

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

▶ **FILE #:** 1-SB-17-C
 1-C-17-UR

AGENDA ITEM #: 16
AGENDA DATE: 1/12/2017

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

TAX IDENTIFICATION: 130 094-09404 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS:

▶ **LOCATION:** North side of N. Campbell Station Rd., southeast of Campbell Park Ln.

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

▶ **APPROXIMATE ACREAGE:** 11.88 acres

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

▶ **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:** 31

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 Loggerhead 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 10 conditions:

1. Connection to sanitary sewer and meeting all other relevant requirements of the Knox County Health Department
2. Construction of a stub street to the remainder of parcel 130-094 located along the western boundary of the site. The stub street must meet the requirements for a local street contained in the Subdivision Regulations

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. 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
5. 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
6. Place a note on the final plat that all lots will have access only to the internal street system.
7. 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.
8. Construction of the 5' wide sidewalk 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.
9. Approval of the rezoning of this site to PR (Planned Residential) by the Knox County Commission. Approval of a density of 2.61 du/ac or greater will be required to accommodate the project as proposed
10. 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 31 detached dwellings on individual lots and reduction of the periphery boundary setback from 35' to 30' on lot 18 and from 35' to 20' for lots 1 and 31 subject to 1 condition**

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

COMMENTS:

The applicant has presented a plan for a 31 lot subdivision on this 11.88 acre site. The rezoning of the site to PR (Planned Residential) at 3 du/ac was recently recommended for approval by MPC. The Knox County Commission will act on this rezoning request at its January 23, 2017 meeting.

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.

Staff is recommending that the applicant provide a stub road to the adjoining property along the western boundary of this development. This will 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 are presently one tax parcel. This applicant is buying approximately one-half of the 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 2.61 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: 353 (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.

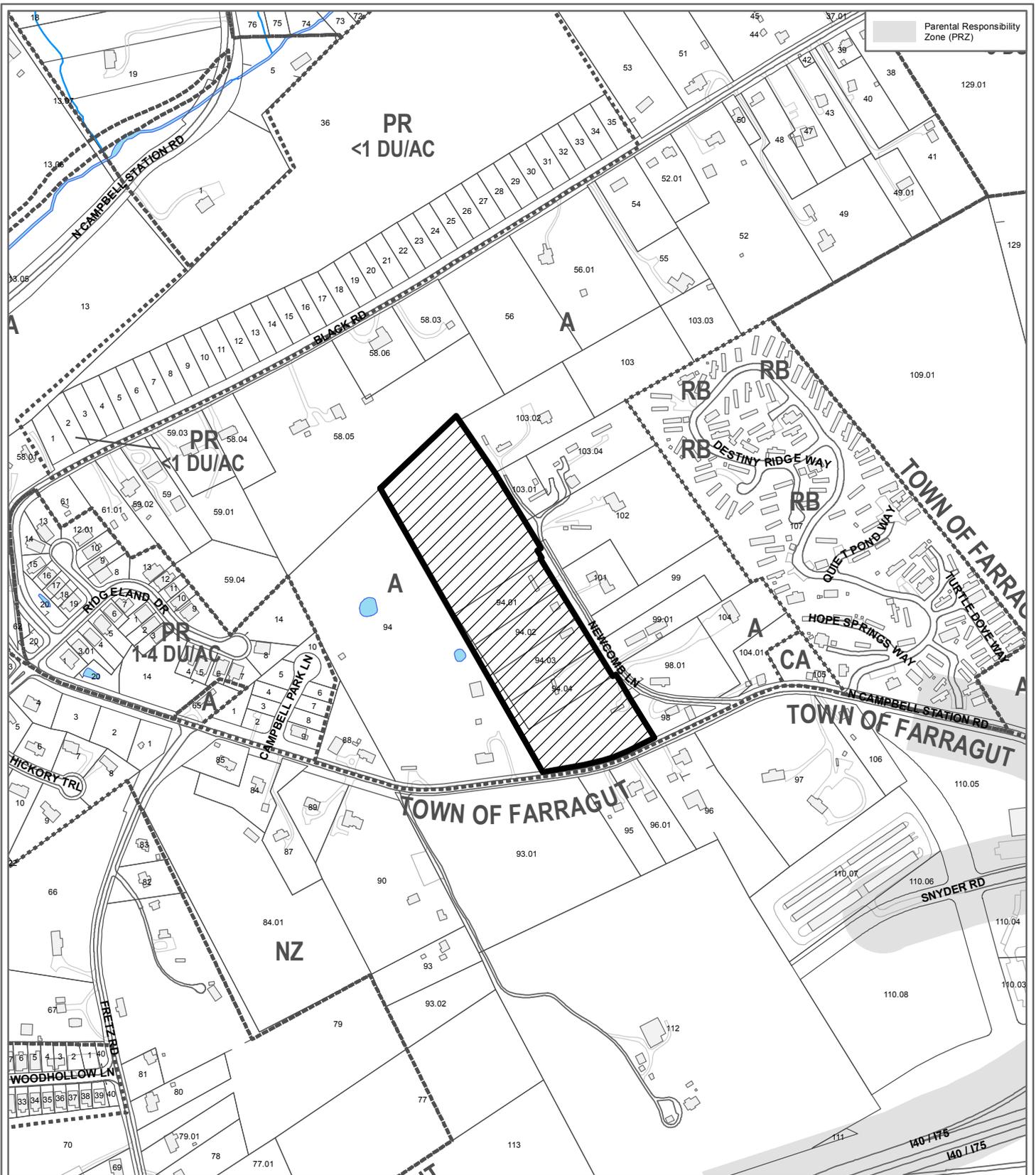
ESTIMATED STUDENT YIELD: 16 (public and private school children, ages 5-18 years)

