

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

▶ **FILE #:** 7-SB-16-C  
 7-E-16-UR

**AGENDA ITEM #:** 10  
**AGENDA DATE:** 7/14/2016

▶ **SUBDIVISION:** WELLS CREEK  
 ▶ **APPLICANT/DEVELOPER:** RUFUS H. SMITH & CO.  
 OWNER(S): SEC, LLC

TAX IDENTIFICATION: 137 031 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 1217 Tipton Station Rd

▶ **LOCATION:** South side of W. Governor John Sevier Hwy., east side of Winkle Ln. north of Tipton Station Rd.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Stock Creek

▶ **APPROXIMATE ACREAGE:** 16.4 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Medical office and residence / OA (Office Park) & A (Agricultural)  
 South: Residences / PR (Planned Residential) & A (Agricultural)  
 East: Residences / PR (Planned Residential) & A (Agricultural)  
 West: Residences / A (Agricultural)

▶ **NUMBER OF LOTS:** 59

SURVEYOR/ENGINEER: Wanis Rghebi Southland Engineering

ACCESSIBILITY: Access is via W. Governor John Sevier Hwy., a major arterial street with a three lane street section with a pavement width of 38' within a 185' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Road A, at STA 0+65 to STA 1+30, from 250' to 125'.
2. Horizontal curve variance on Road A, at STA 1+90 to STA 2+31, from 250' to 125'.
3. Horizontal curve variance on Road A, at STA 4+74 to STA 5+50, from 250' to 125'.
4. Horizontal curve variance on Road A, at STA 6+59 to STA 8+89, from 250' to 125'.
5. Broken back curve tangent variance on Road A at STA 5+50 to STA 6+59, from 150' to 109'.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1-5 because the site's shape and existing improvements restrict compliance with

**the Subdivision Regulations, and the proposed variances will not create a traffic hazard.**

**APPROVE the Concept Plan subject to 9 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 both Roads A & B. 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. Prior to obtaining a design plan approval for the subdivision, submitting documentation to the Knox County Department of Engineering and Public Works and Planning Commission Staff that shows an adequate building site meeting required setbacks is available on Lots 15 and 16. If the lots cannot comply with this condition will have to be combined with adjoining lots on any final plats submitted to the Planning Commission for approval.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. On the final plat, including the sight distance easement across Lot 48 on the inside of the horizontal curve identified on the concept plan.
7. Obtaining a street connection permit from the Tennessee Department of Transportation.
8. Placing a note on the final plat that all lots will have access only to the internal street system except for Lot 59 that has access from Winkle Ln.
9. 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 59 detached dwellings on individual lots, and the reduction of the peripheral setback as noted under comments, subject to 1 condition.**

**DENY the peripheral setback reduction for the lots boarding the OA zoning.**

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 in a PR zoning district and a Use on Review.

**COMMENTS:**

The applicant is proposing to subdivide this 16.4 acre tract located on the side of W. Governor John Sevier Hwy., into 59 detached residential lots at a density of 3.6 du/ac. Access to the subdivision is from W. Governor John Sevier Hwy. approximately 1000 feet east of Winkle Ln.

This site was rezoned PR (Planned Residential) at up to 5 du/ac in 2005. A concept plan for an 82 lot attached residential subdivision was approved by the Planning Commission for this site on May 12, 2011. That concept plan approval has expired. The proposed subdivision layout closely follows the previously approved layout since a number of site improvements were made under that previous approval.

The applicant is not providing sidewalks in the proposed subdivision. The site is not located within the parental responsibility zone. Staff is recommending a condition that sidewalks be included on at least one side of Roads A and B. With the loop layout of the streets, the sidewalks would provide an amenity for the residents to safely walk to neighbor's homes and for use for exercise. One of the general provisions for the PR zoning district is that it encourages open space for recreational use. The addition of sidewalks would in part meet that objective.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along all subdivision boundaries except for the W. Governor John Sevier Hwy. frontage that will remain at 35'. A reduction from 35' to 20' is requested for the peripheral setback of Lots 6-15. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts. The Planning Commission cannot approve the requested reduction for Lots 9-15 which border OA (Office Park) zoned property.

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

1. The proposed residential development will require the extension of water and sewer service to the site.

2. The proposed low density residential development at a density of 3.6 du/ac is compatible with other development that has occurred in this area.

