

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

▶ **FILE #:** 4-SE-17-C **AGENDA ITEM #:** 21  
 4-M-17-UR **AGENDA DATE:** 4/13/2017

▶ **SUBDIVISION:** BRAXTON CREEK  
 ▶ **APPLICANT/DEVELOPER:** HOMESTEAD LAND HOLDINGS, LLC  
 OWNER(S): Homestead Land Holdings, LLC

TAX IDENTIFICATION: 130 09401-09404 130-09406 [View map on KGIS](#)  
 JURISDICTION: County Commission District 6  
 STREET ADDRESS:

▶ **LOCATION:** Northwest side of N. Campbell Station Rd., northwest of Newcomb Ln.

SECTOR PLAN: Northwest County  
 GROWTH POLICY PLAN: Urban Growth Area  
 WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 11.88 acres

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

▶ **EXISTING LAND USE:** 5 dwellings and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned RB and PR residential and A agricultural. The property on the south side of Campbell Station Rd. is zoned R-1 and R-2 in the Town of Farragut. Development in the area is mostly detached dwellings on individual lots. A large mobile home park is located to the east of this site.

▶ **NUMBER OF LOTS:** 30

SURVEYOR/ENGINEER: Rackley Engineering

ACCESSIBILITY: Access is via N. Campbell Station Rd., a minor arterial street with a pavement width of 20' with a 40' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance from K=25 to K=20 at sta 3+85 of Logerhead Ln.

**STAFF RECOMMENDATION:**

▶ **APPROVE variance 1 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 8 conditions:**

1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Department
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Creating a 50' building setback from the highest hatched contour of the sinkholes on or adjoining this site.

Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation

4. Certification on the final plat by the applicant's surveyor that there is sight distance equal to or greater than 10 times the posted speed limit on N. Campbell Station Rd. at the entrance to this proposed development as required by the Subdivision Regulations
5. Place a note on the final plat that all lots will have access only to the internal street system.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and storm drainage system.
7. Construction of the 5' wide sidewalk with a 2' wide planting strip along one side of the street as shown on the concept plan. All sidewalk construction must meet the requirements of the Americans With Disabilities Act.
8. 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 30 detached dwellings on individual lots and reduction of the periphery boundary setback from 35' to 30' on lot 17 and from 35' to 20' for lots 1 and 30 subject to 1 condition**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

**COMMENTS:**

The applicant has presented a revised plan for a 30 lot subdivision on this 11.88 acre site. This is essentially the same plan as approved earlier this year with the proposed stub street relocated on the site. The rezoning of the site to PR (Planned Residential) at 3 du/ac was approved by the Knox County Commission January 23, 2017 (12-C-16-RZ).

The site is not located in the parent responsibility for the impacted schools. However since this is a single cul-de-sac street development it is highly unlikely that bus service will be provided within the subdivision. In order to promote the safety of the school children and to promote a sense of community within the project, the developer is proposing to construct a sidewalk along one side of the proposed street in this subdivision.

The slope characteristics of this site will not impact the proposed development. There are portions of three sinkholes that are on or adjacent to this property which will necessitate observance of the required 50' building setback from the highest hatched contour of each sinkhole.

The applicant is providing for a stub street to the adjoining property as recommended by staff. This may eliminate the need for another access to N. Campbell Station Rd. in the future when development is proposed for that property. Since N. Campbell Station Rd. is a major north /south connector road that ties the Hardin Valley area with the Interstate and Kingston Pk., minimizing the number of conflict point (intersections) is needed in order to preserve the road's ability to carry traffic through the area. This proposed subdivision and the adjoining property were up until recently one tax parcel that has been divided as part of an estate. This applicant is buying approximately one-half of the former parcel. It is staff's understanding the remainder is for sale at this time.

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

1. All utilities are available or will be extended to serve this site.
2. The proposed low density residential development at a density of 2.53 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 minor arterial street.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed Northwest County Sector Plan amendment, when approved, will designate this property for low density residential use. The PR zoning recommended for approved for the property would allow consideration of up to 3.0 du/ac . The proposed development with a density of 2.61 du/ac is consistent with the proposed Sector Plan amendment and recommended zoning designation.
2. The site is located within the Urban Growth Area for the Town of Farragut on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 342 (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.