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.



**1-SB-17-C / 1-C-17-UR
CONCEPT PLAN/USE ON REVIEW**



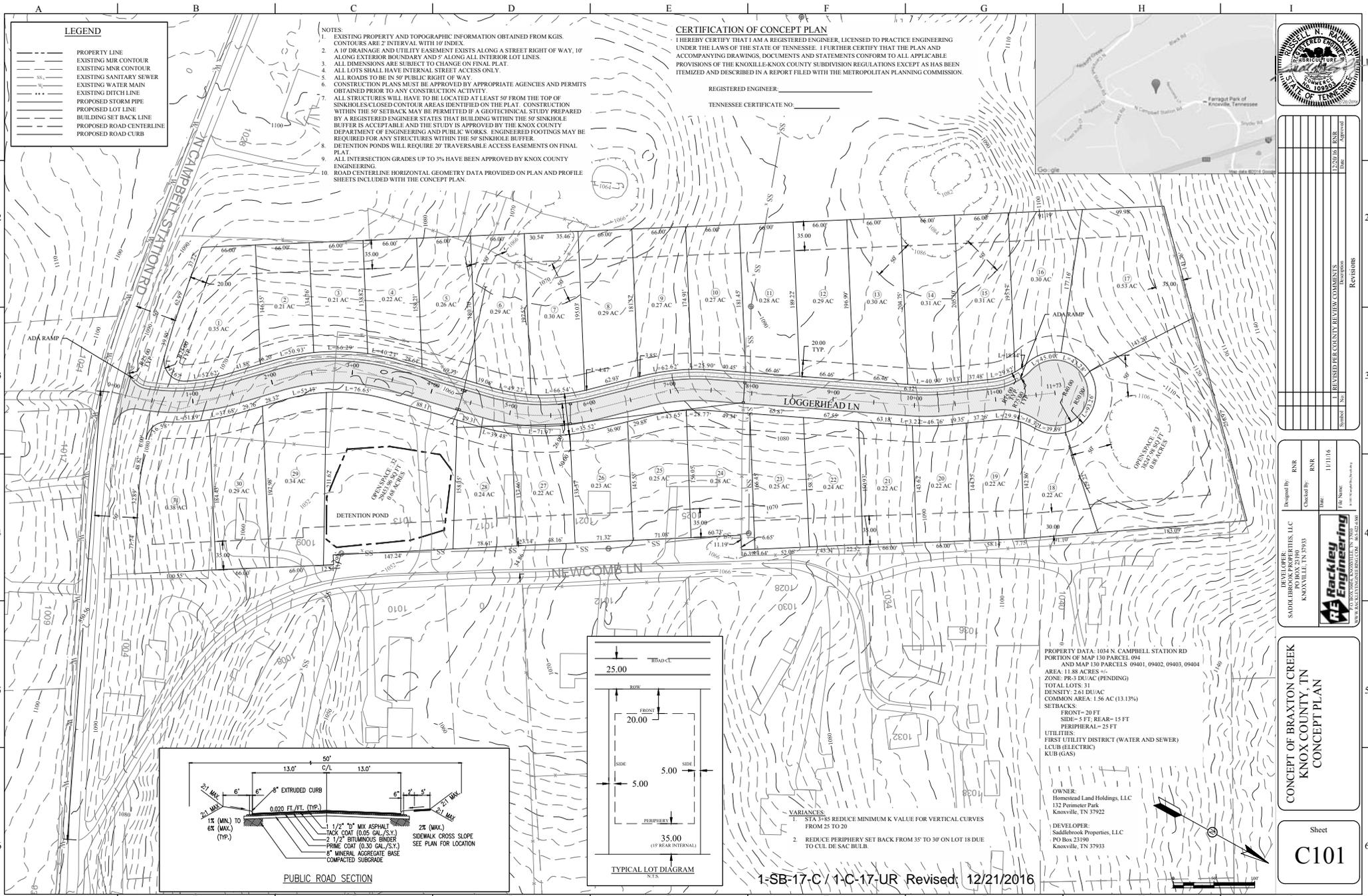
Detached residential subdiviaion in PR (Planned Residential) pending