#### 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.
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 arterial street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 5.0 du/ac . The proposed development with a density of 3.6 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: 638 (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.

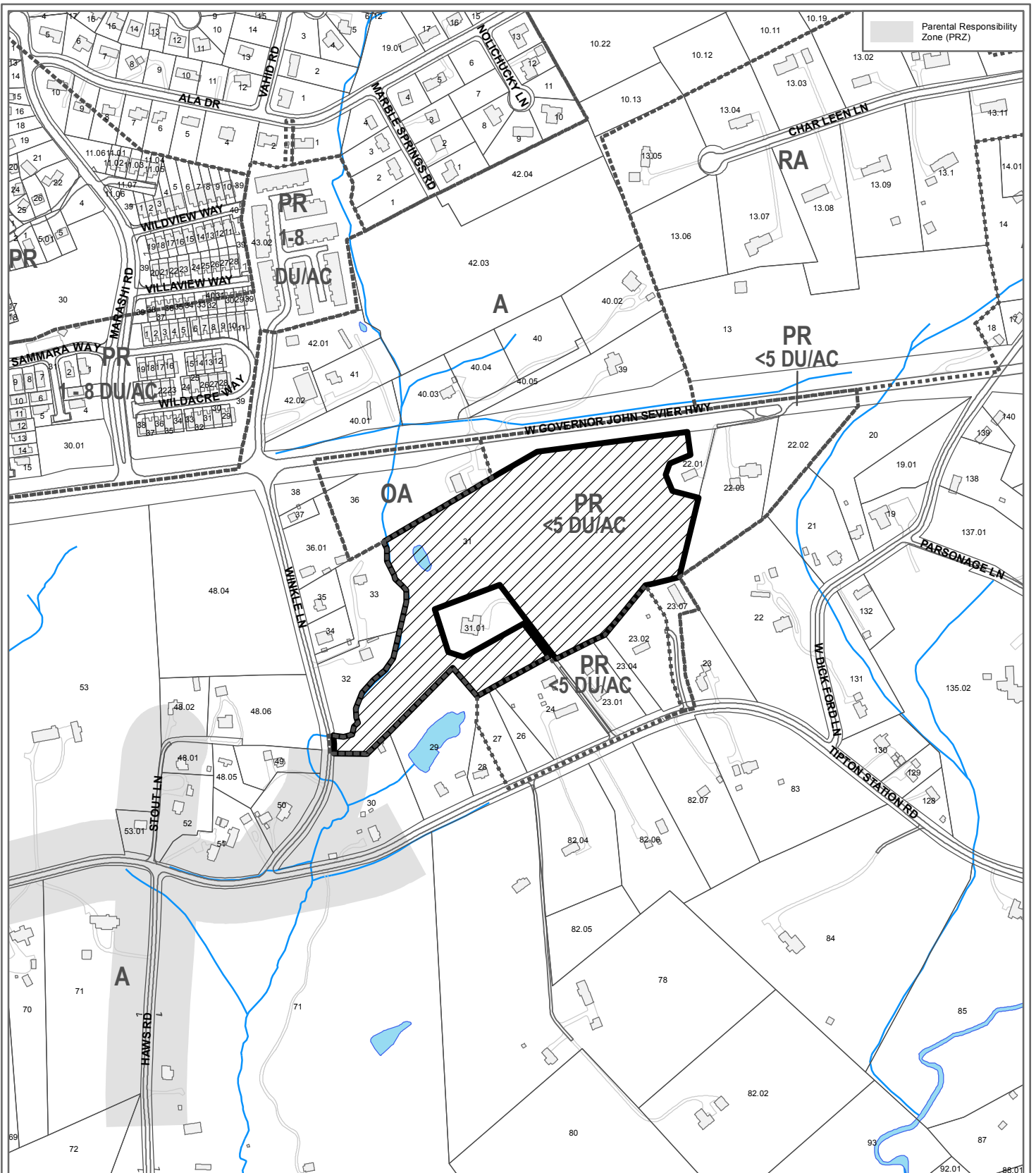
ESTIMATED STUDENT YIELD: 22 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle 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.