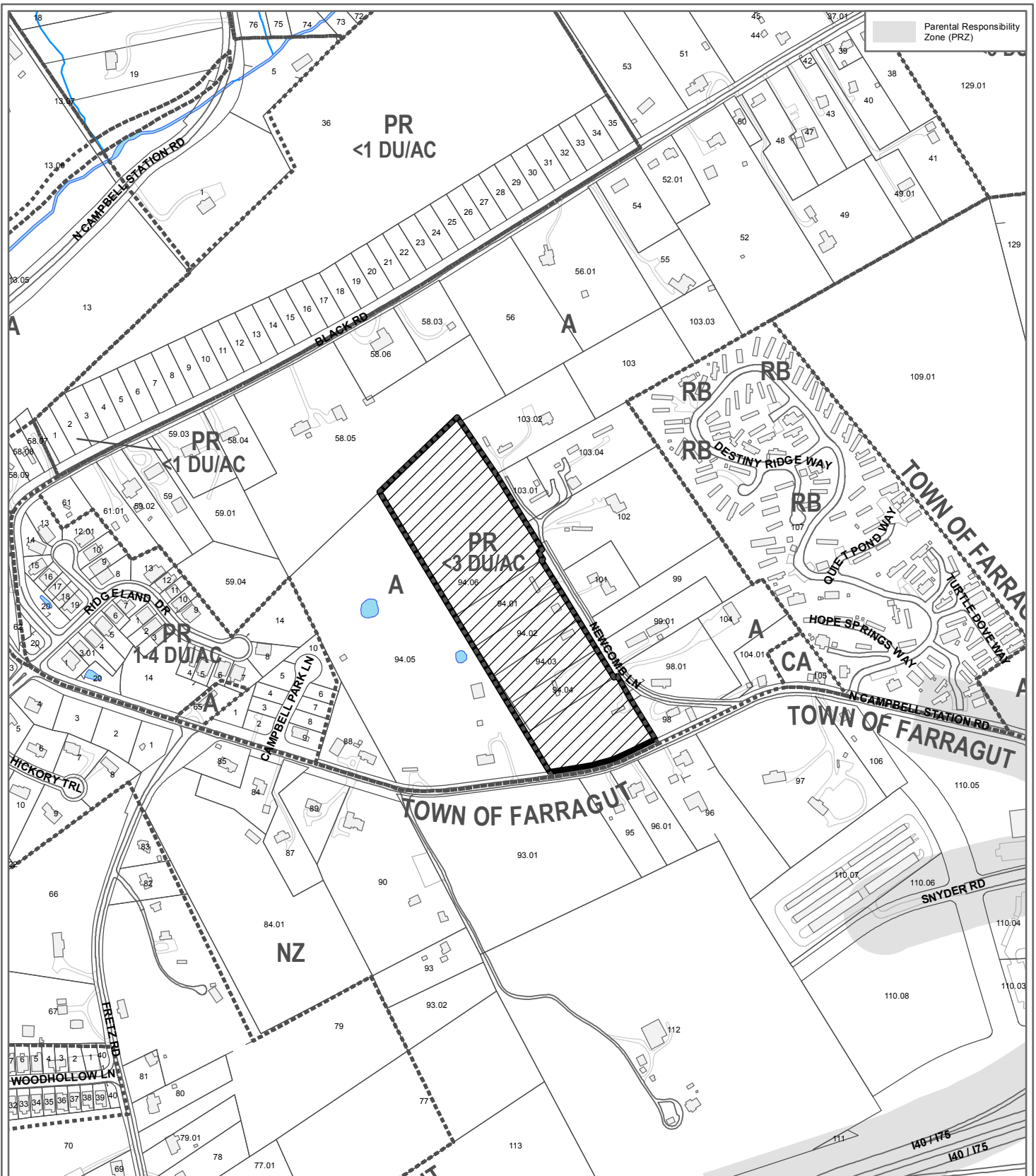
ESTIMATED STUDENT YIELD: 16 (public and private school children, ages 5-18 years)

