

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

▶ **FILE #:** 8-SB-16-C  
 8-E-16-UR

**AGENDA ITEM #:** 11  
**AGENDA DATE:** 8/11/2016

▶ **SUBDIVISION:** MILL CREEK MANOR  
 ▶ **APPLICANT/DEVELOPER:** RYAN LYNCH  
 OWNER(S): Home Stead Land Holdings

TAX IDENTIFICATION: 143 00906 [View map on KGIS](#)  
 JURISDICTION: County Commission District 5  
 STREET ADDRESS: 516 Canton Hollow Rd

▶ **LOCATION:** Northeast side of Canton Hollow Rd., south of Deep Woods Ln.

SECTOR PLAN: Southwest County  
 GROWTH POLICY PLAN: Planned Growth Area  
 WATERSHED: Sinking Creek

▶ **APPROXIMATE ACREAGE:** 15.743 acres

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

▶ **EXISTING LAND USE:** Agricultural

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: This site is part of an older Agriculturally zoned, rural residential area that has experienced low density subdivision development within RA and PR zones.

▶ **NUMBER OF LOTS:** 40  
 SURVEYOR/ENGINEER: Ryan S. Lynch

ACCESSIBILITY: Access is via Canton Hollow Rd., a major collector street with 20' of pavement within a 70' right-of-way. Canton Hollow Rd. is scheduled to be improved in the next 1-2 years.

▶ **SUBDIVISION VARIANCES REQUIRED:**

- 1) Increase maximum road grade from 12% to 14.7% on Vivian Lee Ln.
- 2) Reduce minimum horizontal radius on Trulock St. at STA 6+50 (intersection) from 250' to 100'.
- 3) Reduce minimum horizontal radius on Trulock St. at STA 10+00 from 250' to 100'.
- 4) Reduce minimum right-of-way transition radius for Lot 40 on Goldie Ln. at STA 2+02.46 from 75' to 50'.
- 5) Reduce minimum curb line transition radius for Lot 40 on Goldie Ln. at STA 2+02.46 from 75' to 50'.
- 6) Reduce minimum broken back curve tangent on Vivian Lee Ln. between STA 0+96.71 and STA 2+05.48 from 150' to 108.77'.
- 7) Reduce minimum vertical curve length on Vivian Lee Ln. at STA 0+87.24 from 175.5' to 146.20'.

**STAFF RECOMMENDATION:**

- ▶ **APPROVE variance 1-7 because site conditions and future road improvements restrict compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

APPROVE the concept plan subject to 11 conditions:

1. Connection to sanitary sewer and meeting any other 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. Installation of sidewalks on at least one side of Trulock Street. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act ( ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including coordinating the new Trulock St. intersection with the planned improvements to Canton Hollow Rd.
5. Placing a note on the final plat that all lots shall have access only to the internal street system.
6. Placing a note on the final plat that lot 39 shall have access from Goldie Lane only.
7. Placing a note on the final plat describing the purpose of the common area on Vivian Lee Lane, between lots 29 & 30.
8. Placing a note on the final plat that sight distance has been certified.
9. Prior to obtaining a design plan approval for the subdivision, submitting stream determination documentation to the Knox County Department of Engineering and Public Works for the blue line between lots 15 - 24. Buffers will be required if it is determined to be a stream.
10. Prior to obtaining a design plan approval for the subdivision, documentation must be provided to the Knox County Department of Engineering and Public Works and Planning Commission Staff that verifies a driveway can be installed on Lot 16 that has a grade no more than 15%. If the lots cannot comply with this condition it will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
11. 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 request for up to 40 detached dwellings on individual lots, and the reduction of the peripheral setback from 35' to 25'.**

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 a Use-on-Review within the PR (Planned Residential) zoning district.

Canton Hollow Road is scheduled for improvements within the next couple of years, which will include either a sidewalk or walking trail. Staff is recommending that a sidewalk be installed on one side of Trulock Street for the full length for connectivity to the Canton Hollow Rd. sidewalk/walking trail. In addition, the design of the new Trulock St. intersection with Canton Hollow Rd. must be coordinated with the planned improvements with Canton Hollow Rd. to ensure there are not complications with making these improvements.

The small lots labeled 55 and 65 are intended to be combined with adjacent properties and are not to be independent lots. Lot 55 will be transferred to the adjacent Lot 3 which will allow this property owner to continue to use the existing driveway. Lot 65 is to be transferred to the adjacent Lot 7 which will allow access from this lot to Vivian Lee Lane.

