



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 5-SA-19-C  
5-A-19-UR

**AGENDA ITEM #:** 8  
**AGENDA DATE:** 5/9/2019

▶ **SUBDIVISION:** BRAXTON CREEK

▶ **APPLICANT/DEVELOPER:** HOMESTEAD LAND HOLDINGS, LLC

**OWNER(S):** Homestead Land Holdings, LLC

**TAX IDENTIFICATION:** 130 09405 [View map on KGIS](#)

**JURISDICTION:** County Commission District 6

**STREET ADDRESS:** 1034 N Campbell Station Rd

▶ **LOCATION:** North side of North Campbell Station Road, East of the intersection of Fretz Road, South of Black Road

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Urban Growth Area (Outside City Limits)

**WATERSHED:** Turkey Creek

▶ **APPROXIMATE ACREAGE:** 11.9 acres

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Attached Residential Subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Residences and vacant land - A (Agricultural)  
South: Vacant land / Town of Farragut  
East: Residences in Braxton Creek Phase 1 - PR (Planned Residential)  
West: Residences - PR (Planned Residential) & A (Agricultural)

▶ **NUMBER OF LOTS:** 39

**SURVEYOR/ENGINEER:** Russell Rackley

**ACCESSIBILITY:** Access is via Loggerhead Ln., a local street with a 26' pavement width within a 50' right-of-way that provides access to N. Campbell Station Rd., a minor arterial street.

▶ **SUBDIVISION VARIANCES REQUIRED:** VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

1. Minimum tangent length variance between compound curves from 150' to 73' at STA 3+00 on Gecko Dr.
2. Minimum tangent length variance between compound curves from 150' to 49' at STA 6+25 on Gecko Dr.
3. Minimum lot depth variance for double frontage lots for Lots 33-39, from 150' to 109'.

**APPROVED WAIVERS:**

**1. Intersection grade waiver for Roads A & B, from 1% to up to 2%.**

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**STAFF RECOMMENDATION:**

- **APPROVE** variances 1-3 because the site's existing features and conditions restrict 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 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 (Ord 91-1-102).
  3. Installation of sidewalks as identified on the concept plan. 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. At the Design Plan stage of the subdivision, working with the Knox County Department of Engineering and Public Works on the design of the pavement transition between Gecko Dr. which is a public street and Roads A and B that will be private streets.
  5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  6. All closed contours/sinkholes and the 50' setback around the feature shall be shown on the final plat. Building 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. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
  7. Obtaining all applicable permits from the Tennessee Department of Environment and Conservation (TDEC).
  8. Adding this phase of the subdivision to the property owners association that will be responsible for the maintenance of the private right-of-way for Roads A and B, the common areas, amenities and drainage system.
  9. Placing a note on the final plat that all lots will have access only to the internal street system.
  10. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
- **APPROVE the request for up to 39 attached dwellings on individual lots and reduction of the periphery boundary setback from 35' to 25', subject to 1 condition.**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

**COMMENTS:**

The applicant is proposing to subdivide this 11.9 acre tract into 39 attached residential lots as phase 2 of Braxton Creek Subdivision. This site was rezoned to PR (Planned Residential) at up to 4 du/ac by the Knox County Commission on April 22, 2019 (3-I-19-RZ). The Concept Plan for the first phase of the subdivision was approved by the Planning Commission on April 13, 2017 for 30 detached residential lots on 11.88 acres at a density of 2.25 du/ac. The first phase also included a stub-out street connection near the entrance to the subdivision to this second phase site. The total development will include 69 lots on 23.78 acres for an overall density of 2.90 du/ac. Approximately 27% of the site will be in open space. Proposed Roads A and B will be private streets and will not be maintained by Knox County.

One of the variances being requested from the Subdivision Regulations is from the minimum depth required for double frontage lots. The applicant is requesting a variance to allow a reduction from 150' to 109' for the 7 lots that back up to N. Campbell Station Rd. Staff is supporting this request due to the hardship created by the previously approved location of the local street providing access to the property, the amount of right-of-way dedication required along N. Campbell Station Rd., and an existing sinkhole located on the property.

