVED BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS. THE REPORT WILL BE REQUIRED FOR LOT 11-14.

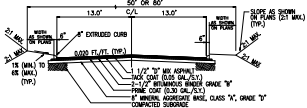


STATEMENT OF CONCEPT PLAN:
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HEREBY CERTIFY THAT THE PLAN AND ACCOMPANYING DOCUMENTS, SPECIFICATIONS AND CONTRACTS SUBMITTED FOR ALL APPLICABLE PROVISIONS OF THE KNOXVILLE AND KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN AMENDED AND CORRECTED BY A REPORT FILED WITH THE KNOX COUNTY PLANNING COMMISSION.

REGISTERED ENGINEER: _____
TENNESSEE CERTIFICATE NO. _____

OWNER:
SCOTT & HOPE DAVIS
P.O. BOX 11315
KNOXVILLE, TN 37939

DEVELOPER:
TWIN WILLOWS CONSTRUCTION, LLC.
ADAM HUTSELL
2911 WILLIAMS ROAD
KNOXVILLE, TN 37932
PHONE: (865) 235-8885



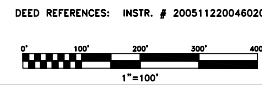
TYPICAL ROAD SECTION THROUGH 50' OR 80' ROAD "PUBLIC ROAD"

BATSON, DIMMS, NORVILL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
enol@bnp-p.com

DESIGNED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	KHL	3	8/23/15	MPC COMMENTS					
CHECKED	DBH	1	8/26/15	RESUBMITTED FOR APPROVAL					
		1	8/20/13	MPC COMMENTS					

SCALE
HORIZONTAL: 1" = 100'
VERTICAL: 2" = INTERVAL

DATE
05/14/13



CONCEPT & DEVELOPMENT PLAN FOR
WILLOWS POINTE SUBDIVISION
TAX MAP 129, PARCELS 142 & 142.13
DISTRICT 6, KNOX COUNTY, TENNESSEE

24775-SP
SHEET 1 OF 2 SHEET(S)
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