

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

▶ **FILE #:** 10-C-15-UR

**AGENDA ITEM #:** 40

**AGENDA DATE:** 5/12/2016

▶ **APPLICANT:** **WORLEY BUILDERS, INC.**

OWNER(S): Worley Builders, Inc.

TAX ID NUMBER: 106 B A 02502

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 5726 Creekhead Dr

▶ **LOCATION:** **Southeast side of Creekhead Dr., directly southeast of Whitman Dr.**

▶ **APPX. SIZE OF TRACT:** **1.6085 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Creekhead Dr., a local street with a pavement width of 17'-19' within a 50' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

▶ **ZONING:** **RP-1 (Planned Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Detached residences on individual lots**

2.38 du/ac

HISTORY OF ZONING: The site was zoned RP-1 Planned Residential @ 2 du/ac in 1999 (4-M-99-RZ)

SURROUNDING LAND USE AND ZONING: North: Detached residential subdivision / RP-1 residential

South: Detached residential / A-1 agricultural

East: Detached dwelling & vacant land / RP-1 residential

West: Detached residential subdivision / RP-1 residential

NEIGHBORHOOD CONTEXT: The site is located in an area that has seen growth in the development of residential subdivisions in the recent past. It is almost surrounded by land that is zoned RP-1 residential at densities that support low density residential uses.

**STAFF RECOMMENDATION:**

▶ **WITHDRAW** as requested by the applicant

**COMMENTS:**

This site was zoned RP-1 @ 2 du/ac in 1999. The applicant is proposing a development that will exceed the permitted density.

ESTIMATED TRAFFIC IMPACT: 54 (average daily vehicle trips)

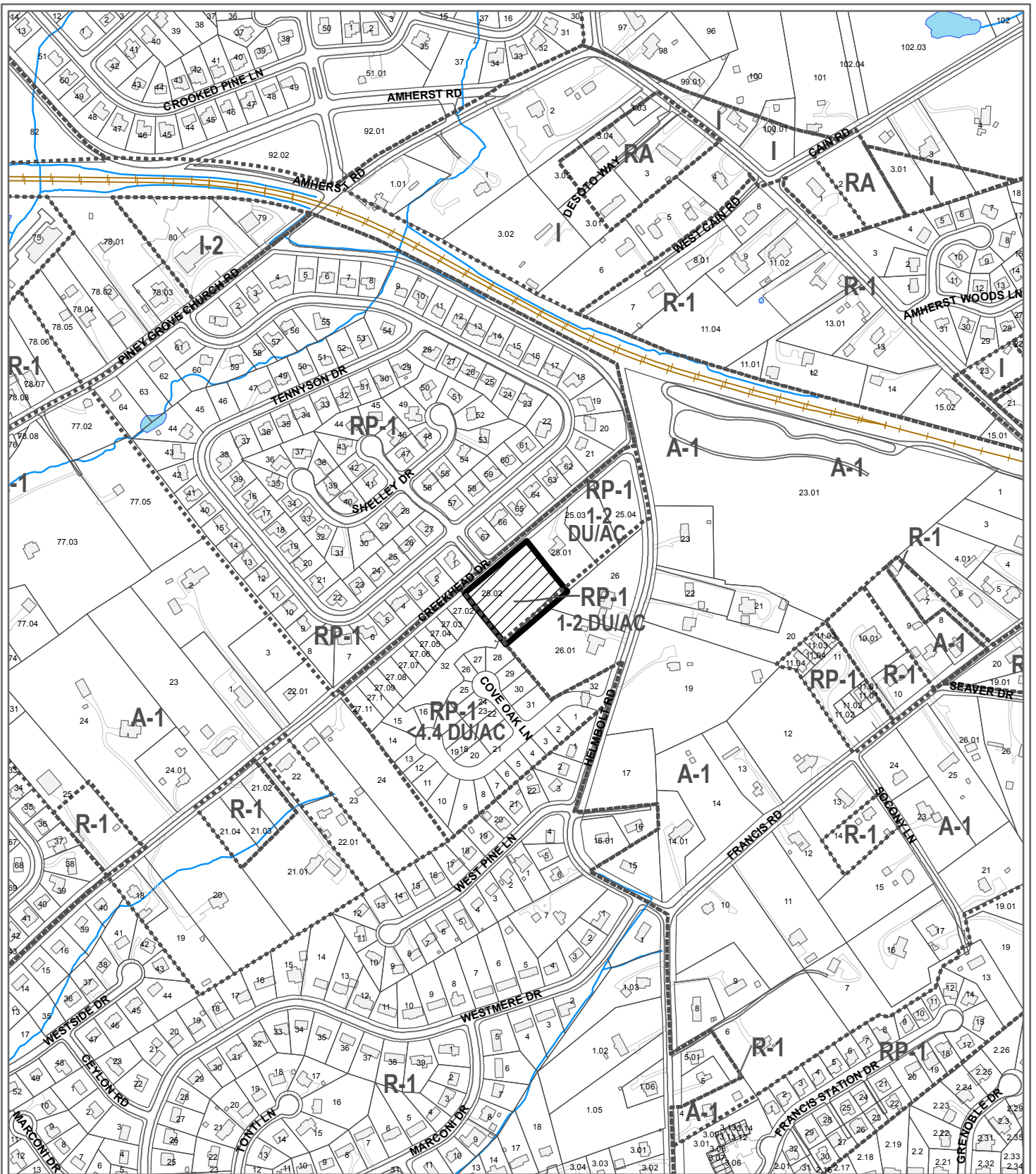
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden 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 the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**10-C-15-UR  
USE ON REVIEW**



Detached residences on individual lots in RP-1 (Planned Residential)

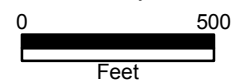
Original Print Date: 9/21/2015  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Worley Builders, Inc.

Map No: 106

Jurisdiction: City



10-C-15-UR-untable-wd-4-14-16



April 6, 2016

MPC  
Suite 403, City County Building  
400 Main Street  
Knoxville, TN 37902

RE: MPC File # 10-SE-15-F & MPC File # 10-C-15-UR

To Whom It May Concern:

Worley Builders, Inc. would like to untable and withdraw Creekhead Crossing Unit 2, MPC File # 10-SE-15-F and Worley Builders, Inc., MPC File # 10-C-15-UR.

If you need anything else or have any questions, please call our office at 865-922-2600.

Thank you,

A handwritten signature in cursive script that reads "Melissa D. Monroe".

Melissa D. Monroe  
Office Manager  
Worley Builders, Inc.