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 3.27 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 attached residential subdivision meets the standards for development within a PR (Planned Residential) zoning district 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 will have access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan as amended, designates this property for low density residential use. The PR zoning was approved with a density of up to 4 du/ac. The proposed development with a density of 3.27 du/ac is consistent with the Sector Plan and zoning.
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: 409 (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

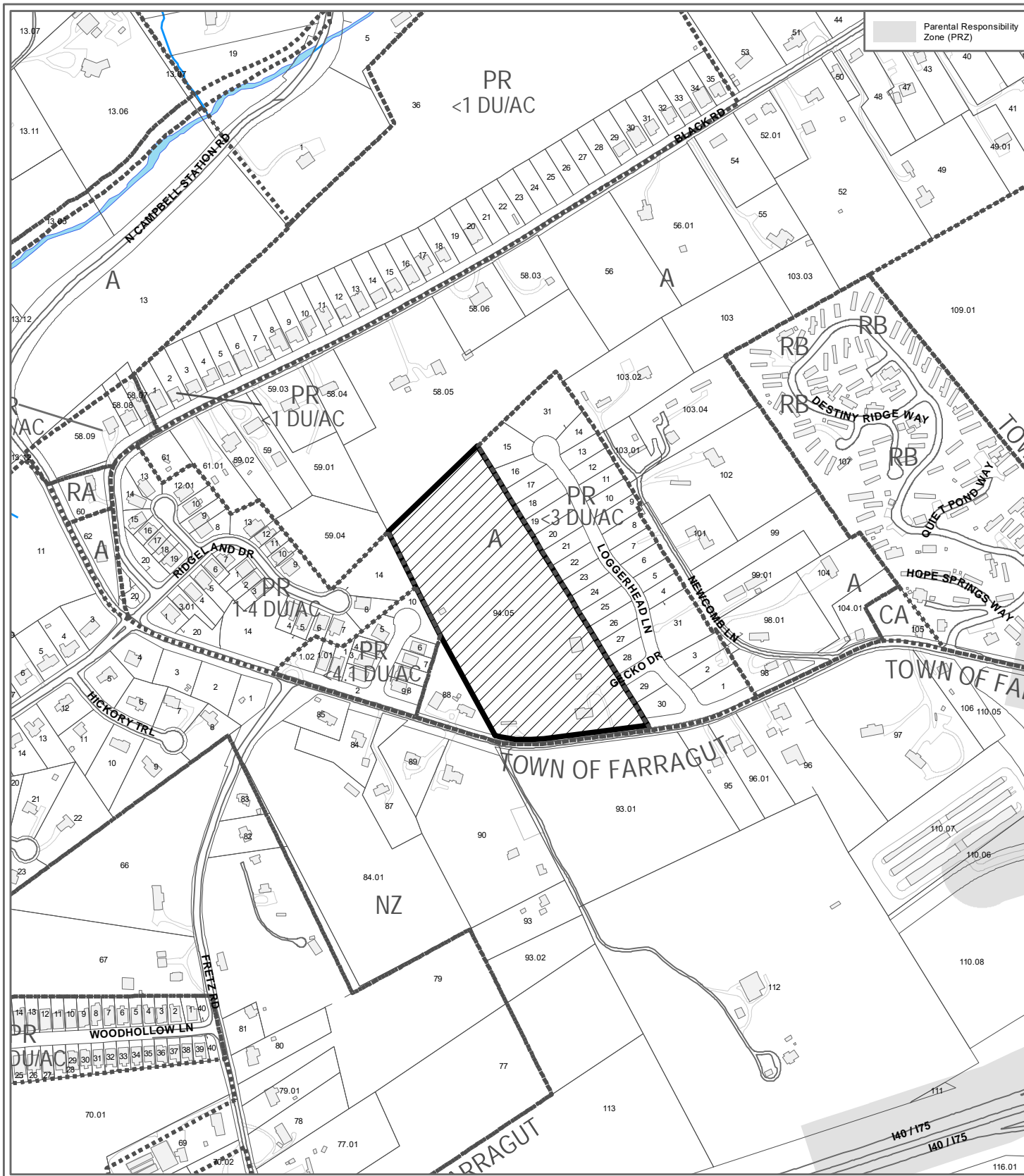
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

Knoxville-Knox County Planning Commission'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.

