



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

▶ **FILE #:** 10-SC-16-C
10-F-16-UR

AGENDA ITEM #: 15
AGENDA DATE: 10/13/2016

▶ **SUBDIVISION:** FOUNTAINHEAD VILLAGE
▶ **APPLICANT/DEVELOPER:** KOONTZ-WILSON, LLC
OWNER(S): Gary Koontz

TAX IDENTIFICATION: 49 J D 004 [View map on KGIS](#)
JURISDICTION: County Commission District 2
STREET ADDRESS:

▶ **LOCATION:** Northwest of Fountain head Ln., northwest of Tazewell Pk.

SECTOR PLAN: North City
GROWTH POLICY PLAN: Urban Growth Area
WATERSHED: Whites Creek

▶ **APPROXIMATE ACREAGE:** 5.81 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR and RA residential. Development consists of both detached and attached residential dwellings. Shannondale Elementary School adjoins the northern boundary of this site.

▶ **NUMBER OF LOTS:** 23

SURVEYOR/ENGINEER: Robert G. Campbell

ACCESSIBILITY: Access is via Fountainhead Ln., a local street with a pavement width of 26' within a 50' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** Not identified

STAFF RECOMMENDATION:

▶ **Withdraw as requested by the applicant's engineer**

▶ **Withdraw as requested by the applicant's engineer**

Withdraw as requested by the applicant's engineer

ESTIMATED TRAFFIC IMPACT: 268 (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.

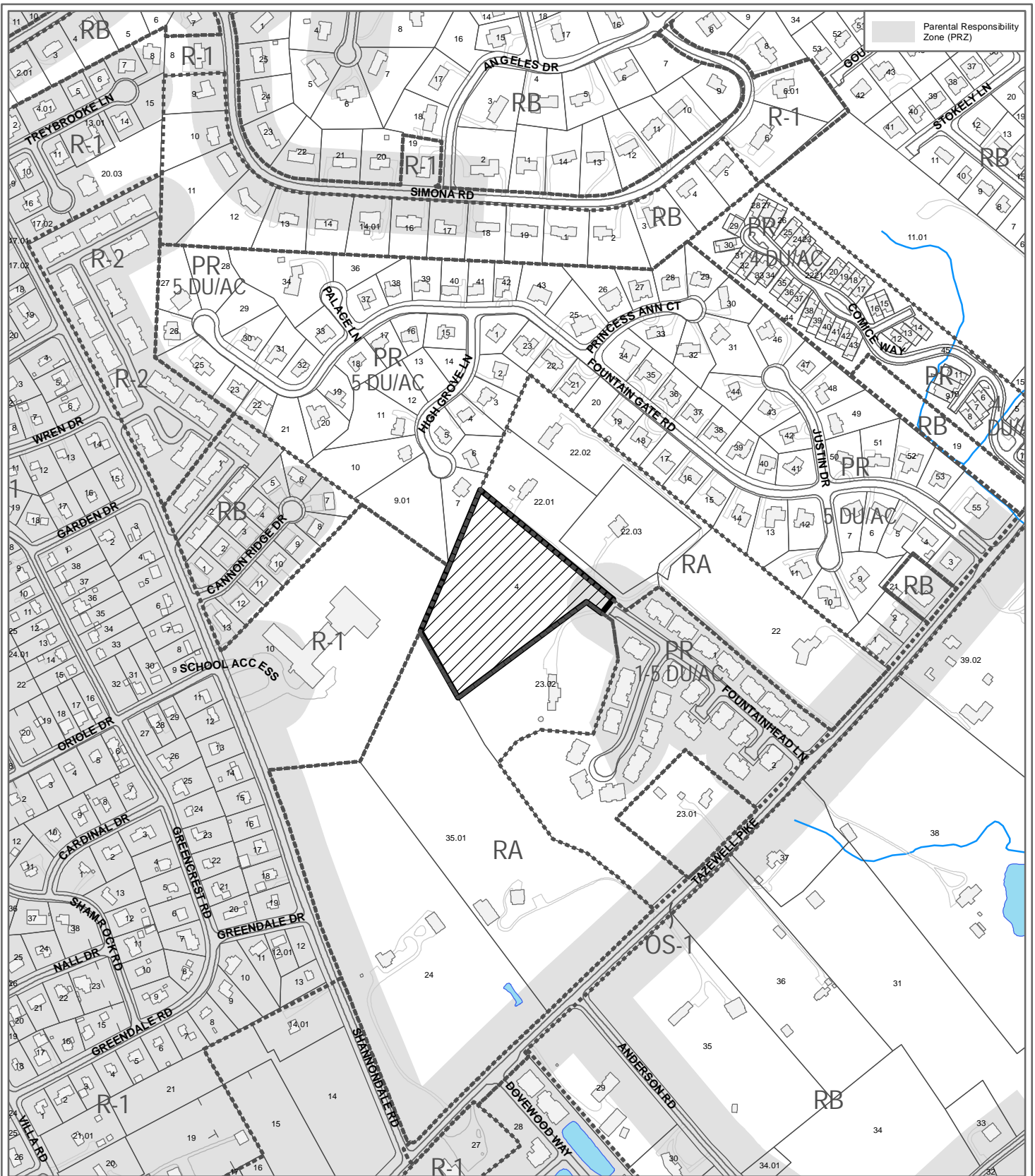
ESTIMATED STUDENT YIELD: 9 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Shannondale Elementary, Gresham Middle, and Central 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.