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



**4-SE-17-C / 4-M-17-UR  
CONCEPT PLAN/USE ON REVIEW**

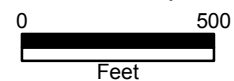


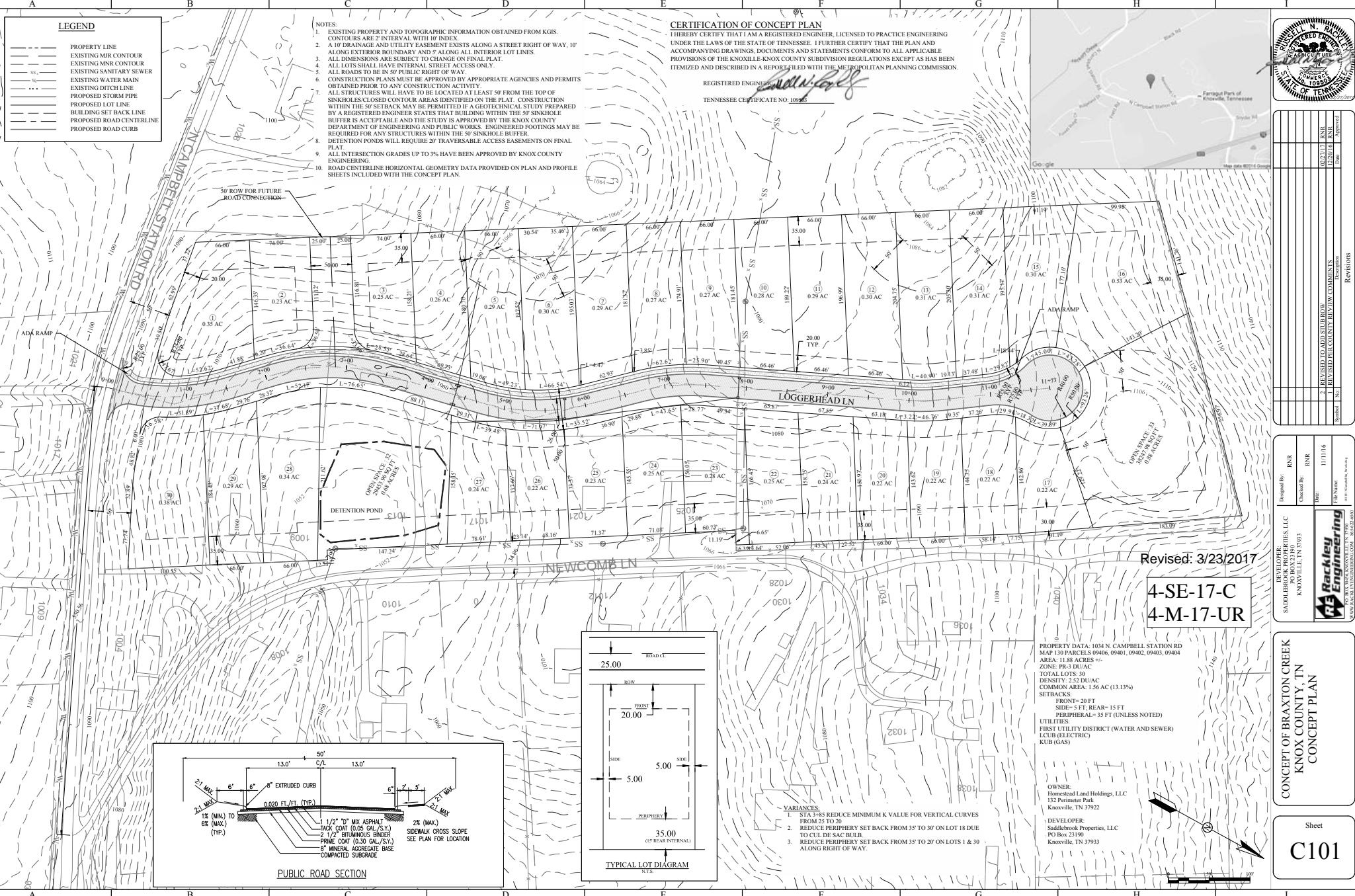
Detached residential subdivision in PR (Planned Residential)

Original Print Date: 3/14/2017      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Homestead Land Holdings, LLC  
Braxton Creek

Map No: 130  
Jurisdiction: County





**LEGEND**

- PROPERTY LINE
- - - EXISTING MNR CONTOUR
- - - EXISTING SANITARY SEWER
- - - EXISTING WATER MAIN
- - - EXISTING DITCH LINE
- - - PROPOSED STORM PIPE
- - - PROPOSED LOT LINE
- - - BUILDING SET BACK LINE
- - - PROPOSED ROAD CENTERLINE
- - - PROPOSED ROAD CURB

- NOTES**
- EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS. CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
  - A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STREET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES.
  - ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAT.
  - ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
  - ALL ROADS TO BE IN 50' PUBLIC RIGHT OF WAY.
  - CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
  - ALL STRUCTURES WILL HAVE TO BE LOCATED AT LEAST 50' FROM THE TOP OF SINKHOLE CLOSED CONTROL AREAS IDENTIFIED ON THE PLAT. 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. ENGINEERED FOOTINGS MAY BE REQUIRED FOR ANY STRUCTURES WITHIN THE 50' SINKHOLE BUFFER.
  - DEFENTION PONDS WILL REQUIRE 30' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAT.
  - ALL INTERSECTION GRADES UP TO 3% HAVE BEEN APPROVED BY KNOX COUNTY ENGINEERING.
  - ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS INCLUDED WITH THE CONCEPT PLAN.