Knoxville-Knox County Planning Commission'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.



**5-SA-19-C / 5-A-19-UR  
CONCEPT PLAN/USE ON REVIEW**



Attached Residential Subdivision in PR (Planned Residential) pending

Original Print Date: 4/17/2019  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

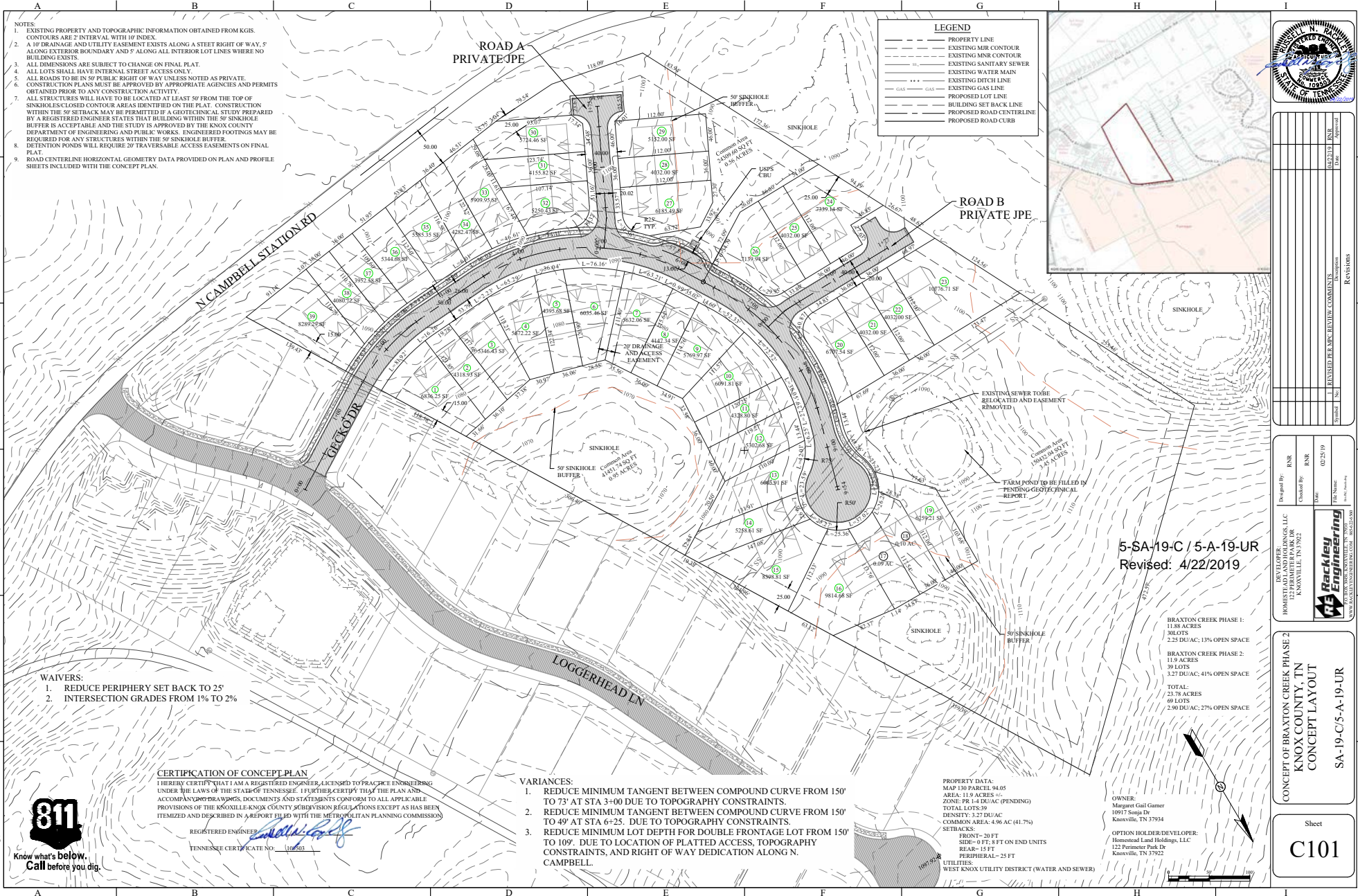
Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Homestead Land Holdings, LLC  
Undefined