**10-SC-16-C / 10-F-16-UR
CONCEPT PLAN/USE ON REVIEW**

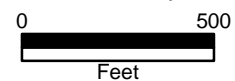


Detached residential subdiviaion in PR (Planned Residential)

Petitioner: Koontz-Wilson, LLC
Fountainhead Village

Map No: 49

Jurisdiction: County



Original Print Date: 9/22/2016

Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



R.G.C. & A.

ROBERT G. CAMPBELL & ASSOCIATES, L.P.

7523 Taggart Lane
Knoxville, TN 37938
(865) 947-5996
Fax (865) 947-7556

2540 Sand Pike Blvd., Suite 3
Pigeon Forge, TN 37863
(865) 366-2516
Fax (865) 947-7556

September 19, 2016



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

RE: Fountainhead Village
RGC #02100
MPC Files: 10-SC-16-C
10-F-16-UR

Mr. Kelly:

On behalf of our client, we are requesting that the proposed subdivision and use on review be withdrawn. The preliminary drainage plan included a regional detention basin and other drainage improvements to be coordinated with Knox County Engineering. We understand that there are legal issues to be resolved before this concept can be considered. Please withdraw and refund the application fee.

Please call if you have any questions or comments.

Sincerely,
Robert Campbell & Associates, LP

Garrett M. Tucker, PE

C: Gary Koontz



Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Fountainhead project

1 message

Dan Kelly <dan.kelly@knoxmpc.org>

Tue, Sep 20, 2016 at 11:01 AM

To: Garrett Tucker <gtucker@rgc-a.com>, Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>, Sherry Michienzi <sherry.michienzi@knoxmpc.org>

I got your request to withdraw the proposed subdivision and UOR. However, due to the fact that the public notice has already run for the project, it will still appear on the agenda and will be recommended for withdrawal as requested. This also means that we will not be able to refund your application fee. If you have questions, give me a call.

Dan Kelly
MPC, Deputy Director / Development Services Manager
(865) 215-2500

SUBDIVISION - CONCEPT

Name of Applicant: KOONTZ-WILSON, LLC
 Date Filed: 8/29/16 Meeting Date: Oct. 13, 2016
 Application Accepted by: Bussseau
 Fee Amount: 0 File Number: Subdivision - Concept 10-SC-16-C
 Fee Amount: \$1200 Related File Number: Development Plan 10-F-16-UR

PROPERTY INFORMATION

Subdivision Name: FOUNTAINHEAD VILLAGE

Unit/Phase Number: 1

General Location: NORTH OF FOUNTAINHEAD LANE & NORTH SIDE OF TAZEWELL PIKE

Tract Size: 5.81 No. of Lots: 23

Zoning District: PR

Existing Land Use: UNUSED LAND

Planning Sector: NORTH CITY

Growth Policy Plan Designation: Urban Growth

Census Tract: 51

Traffic Zone: 138

Parcel ID Number(s): 049JD004

Jurisdiction: City Council _____ District
 County Commission 2nd District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: GARY KOONTZ

Company: KOONTZ-WILSON, LLC

Address: 3292 TAZEWELL PIKE

City: KNOXVILLE State: TN Zip: 37918

Telephone: (865) 688-1155

Fax: _____

E-mail: garykoontz@garykoontz.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Garrett M. Tucker, PE, LS

Company: Robert G. Campbell & Associates, LP

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUB

Water KUB

Electricity KUB

Gas KUB

Telephone Bellsouth

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: Garrett M. Tucker

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

VARIANCES REQUESTED

- 1. _____
Justify variance by indicating hardship: _____

- 2. _____
Justify variance by indicating hardship: _____

- 3. _____
Justify variance by indicating hardship: _____

- 4. _____
Justify variance by indicating hardship: _____

- 5. _____
Justify variance by indicating hardship: _____

- 6. _____
Justify variance by indicating hardship: _____

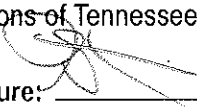
- 7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