A stream determination must be completed for the blue line that runs along the rear lot lines of lots 15-24 and terminates in the existing pond that is primarily located on lot 19. If this blue line is determined to be a stream, buffers will be required and lots may need to be adjusted to allow appropriate buildable area.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE**

1. Public water and sewer utilities are available to this property.
2. All lots that have access to the existing joint permanent easement will have access either directly to Canton Hollow Rd. or to the new internal street system of the subdivision.
3. Canton Hollow Rd. is scheduled for improvements in the next couple years, however, a design plan is not

complete. A sidewalk or walking trail is planned to be part of the improvements. The proposed Mill Creek Manor subdivision is required to design the connection to Canton Hollow Rd. to accommodate these future improvements.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance. The inclusion of a sidewalk, as recommended by staff, will provide access to the future public sidewalk/walking trail amenity for the residents of the subdivision.
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. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the subdivision has direct access to a major collector street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.0 du/ac . The proposed development with a density of approximately 2.6 du/ac is consistent with the Sector Plan and approved zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 446 (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.

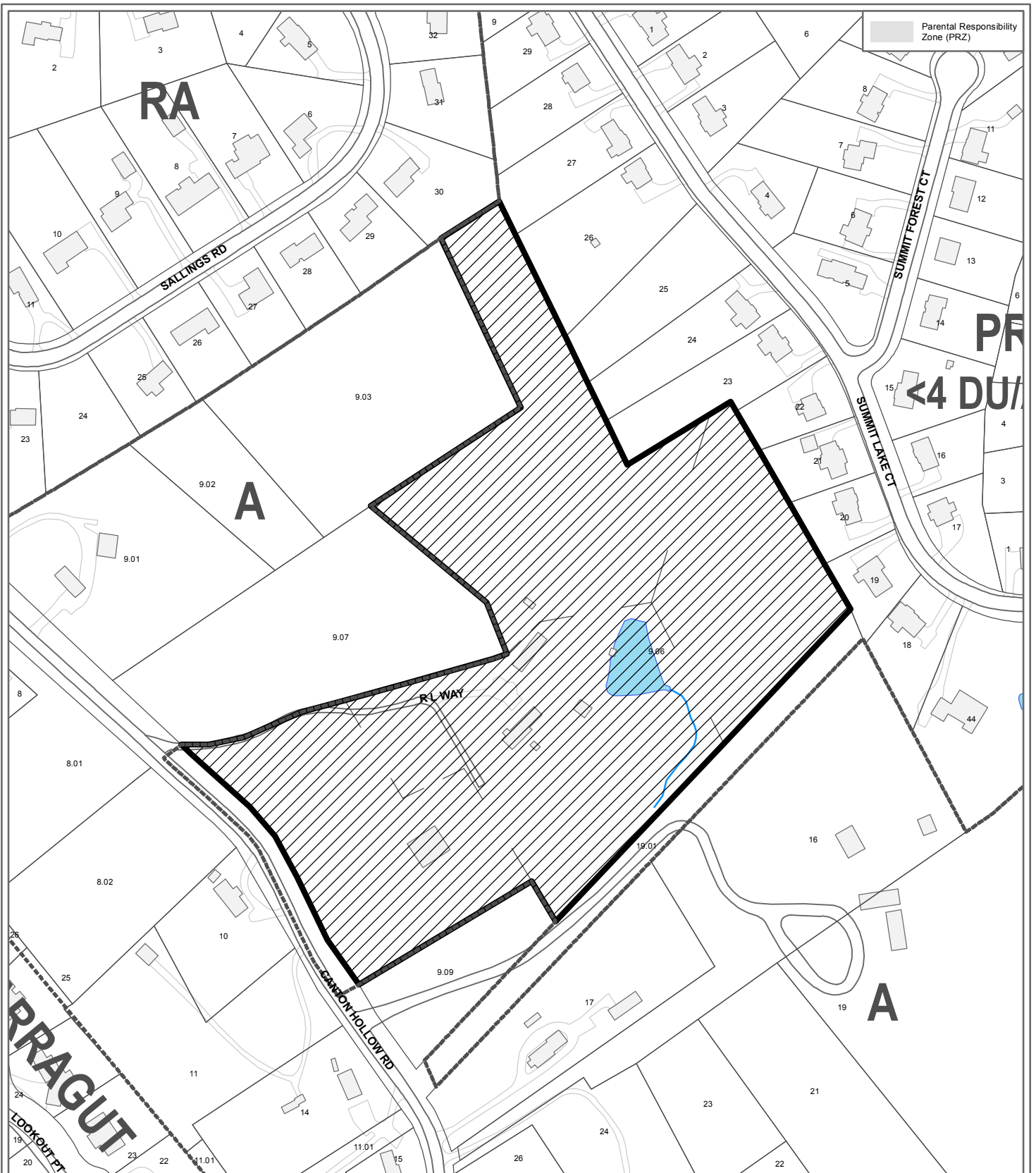
ESTIMATED STUDENT YIELD: 25 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Farragut 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 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.