Map No: 130  
Jurisdiction: County



116.01



- 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, 5' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES WHERE NO BUILDING EXISTS.
  - ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAN.
  - ALL LOTS SHALL HAVE INTERNAL STREET ACCESS ONLY.
  - ALL ROADS TO BE IN 50' PUBLIC RIGHT OF WAY UNLESS NOTED AS PRIVATE.
  - 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 SINKHOLES ENCLOSED CONTOUR AREAS IDENTIFIED ON THE PLAN. 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.
  - DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAN.
  - ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS INCLUDED WITH THE CONCEPT PLAN.

**LEGEND**

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



Revised	By	Date	Description
1	REVISOR	04/22/19	ENR

Designed By:	ENR
Checked By:	ENR
Date:	02/25/19
Scale:	AS SHOWN
Project Name:	CONCEPT OF BRAXTON CREEK PHASE 2
Project Location:	122 PERIMETER PARK DR, KNOXVILLE, TN 37922

CONCEPT OF BRAXTON CREEK PHASE 2  
KNOX COUNTY, TN  
CONCEPT LAYOUT  
SA-19-C/5-A-19-UR

5-SA-19-C / 5-A-19-UR  
Revised: 4/22/2019

BRAXTON CREEK PHASE 1:  
11.88 ACRES  
30 LOTS  
2.25 DU/AC; 13% OPEN SPACE  
BRAXTON CREEK PHASE 2:  
11.9 ACRES  
39 LOTS  
3.27 DU/AC; 41% OPEN SPACE  
TOTAL:  
23.78 ACRES  
69 LOTS  
2.90 DU/AC; 27% OPEN SPACE

- WAIVERS:
- REDUCE PERIPHERY SET BACK TO 25'
  - INTERSECTION GRADES FROM 1% TO 2%

**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.: 119503

- VARIANCES:**
- REDUCE MINIMUM TANGENT BETWEEN COMPOUND CURVE FROM 150' TO 73' AT STA 3+00 DUE TO TOPOGRAPHY CONSTRAINTS.
  - REDUCE MINIMUM TANGENT BETWEEN COMPOUND CURVE FROM 150' TO 49' AT STA 6+25. DUE TO TOPOGRAPHY CONSTRAINTS.
  - REDUCE MINIMUM LOT DEPTH FOR DOUBLE FRONTAGE LOT FROM 150' TO 109'. DUE TO LOCATION OF PLATTED ACCESS, TOPOGRAPHY CONSTRAINTS, AND RIGHT OF WAY DEDICATION ALONG N. CAMPBELL.

PROPERTY DATA:  
MAP 130 PARCEL 94.05  
AREA: 11.9 ACRES +/-  
ZONE: PG 14 DU/AC (PENDING)  
TOTAL LOTS: 39  
DENSITY: 3.27 DU/AC  
COMMON AREA: 4.96 AC (41.7%)  
SETBACKS:  
FRONT - 20 FT  
SIDE - 0 FT; 8 FT ON END UNITS  
REAR - 15 FT  
PERIPHERAL - 25 FT  
UTILITIES:  
WEST KNOX UTILITY DISTRICT (WATER AND SEWER)