Petitioner: Homestead Land Holdings, LLC
Braxton Creek

Map No: 130
Jurisdiction: County



Original Print Date: 12/21/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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 AS CLOSE CONTROL 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. ENGINEER FOOTINGS MAY BE REQUIRED FOR ANY STRUCTURES WITHIN THE 50' SINKHOLE BUFFER.
 - DETENTION 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: _____
 TENNESSEE CERTIFICATE NO. _____



Symbol	No.	Description	Date	Approval
1	RELEASER PER COUNTY REVIEW COMMENTS			

Developer	RNR
Checked By	RNR
Date	11/11/16

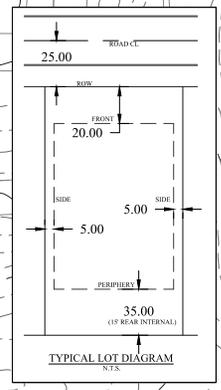
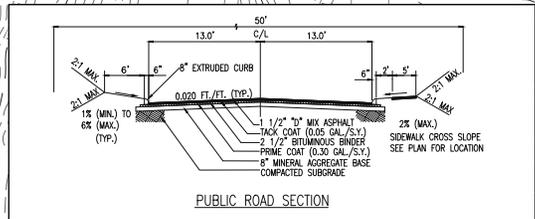
DEVELOPER: SADDLEBROOK PROPERTIES, LLC
 132 PERIMETER PARK
 KNOXVILLE, TN 37933
 WWW.SADDLEBROOKPROPERTIES.COM

PROPERTY DATA: 1034 N. CAMPBELL STATION RD
 PORTION OF MAP 130 PARCEL 094
 AND MAP 130 PARCELS 09401, 09402, 09403, 09404
 AREA: 11.88 ACRES +/-
 ZONE: PR3 DU/AC (PENDING)
 TOTAL LOTS: 11
 DENSITY: 2.61 DU/AC
 COMMON AREA: 1.56 AC (13.13%)
 SETBACKS:
 FRONT- 20 FT
 SIDES- 5 FT; REAR- 15 FT
 PERIPHERAL- 25 FT

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

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

DEVELOPER:
 Saddlebrook 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.

1-SB-17-C / 1-C-17-UR Revised: 12/21/2016

**CONCEPT OF BRAXTON CREEK
 KNOX COUNTY, TN
 CONCEPT PLAN**

Sheet
C101

36.00 x 24.00 Inches, 1:1

SUBDIVISION - CONCEPT

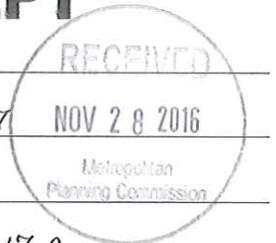
Name of Applicant: HOMESTEAD LAND HOLDINGS, LLC

Date Filed: 11/28/2016 Meeting Date: 1/12/2017

Application Accepted by: Marc Payne

Fee Amount: 930.00 File Number: Subdivision - Concept 1-5B-17-C

Fee Amount: — Related File Number: Use on Review Development Plan 1-C-17-UR



PROPERTY INFORMATION

Subdivision Name: BRAXTON CREEK

Unit/Phase Number: N/A

General Location: 2200 S44- NORTH OF SNYDER RD ON N. CAMPBELL STATION RD

Tract Size: 11.88 AC No. of Lots: 32

Zoning District: PR-3 (PENDING)

Existing Land Use: Ag & SFR

Planning Sector: NW COUNTY (LDR PENDING)

Growth Policy Plan Designation: URBAN GROWTH

Census Tract: 59.04

Traffic Zone: 237

Parcel ID Number(s): PORTION OF 130 094, + 130 09401, 09402, 09403, 09404

Jurisdiction: City Council _____ District
 County Commission 6 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 30456

City: KNOXVILLE State: TN Zip: 37980

Telephone: 865-850-1535

Fax: _____

E-mail: RNRACKLEY@RACKLEYENGINEERING.COM

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer FUD

Water FUD

Electricity LCUB

Gas KUB

Telephone TDS

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: ENGINEER ABOVE

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

VARIANCES REQUESTED

1. Reduce SAC K FROM 25 TO 20 STA 3+85

Justify variance by indicating hardship: TOPOGRAPHY OF SITE.