**8-SB-16-C / 8-E-16-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Lynch, Ryan  
Mill Creek Manor



Detached Residential Subdivision in PR (Planned Residential)

Map No: 143  
Jurisdiction: County

Original Print Date: 7/20/2016  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



TOTAL AREA =  
15.743 ACRES

INCLUDES COMMON AREA AND R.O.W.

TOTAL LOTS = 45

**REQUESTED VARIANCES:**

Road Grades: 14.7% Rd B

**Horizontal curves:**

Centerline radius 250 to 100 Trulock St STA 6+50 (Intersection)  
Centerline radius 250 to 100 Trulock St STA 10+00

**Curb Return:**

Reduce Curb Return on Lot 40, Goldie Lane from 75' Radius to 50' Radius.

**Periphery Setback:**

Reduce the Periphery Setback from 35' to 25'

**CERTIFICATION OF CONCEPT PLAN**

I HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING ORDINANCES, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

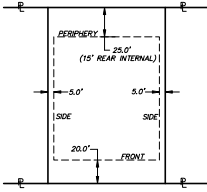
REGISTERED LAND SURVEYOR: \_\_\_\_\_

TENNESSEE CERTIFICATE NO. 2442

DATE: \_\_\_\_\_

TRENT  
CLT: 143 00903  
DEED: 2066-301  
LOT 7  
R L VARNER HEIRS S/D  
M149-A

**ZONING: A**



TYPICAL LOT DIAGRAM  
N.T.S.

**ZONING: A**

BEELER  
CLT: 143 00907  
DEED: 20140728-0005355  
LOT 3  
R L VARNER HEIRS S/D  
M149-A

**ZONING: A**

DUNCAN  
CLT: 143 00909  
DEED: 2274-716

DUNCAN  
CLT: 143 FAO 1901  
DEED: 2275-496

**ZONING: PR**

OWNER:  
RALPH L. VARNER  
516 CANTON HOLLOW RD  
KNOXVILLE, TENNESSEE 37934

**ZONING: RA** UNIT 2  
LOVELL HILLS  
628-55

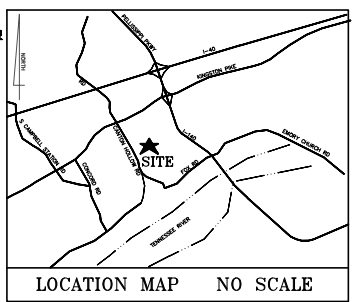
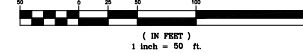
**ZONING: PR**

UNIT 6  
LOVELL HILLS  
L160-B

**ZONING: PR**

**ZONING: PR**

GRAPHIC SCALE



**NOTES:**

1. TOPOGRAPHIC INFORMATION OBTAINED FROM KGS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
2. A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG ALL STREET RIGHT-OF-WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG INTERIOR LOT LINES.
3. ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAN.
4. ALL PROPOSED ROADS TO BE 50' PUBLIC RIGHT OF WAY.
5. CONSTRUCTION PLANS MUST BE APPROVED BY KNOX COUNTY ENGINEERING AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAN.
7. PROPERTY LABELED 65 IS TO BE TRANSFERRED OVER TO TRENT AND COMBINED INTO LOT 7 OF THE R L VARNER HEIRS S/D AND WILL NOT BE SUBJECT WILL CREEK MAJOR COVENANTS AND RESTRICTIONS.
8. PROPERTY LABELED 55 IS TO BE TRANSFERRED OVER TO BEELER AND COMBINED INTO LOT 3 OF THE R L VARNER HEIRS S/D AND WILL NOT BE SUBJECT WILL CREEK MAJOR COVENANTS AND RESTRICTIONS.