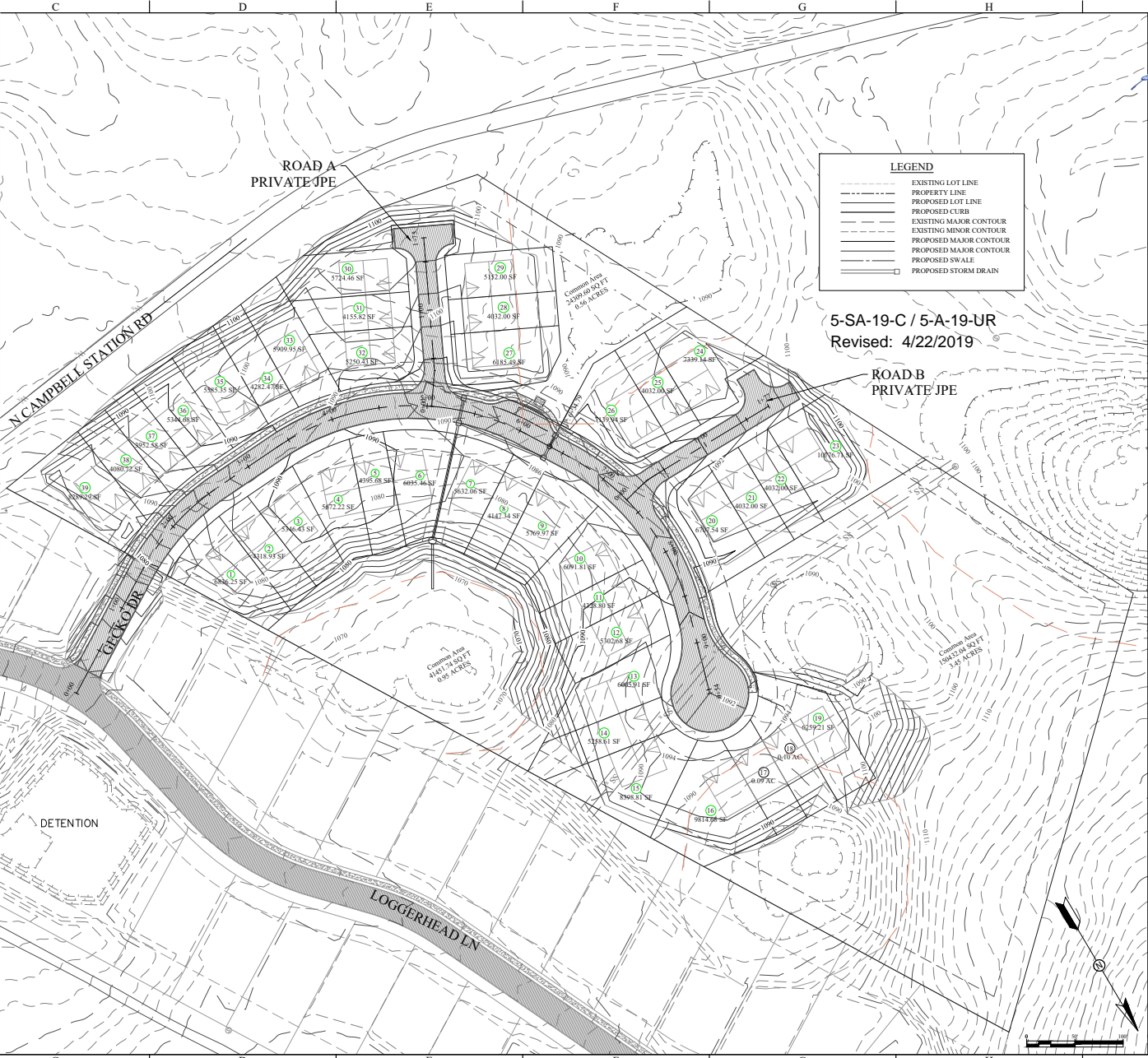
OWNER:  
Margaret Gail Garner  
10917 Soap Dr  
Knoxville, TN 37934  
OPTION HOLDER/DEVELOPER:  
Homestead Land Holdings, LLC  
122 Perimeter Park Dr  
Knoxville, TN 37922