2. Reduce PERIPHERY SETBACK FROM 35' TO 25'

Justify variance by indicating hardship: ALLOWED BY ZONING, NARROWNESS OF SIGHT, WORKING AROUND 50' SIDEWALK SETBACKS.

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: Russell N. Rackley

Address: _____

City: _____ State: _____ Zip: _____

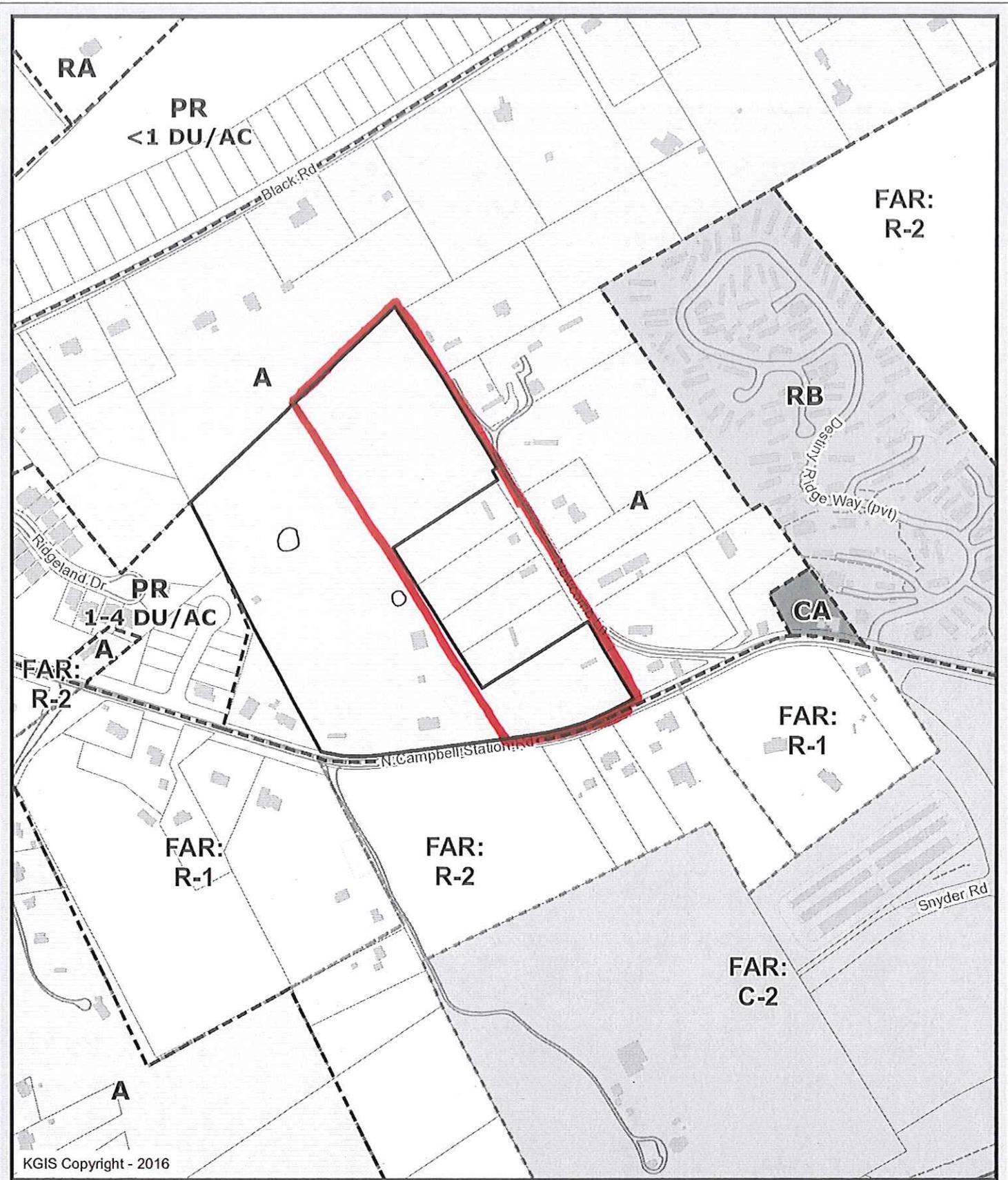
Telephone: _____

Fax: _____

E-mail: _____

Signature: Russell N. Rackley

Date: 11/28/16

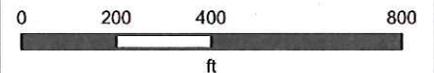


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Letter Portrait

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Knoxville - Knox County - KUB Geographic Information System



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