8-SB-16-C

8-E-16-UR

Revised: 7/27/2016



**PROPERTY DATA:**  
ADDRESS: 516 CANTON HOLLOW RD  
PARCEL ID:  
AREA: 685,779.41 SQ.FT. (INCL. R.O.W.)  
15.743 AC.  
ZONING: PR <4 DU/AC  
TOTAL LOTS: 45  
DENSITY: 2.86 DU/AC  
COMMON AREA: 0.919 AC (5.84%)  
SETBACKS:  
FRONT: 20'  
SIDE: 5' REAR: 15'  
PERIPHERAL: 35' (15' WITH PLANNING COMMISSION APPROVAL)  
UTILITIES:  
SEWER & WATER: F.U.D.  
GAS & ELECTRIC: K.U.B.  
PHONE: AT&T  
CABLE: COMCAST



Certification of Chain and Accuracy of Survey.  
I hereby certify that this is a complete and correct survey of the land shown hereon.

REVISIONS	DATE	BY	DESCRIPTION
1	7/27/2016	R.L.V.	1. MPC Comments 07/27/2016
2			
3			
4			
5			

**LYNCH SURVEYS LLC**  
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 COBSTER RD. KNOXVILLE, TENN. 37912  
865-584-2820 FAX: 865-584-2821 WWW.LYNCHSURVEY.COM

PROJECT NO.  
3888

**DEVELOPMENT AND CONCEPT PLAN OF:**  
Mill Creek Manor  
Canton Hollow Rd  
Tax ID: 143-00906-516  
District W6.  
Knox County, Tennessee

**HomeStead Land Holdings**  
122 Perimeter Park Rd  
Knoxville, Tennessee 37922  
Phone 865-690-3500

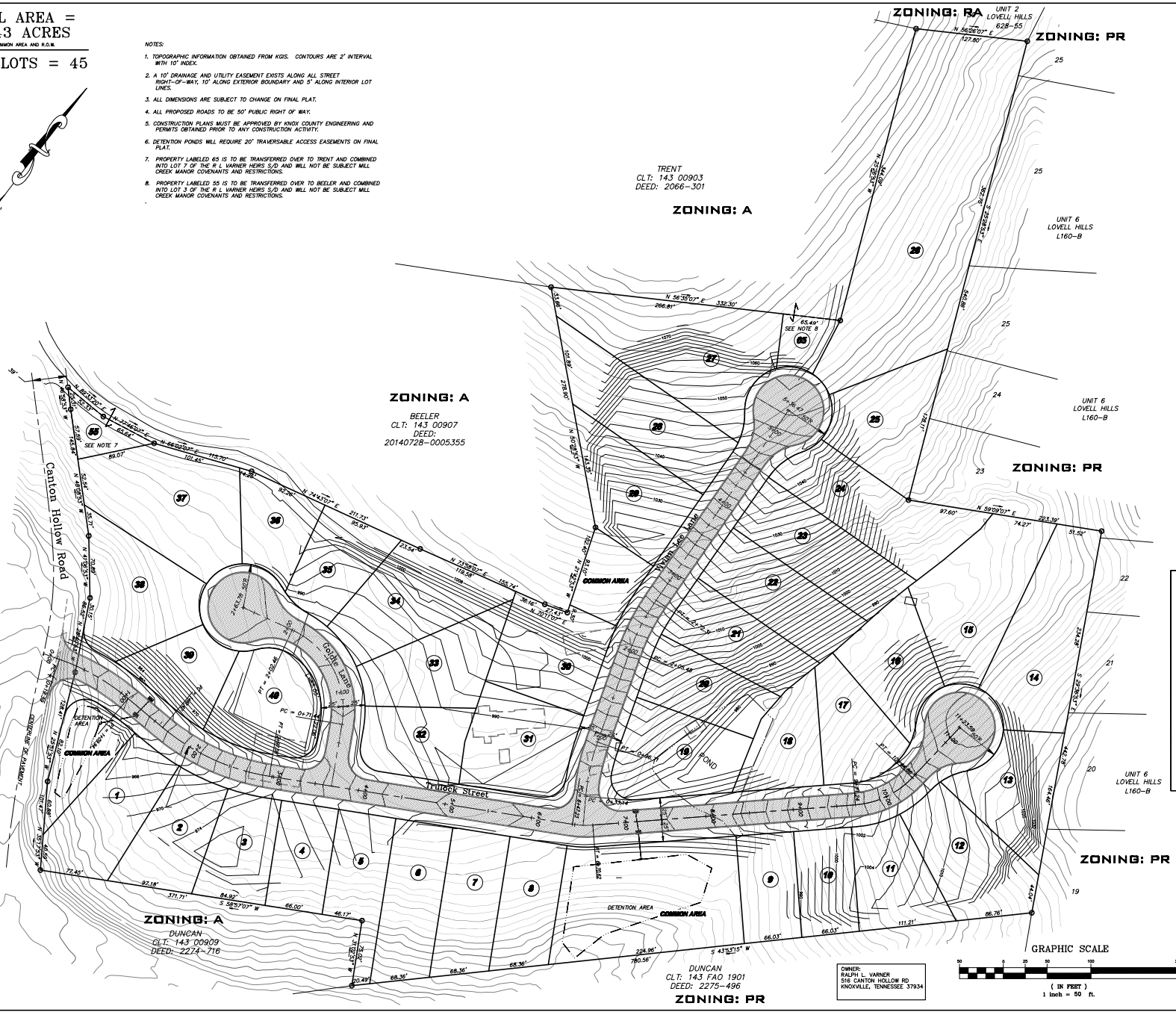
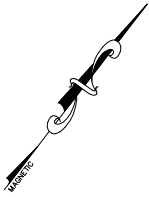
**SHEET:**  
1 OF 4