**CERTIFICATION 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 FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, 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 ENGINEER: *[Signature]*  
 TENNESSEE CERTIFICATE NO. 109963



NO.	DATE	REVISIONS
1	02/21/17	RNR
2	12/20/16	RNR
3		APPROVE

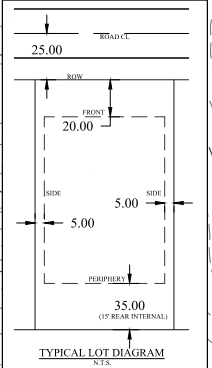
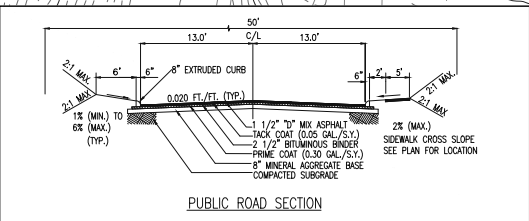
Revised: 3/23/2017

**4-SE-17-C**  
**4-M-17-UR**

DEVELOPER: SAADLEBROOK PROPERTIES, LLC  
 KNOXVILLE, TN 37933

OWNER: Homestead Land Holdings, LLC  
 132 Perimeter Park  
 Knoxville, TN 37922

DEVELOPER: Saadlebrook Properties, LLC  