Sheet  
**C101**

**GRADING & DRAINAGE NOTES**

1. THE CONTRACTOR SHALL FURNISH AND MAINTAIN ALL NECESSARY BARRICADES AROUND THE WORK AND SHALL PROVIDE PROTECTION AGAINST WATER DAMAGE AND SOIL EROSION.
2. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIERS AND DETENTION FACILITIES ARE CONSTRUCTED.
3. ALL SEDIMENT CONTROL DEVICES ARE TO BE CONSTRUCTED AND FULLY OPERATIONAL PRIOR TO ANY OTHER CONSTRUCTION OR GRADING. ALL SEDIMENT CONTROL DEVICES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
4. ALL SLOPES SHALL BE STABILIZED AS SOON AS POSSIBLE.
5. LENGTH OF RIP RAP AREA SHALL BE SIX TIMES THE DIAMETER OF THE STORM DRAIN PIPE. WIDTH OF RIP RAP AREA SHALL BE 7 TIMES THE DIAMETER AT THE MOUTH OF THE PIPE AND TWO TIMES THE DIAMETER AT DOWNSTREAM END.
6. COMPACTION OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACK FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS AND SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS AND COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, ASTM D698 AND AT LEAST 98% OF STANDARD PROCTOR WITHIN 1 FOOT BELOW PAVEMENT SURFACE. FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR.
8. MAXIMUM SLOPE OF EMBANKMENT SHALL BE 2:0 HORIZONTAL TO 1:0 FOOT VERTICAL. THE SITE SHALL BE CLEARED AND GRUBBED WITHIN THE LIMITS OF EXCAVATION. COMPLETELY DISPOSE OF ALL MATERIALS RESULTING FROM CLEARING AND GRUBBING OFF-SITE. BURNING SHALL NOT BE PERMITTED UNLESS PRIOR APPROVAL IS OBTAINED BY THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR MUST OBTAIN A PERMIT AND MEET ALL OF THE REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
9. ALL TREE STUMPS, BOULDER, AND OTHER OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF 2 FT BELOW THE SURGRADE. ROCK SHALL BE SCARIFIED TO A DEPTH OF 1 FT BELOW SURGRADE. STRIP TOPSOIL TO A MINIMUM DEPTH OF 18 INCHES AND TEMPORARILY STOCKPILE EXCAVATED MATERIALS. INSTALL SILT FENCE OR OTHER APPROPRIATE EROSION CONTROL STRUCTURES ON THE DOWN HILL SIDE OF THE STOCKPILE.
10. PROOF ROLL ALL AREAS TO RECEIVE FILL. PROOF ROLL WITH A FULL LOADED TANDUM AXLE DUMP TRUCK USING A CROSS-CROSS PATTERN 4 PASSES MIN. AREAS FAILING THE PROOF ROLLING SHALL BE UNDERCUT AND BACKFILLED USING AN ENGINEERED FILL OR STABILIZED BY A METHOD APPROVED BY THE PROJECT ENGINEER.
11. AREAS THAT EXHIBIT WEAK SOIL OR OTHERWISE UNSUITABLE CONDITIONS SHALL BE UNDERCUT TO A FIRM LEVEL OF SOIL FOLLOWED BY BACKFILLING THE UNDERCUT AREAS USING AN ENGINEERED FILL OR APPROVED STONE.
12. FILL MATERIAL SHALL BE SATISFACTORY MATERIAL FREE FROM ROOTS AND OTHER ORGANIC MATERIAL, FROZEN MATERIAL, AND TRASH. FILL MATERIAL SHALL ALSO BE FREE OF STONES OR OTHER MATERIAL LARGER THAN 6 INCHES AND LARGER THAN 4 INCHES IN THE TOP 6 INCHES OF EMBANKMENT.
13. FILL MATERIAL SHALL BE PLACED IN LOOSE, HORIZONTAL LIFTS NOT EXCEEDING 6 INCHES IN THICKNESS. COMPACT EACH LAYER TO AT LEAST 90% MAXIMUM DRY DENSITY. COMPACT THE UPPER 6 INCHES OF FILL BENEATH PAVEMENTS AND THE UPPER 12 INCHES BENEATH BUILDING SLABS TO 100% MAXIMUM DRY DENSITY. MAINTAIN THE MOISTURE CONTENT TO WITHIN -1 TO +3 PERCENT OF THE OPTIMUM MOISTURE CONTENT.
14. A MINIMUM 6 INCH LAYER OF TOPSOIL SHALL BE PLACED OVER THE AREAS TO BE SEED AND TO THE FINISH GRADE ELEVATIONS AS SHOWN ON THE DRAWINGS.
15. PROVIDE NECESSARY MEASURES TO KEEP THE SITE FREE DRAINING DURING THE CONSTRUCTION OF ROADWAY AND BUILDING AREAS. WATER SHALL NOT BE ALLOWED TO POND ON SUBGRADE AREAS.
16. DISTURBED AREAS OUTSIDE THE LIMITS OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT THEIR EXPENSE.
17. PROPOSED GRADES SHOWN ON THESE PLANS ARE FINISHED GRADES, UNLESS NOTED OTHERWISE EXISTING AND PROPOSED CONTOURS ARE SHOWN AT 2 FT INTERVALS.
18. PROPERTY AND TOPOGRAPHIC SURVEY OBTAINED FROM KGIS. FIELD SURVEY VERIFICATION OF GRADES AND LINES FOR CONNECTIONS SHALL BE REQUIRED. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
19. NOTHING IN THE GENERAL NOTES OR SPECIAL PROVISIONS SHALL RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITIES TOWARD SAFETY OF THE GENERAL PUBLIC.