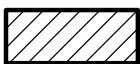
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**7-SB-16-C / 7-E-16-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Rufus H. Smith & Co.  
Wells Creek



Detached Residential Subdivision in PR (Planned Residential)

Map No: 137  
Jurisdiction: County

Original Print Date: 6/15/2016  
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902



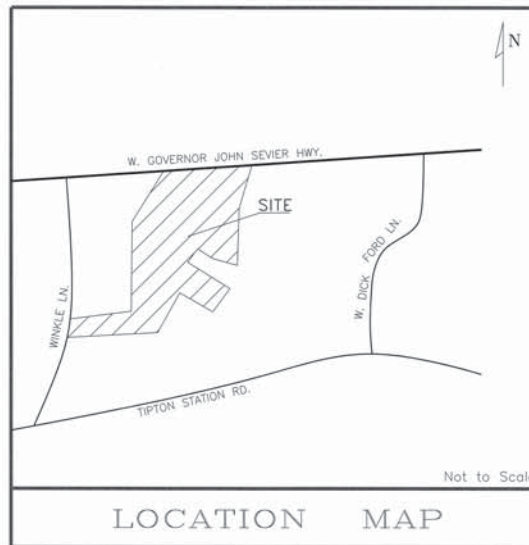
CONCEPT & DEVELOPMENT PLAN  
FOR

WELLS CREEK SUBDIVISION

ON W. GOVERNOR JOHN SEVIER HIGHWAY  
CLT MAP 47, PART OF PARCELS 166.01, 166.02 & 156  
DISTRICT-9, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	CONCEPT PLAN
3	ROAD PROFILE



7-SB-16-C\_7-E-16-UR  
Revised: 6/23/2016

DEVELOPER:

PRIMOS LAND COMPANY, LLC  
4909 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE (865) 694-7756  
FAX (865) 693-9699



SOUTHLAND ENGINEERING CONSULTANTS, LLC  
GENERAL CIVIL & LAND SURVEYORS  
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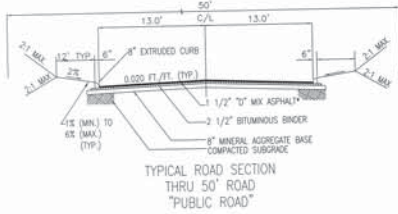
SITE ADDRESS:  
1217 TIPTON STATION RD  
KNOXVILLE, TENNESSEE 37920

07-SB-16-C

MAY 2016

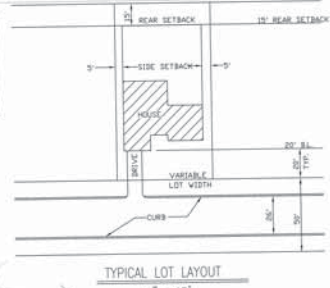
SHEET 1 OF 3 SHEETS  
WCS-05-26-16-TS





NOTE:  
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH-SHEETS  
CONTRACTOR SHALL SHOW AND BRACE ALL OPEN CUT TRENCHES AS  
REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO  
BE OBSERVED BY THE CONTRACTOR. SET FORTH IN ALL MANUALS OF  
ACCIDENT PREVENTION IN CONSTRUCTION, TO PROTECT LIFE, PROPERTY,  
OR WORK, TO AVOID EXCESSIVELY HIGH CUTS IN UNSTABLE MATERIAL,  
OR SHALL BE ADDED BY:

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER  
BEFORE START OF CONSTRUCTION



NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK  
OR CONSTRUCTION CONTRACTOR MUST  
CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR  
CONFIRMATION NUMBER.