 PO Box 23190  
 Knoxville, TN 37933



- VARIANCES**
- STA 3+85 REDUCE MINIMUM K VALUE FOR VERTICAL CURVES FROM 25 TO 20
  - REDUCE PERIPHERY SET BACK FROM 35' TO 30' ON LOT 18 DUE TO CUL DE SAC BULB.
  - REDUCE PERIPHERY SET BACK FROM 35' TO 20' ON LOTS 1 & 30 ALONG RIGHT OF WAY.

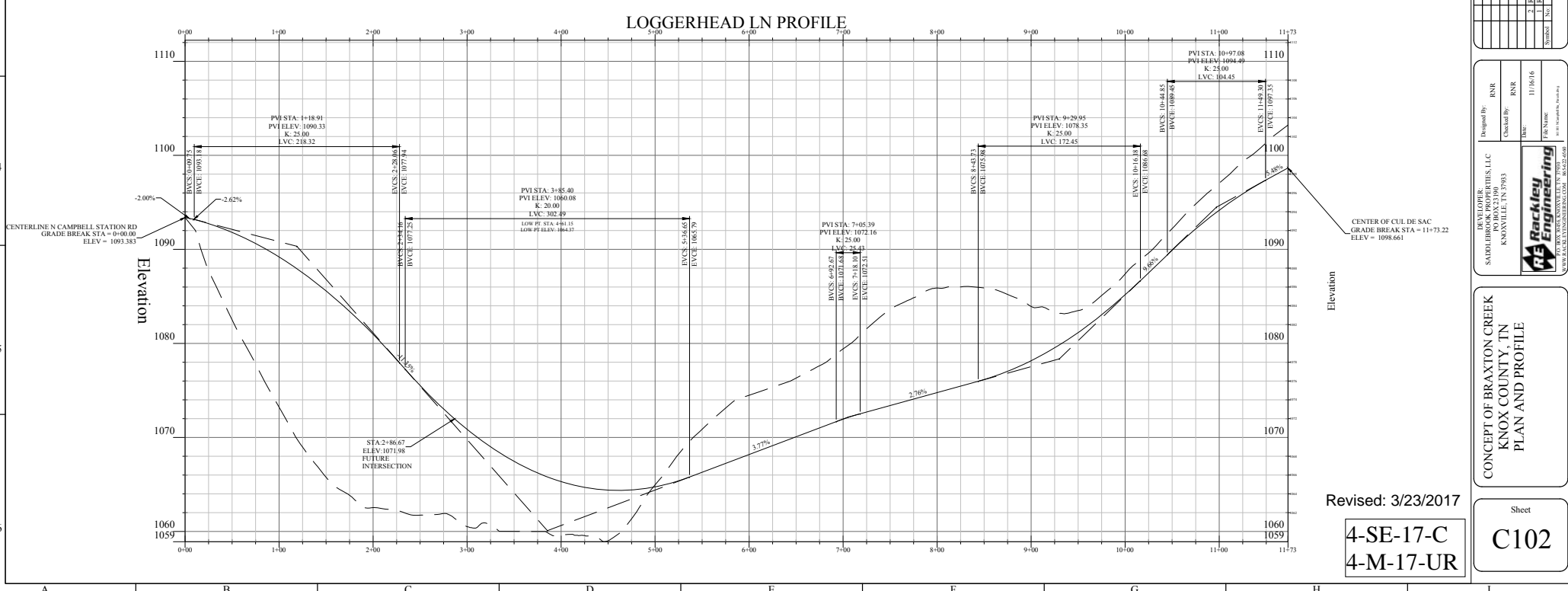
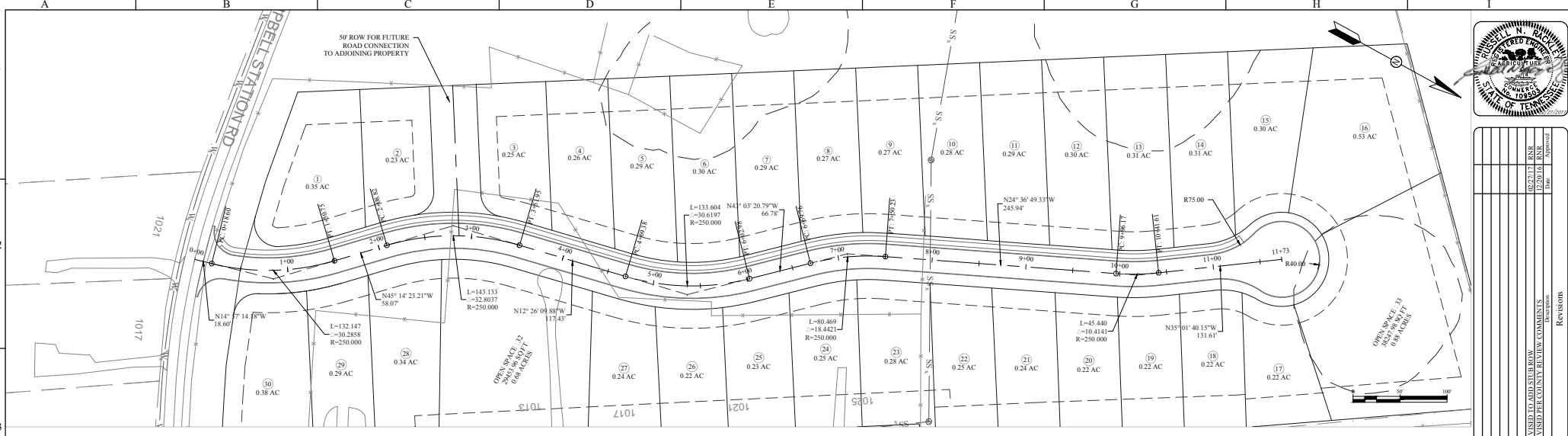
**PROPERTY DATA:** 1034 N. CAMPBELL STATION RD  
 MAP 130 PARCELS 09406, 09401, 09402, 09403, 09404  
 AREA: 11.86 ACRES ±  
 ZONE: PR-3 DU/AC  
 TOTAL LOTS: 30  
 DENSITY: 2.52 DU/AC  
 COMMON AREA: 1.56 AC (13.13%)