TOTAL AREA =  
15.743 ACRES  
INCLUDES COMMON AREA AND R.O.W.

TOTAL LOTS = 45

NOTES:

1. TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
2. A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG ALL STREET RIGHT-OF-WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG INTERIOR LOT LINES.
3. ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAN.
4. ALL PROPOSED ROADS TO BE 50' PUBLIC RIGHT OF WAY.
5. CONSTRUCTION PLANS MUST BE APPROVED BY KNOX COUNTY ENGINEERING AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
6. DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAN.
7. PROPERTY LABELED 65 IS TO BE TRANSFERRED OVER TO TRENT AND COMBINED INTO LOT 7 OF THE R. L. WARNER HEIRS S/D AND WILL NOT BE SUBJECT MILL DREEK MANOR COVENANTS AND RESTRICTIONS.
8. PROPERTY LABELED 55 IS TO BE TRANSFERRED OVER TO BEELER AND COMBINED INTO LOT 3 OF THE R. L. WARNER HEIRS S/D AND WILL NOT BE SUBJECT MILL DREEK MANOR COVENANTS AND RESTRICTIONS.



**ZONING: A**  
DUNCAN  
CLT: 143 00909  
DEED: 2274-716

**ZONING: A**  
BEELER  
CLT: 143 00907  
DEED: 20140728-0005355

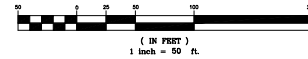
TRENT  
CLT: 143 00903  
DEED: 2066-301

**ZONING: A**

DUNCAN  
CLT: 143 FAO 1901  
DEED: 2275-496

**ZONING: PR**

OWNER:  
RALPH L. WARNER  
516 CANTON HOLLOW RD  
KNOXVILLE, TENNESSEE 37934



PROPERTY DATA:  
ADDRESS: 516 CANTON HOLLOW RD  
PARCEL ID:  
AREA: 685,779.41 SQ.FT. (INCL. R.O.W.)  
15.743 AC.  
ZONING: PR <4 DU/AC  
TOTAL LOTS: 45  
DENSITY: 2.86 DU/AC  
COMMON AREA: 0.919 AC (5.84%)  
SETBACKS:  
FRONT: 20'  
SIDE: 5' REAR: 15'  
PERIPHERAL: 35' (15' WITH PLANNING COMMISSION APPROVAL)  
UTILITIES:  
SEWER & WATER: F.U.D.  
GAS & ELECTRIC: K.U.B.  
PHONE: A/T&T  
CABLE: COMCAST

8-SB-16-C  
8-E-16-UR  
Revised: 7/27/2016



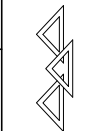
REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

**PRELIMINARY GRADING  
CONCEPT PLAN**  
DEVELOPMENT AND CONCEPT PLAN OF:  
SURVEY FOR:

SHEET:  
2 OF 4

Mill Creek Manor  
Canton Hollow Rd  
Tax ID: 143-00906-516  
District W6,  
Knox County, Tennessee

HomeStead Land Holdings  
122 Perimeter Park Rd  
Knoxville, Tennessee 37922  
Phone 865-690-3500



**LYNCH SURVEYS LLC**  
SUBDIVISIONS | AS-BUILTS | SITE DESIGN  
4405 COSTER RD. KNOXVILLE, TENN. 37912  
865-584-2830 FAXI 865-584-2821 WWW.LYNCHSURVEY.COM

PROJECT NO.  
3888