- NOTES:
1. ALL DIMENSIONS AND AREAS ARE SCALD AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  2. A 1/2" GRANULAR SILEY AND CONSTRUCTION DOCUMENT EXISTENCE MARK ALL EXISTING LOT LINES AND ROAD LINES AT EACH END OF INTEREST LOT LINES.
  3. A 1/2" UTILITY LOCATIONS EXISTENCE 1/2" EACH SIDE OF CENTERLINE OF CURBWAY UNDER AS INSTALLED.
  4. THE INTERIOR CORNER APPROXIMATELY 1/4" EACH SIDE AND IS SUBMITTED AND IS TO BE TRACED FROM LOTS.
  5. PER ZONING ORDINANCE.
  6. CANTONMENT PROVIDED BY PROVIDER, ROAD LOCATED AND ROAD PROFILES ARE BASED ON ROAD UTILITIES.
  7. WATER MAINS CHAMP UTILITY DISTRICT, SEWER AND GAS UTILITY DISTRICT, ELECTRIC, TELEPHONE, CABLE, SLOTTED, AND SLOTTED UTILITY SERVICE, GAS, AND SLOTTED UTILITY SERVICE, TELEPHONE, CABLE, SLOTTED, AND SLOTTED UTILITY SERVICE.
  8. THIS SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
  9. BOUNDARY SETBACK LINES WILL BE AS FOLLOWS:  
FROM 20' TO 25' (UNLESS OTHERWISE SPECIFIED)  
10. REDUCED REDUCTION OF HORIZONTAL SETBACK FROM 20' TO 25' ALONG EASTERN, SOUTHERN AND WESTERN PROPERTY LINES AND REDUCTION FROM 20' TO 25' ALONG LOTS 5-14. REDUCTION OF BUILDING LINE FROM 20' TO 15' ALONG LOTS 15 AND 16.  
11. ROAD PROFILES TO BE BASED ON FIELD DATA.  
12. BOUNDARY TO BE BASED ON A FIELD SURVEY.  
13. ALL LOTS IN THIS SUBDIVISION ARE PUBLIC ROAD WITH 50' RIGHT-OF-WAY.  
14. THIS SUBDIVISION WAS APPROVED AS PART OF MPC COMMISSIONERS ON MAY 20TH, UNDER FILE # 07-SB-16-C AND 07-16-16-UR.
  15. VARIANCE REQUESTED:  
a. CENTRAL HORIZONTAL CURVE FROM 250' TO 120', STA 845.0 TO 1438.00+00.  
b. CENTRAL HORIZONTAL CURVE FROM 250' TO 120', STA 1440.0 TO 2438.00+00.  
c. CENTRAL HORIZONTAL CURVE FROM 250' TO 120', STA 1438.0 TO 2438.00+00.  
d. CENTRAL HORIZONTAL CURVE FROM 250' TO 120', STA 1438.0 TO 2438.00+00.  
e. REDUCE BEARING BACK FROM 250' TO 120', STA 1438.0 TO 2438.00+00.  
16. ALL GRASSY AREAS AND INTERIOR DRAINAGE HAVE BEEN INSTALLED AND COMPLETED.  
17. MINIMUM ROAD WIDTH FOR LOTS 14-17 SHALL BE ONE FOOT ABOVE TOP OF THE BERM OF THE SECTION BERM ON EACH LOT.  
18. BEARING LINES ARE TO BE CELESTIAL AND MARKED WITH STAKES OR FENCING PRIOR TO ANY CONSTRUCTION.  
19. BEARING LINES ARE TO BE CELESTIAL AND MARKED WITH STAKES OR FENCING PRIOR TO ANY CONSTRUCTION.  
20. NO STRUCTURE OR TRAIL SHALL BE LOCATED WITHIN THE RIGHT OF WAY DISTANCE AREA.



7-SB-16-C\_7-E-16-UR  
Revised: 6/23/2016

CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE  
UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT  
THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN  
PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.  
*Janis A. [Signature]*  
ENGINEER  
TENNESSEE CERTIFICATE NO. 22628



OWNER/DEVELOPER:  
PRIMOS LAND COMPANY, LLC  
4809 BALL RD.  
KNOXVILLE, TN 37931  
PHONE: (865) 694-7756  
FAX: (865) 693-9699

SITE ADDRESS:  
1217 TIFTON STATION RD  
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PHONE: (865) 694-7756  
FAX: (865) 693-9699  
E-MAIL: wj@seengineering.com  
www.seengineering.com

DESIGNED	WAR	APPROVED	
DRAWN	WAR	ENGINEER	
CHECKED	WAR		
NO.	DATE	REVISION	APPR.

SCALE  
HORIZONTAL: 1" = 60'  
CONTOUR INTERVAL: 4'  
DATE  
05-26-2016

DEED REFERENCES:  
D.B. INST. # 201212280042573  
PLAT INST. # 200606160105975  
60 0 60 120  
SCALE IN FEET

CONCEPT PLAN  
FOR WELLS CREEK ON  
JOHN SEVIER HIGHWAY  
CLT MAP 137, PARCEL 031  
DISTRICT 9, KNOX COUNTY, TENNESSEE

WCS-05-26-16-CP  
SHEET 2 OF 3 SHEETS