**SETBACKS:**  
 FRONT - 20 FT  
 SIDE - 5 FT, REAR - 15 FT  
 PERIPHERAL - 35 FT (UNLESS NOTED)

**UTILITIES:**  
 FIRST UTILITY DISTRICT (WATER AND SEWER)  
 LCUB (ELECTRIC)  
 KUB (GAS)

CONCEPT OF BRAXTON CREEK  
 KNOX COUNTY, TN  
 CONCEPT PLAN

Sheet  
**C101**



NO.	DATE	REVISIONS
1	12/20/16	NSR
2	02/21/17	NSR
3	02/21/17	NSR
4	02/21/17	NSR
5	02/21/17	NSR
6	02/21/17	NSR
7	02/21/17	NSR
8	02/21/17	NSR
9	02/21/17	NSR
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27	02/21/17	NSR
28	02/21/17	NSR
29	02/21/17	NSR
30	02/21/17	NSR

Designed By: NSR  
Checked By: NSR  
Date: 11/16/16  
Project Name: BRAXTON CREEK  
Job No.: 4452-458  
WWW.RACKLEYENGINEERING.COM

DEVELOPER:  
SAADLEBROOK PROPERTIES, LLC  
KNOXVILLE, TN 37933

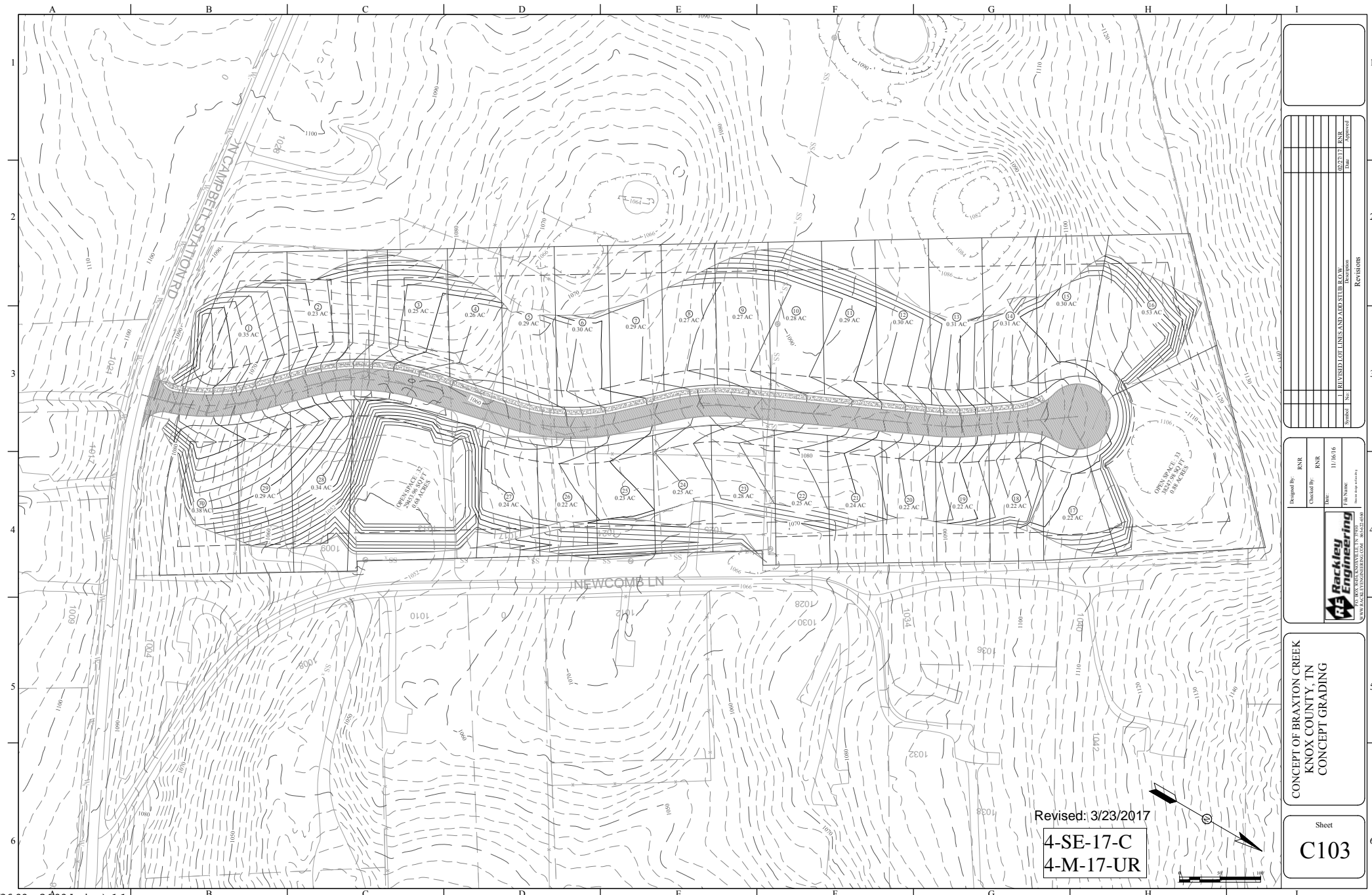
CONCEPT OF BRAXTON CREEK  
KNOX COUNTY, TN  
PLAN AND PROFILE

Revised: 3/23/2017

4-SE-17-C  
4-M-17-UR

Sheet  
**C102**





36.00 x 24.00 Inches, 1:1


NO.	DATE	BY	DESCRIPTION
1	02/27/17	RSR	APPROVAL

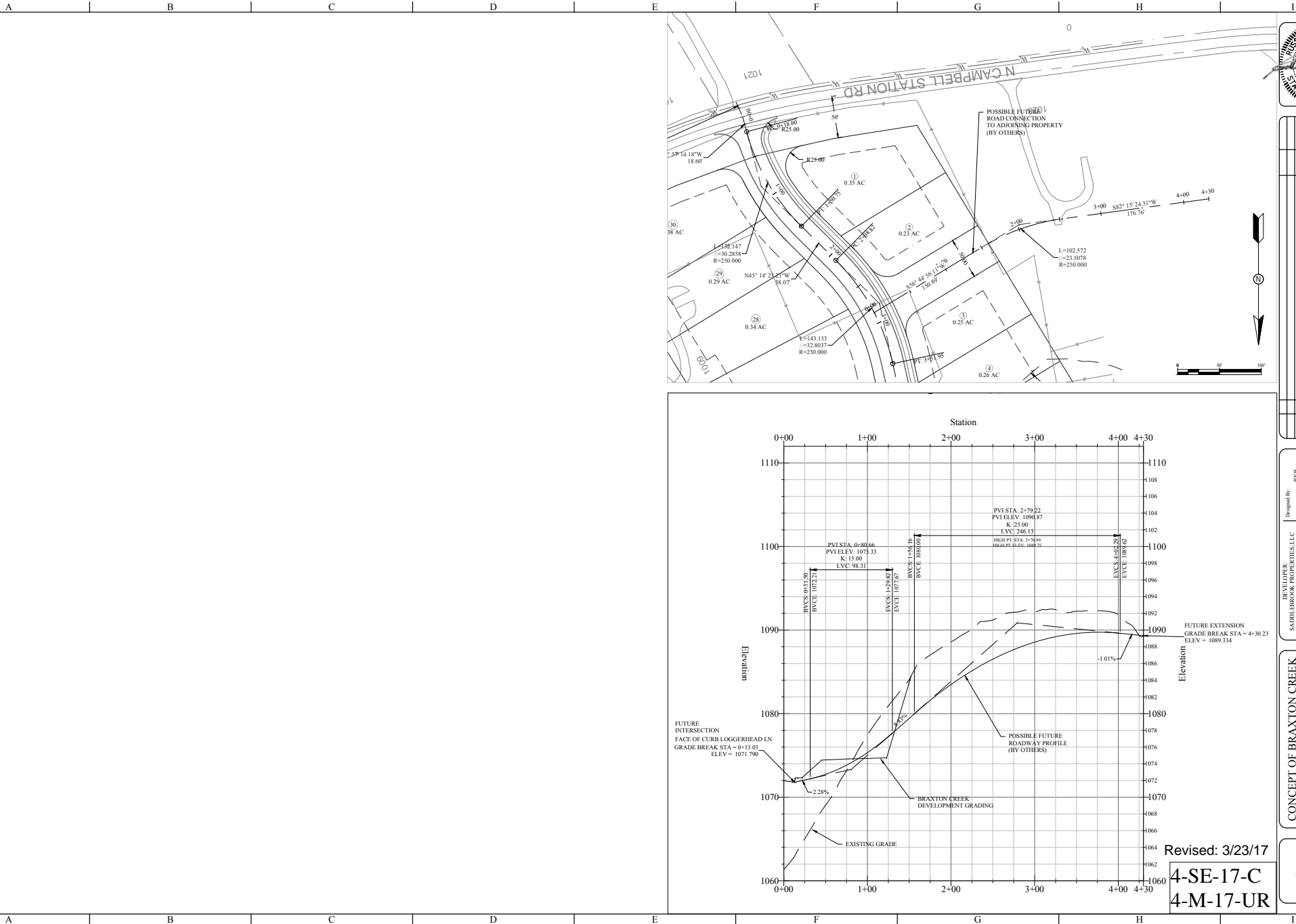
Designed By:	RSR
Checked By:	RSR
Date:	11/16/16



CONCEPT OF BRAXTON CREEK  
KNOX COUNTY, TN  
CONCEPT GRADING

Sheet  
**C103**

Revised: 3/23/2017  
4-SE-17-C  
4-M-17-UR



NO.	DATE	DESCRIPTION	BY	CHKD

Designed By: RNR  
 Checked By: RNR  
 Date: 3/22/17  
 Job Name: N Campbell Station Rd  
 Job Number: 16042452  
 Website: www.rackley.com  
**Rackley Engineering**  
 1000 N. W. 10th St., Suite 100  
 Knoxville, TN 37903

DEVELOPER:  
 SADDLEBROOK PROPERTIES, LLC  
 KNOXVILLE, TN 37903  