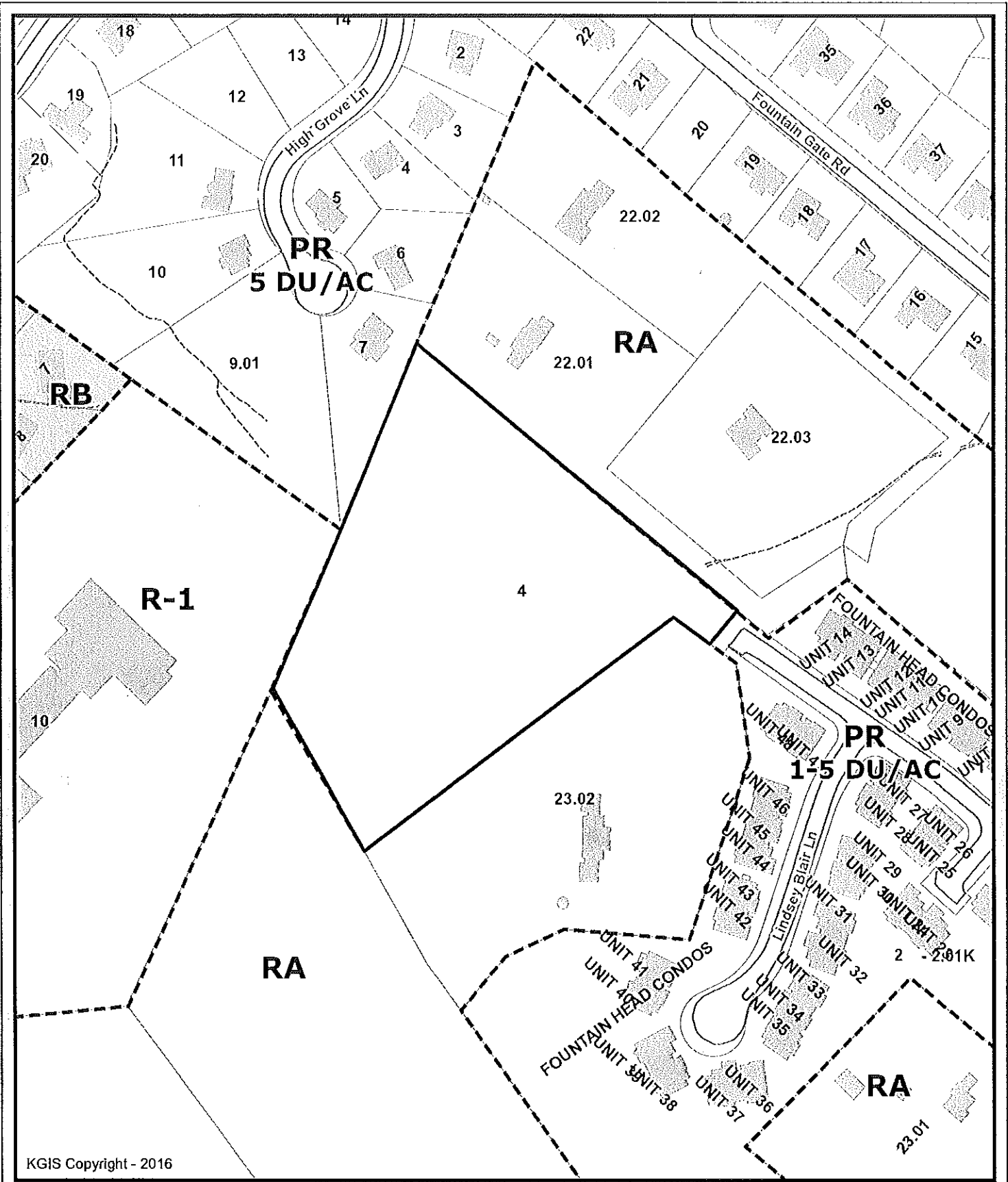
I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Gary Koontz
Address: KOONTZ-WILSON, LLC
3232 Tazewell Pike
City: Knoxville State: TN Zip: 37918
Telephone: (865) 688-1155
Fax: _____
E-mail: garykoontz@garykoontz.com

Signature: 

Date: August 29, 2016

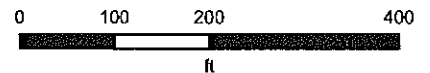


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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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