**CONCEPT OF BRAXTON CREEK  
 KNOX COUNTY, TN  
 POSSIBLE FUTURE ROAD**

Revised: 3/23/17  
**4-SE-17-C**  
**4-M-17-UR**

Sheet  
**C104**



# SUBDIVISION - CONCEPT

Name of Applicant: HOMESTEAD LAND HOLDINGS, LLC  
 Date Filed: 2/27/2017 Meeting Date: 4/13/2017  
 Application Accepted by: M. Payne  
 Fee Amount: 1,400.00 File Number: Subdivision - Concept 4-SE-17-C  
4-M-17-UR  
 Fee Amount: \_\_\_\_\_ Related File Number: Development Plan \_\_\_\_\_

**PROPERTY INFORMATION**

Subdivision Name: BRAXTON CREEK

Unit/Phase Number: —

General Location: 2200 +/- NORTH OF SNYDER RD on N CAMPBELL SPARTAN RD

Tract Size: 11.88 No. of Lots: 30

Zoning District: PR-3

Existing Land Use: AG & SP

Planning Sector: LDR

Growth Policy Plan Designation: URBAN GROWTH

Census Tract: 5904

Traffic Zone: 237

Parcel ID Number(s): 130 09406, 09406, 09402, 09403, 09404

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission C District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: HOMESTEAD LAND HOLDINGS, LLC  
 Company: \_\_\_\_\_  
 Address: 132 PERIMETER PARK  
 City: KNOXVILLE State: TN Zip: 37933  
 Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**PROJECT SURVEYOR/ENGINEER**

PLEASE PRINT  
 Name: RUSSELL N. RACKLEY, P.E.  
 Company: RACKLEY ENGINEERING  
 Address: PO BOX 30454  
 City: KNOXVILLE State: TN Zip: 37930  
 Telephone: 865-850-1535  
 Fax: \_\_\_\_\_  
 E-mail: R.RACKLEY@RACKLEYENGINEERING.COM

**AVAILABILITY OF UTILITIES**

List utility districts proposed to serve this subdivision:

Sewer FOD

Water FUD

Electricity LCUB

Gas KUB

Telephone TDS

**APPLICATION CORRESPONDENCE**

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

PLEASE PRINT  
 Name: BRUCE ALCOCK  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**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)

**VARIANCES REQUESTED**

1. Reduce SAG R FROM 25 TO 20 S# 3488

Justify variance by indicating hardship: TOPOGRAPHY

2. Reduce PERIPHERY SETBACK FROM 35' TO 30' Lot 18

Justify variance by indicating hardship: LOW DR. SAG. BULB

3. Reduce PERIPHERY SETBACK FROM 35' TO 20' Lot 1 & 30

Justify variance by indicating hardship: ALONG ROW

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: Russell N. Arkley

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

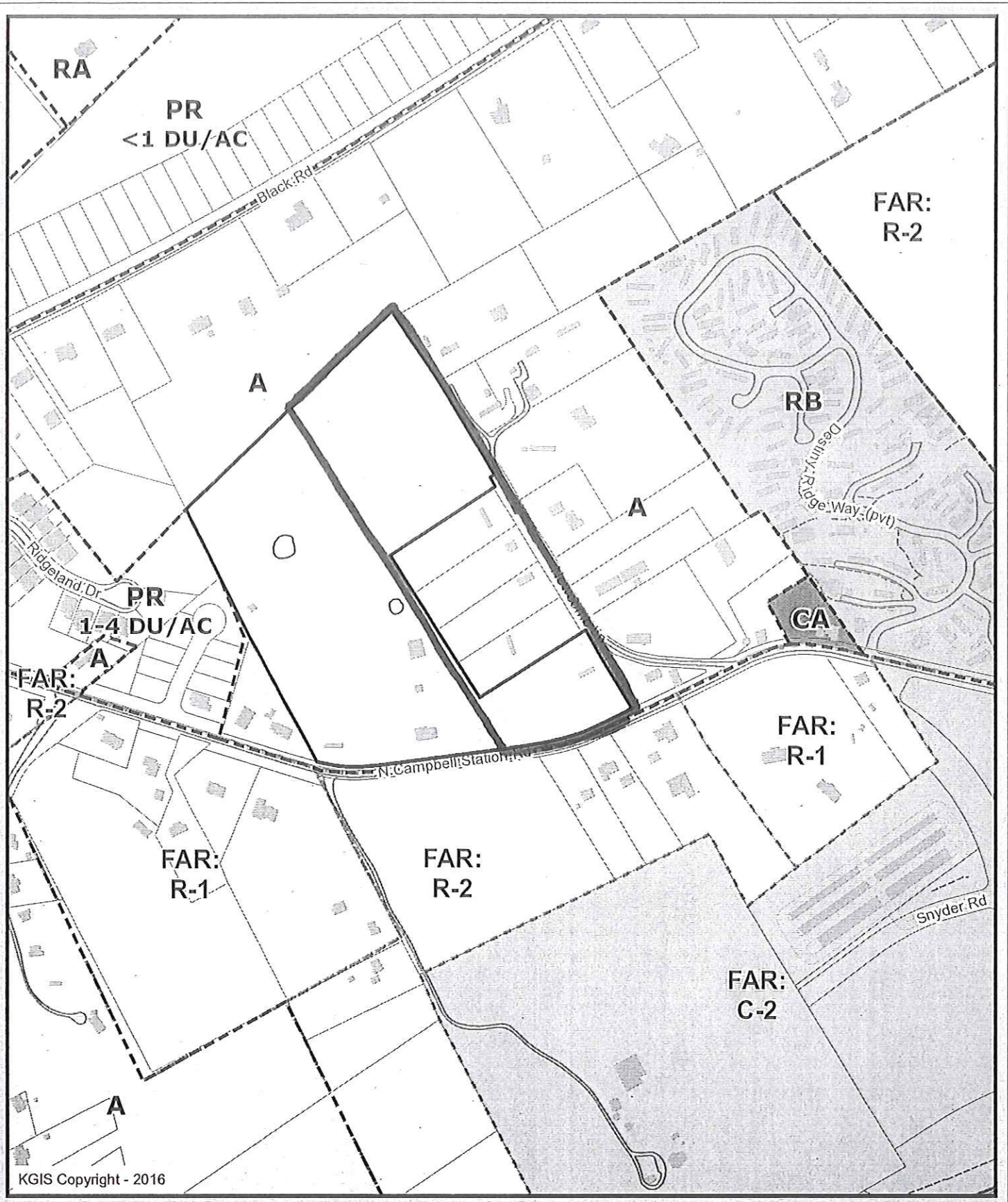
Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Signature: Russell N. Arkley

Date: 2/27/17



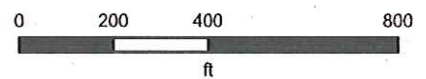


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Knoxville - Knox County - KUB Geographic Information System



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