**LEGEND**

- EXISTING LOT LINE
- PROPOSED LOT LINE
- PROPOSED CURB
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED SWALE
- PROPOSED STORM DRAIN

5-SA-19-C / 5-A-19-UR  
Revised: 4/22/2019



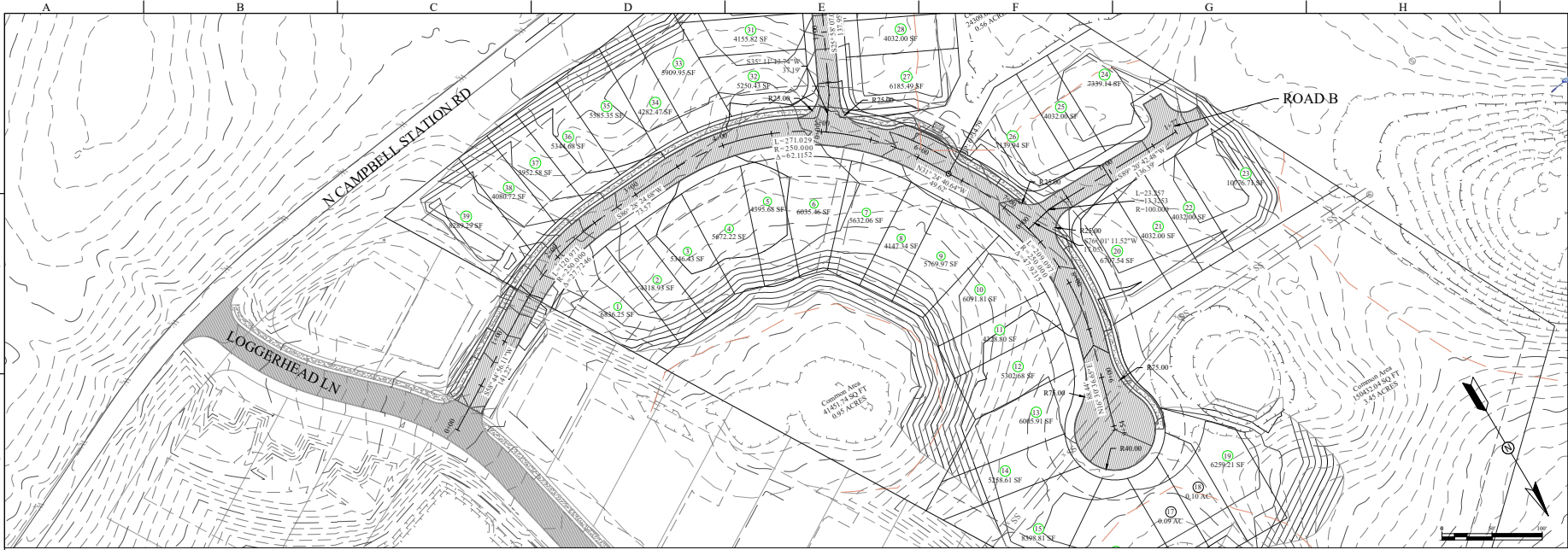
System No.	Revised By	Revised Date	Revised For
1	REVISED PLANS REVIEW COMMENTS	04/22/19	RNR
2			
3			
4			
5			
6			

Designed By: RNR  
Checked By: RNR  
Date: 02/25/19  
Title: SA-19-C/5-A-19-UR  
Scale: As Shown  
Project: HOWSTEAD AND HOODKINGS LLC  
122 PRIME PINE DR  
KNOXVILLE, TN 37922  
**RE Engineering**  
1000 W. MAIN ST., SUITE 200  
KNOXVILLE, TN 37902

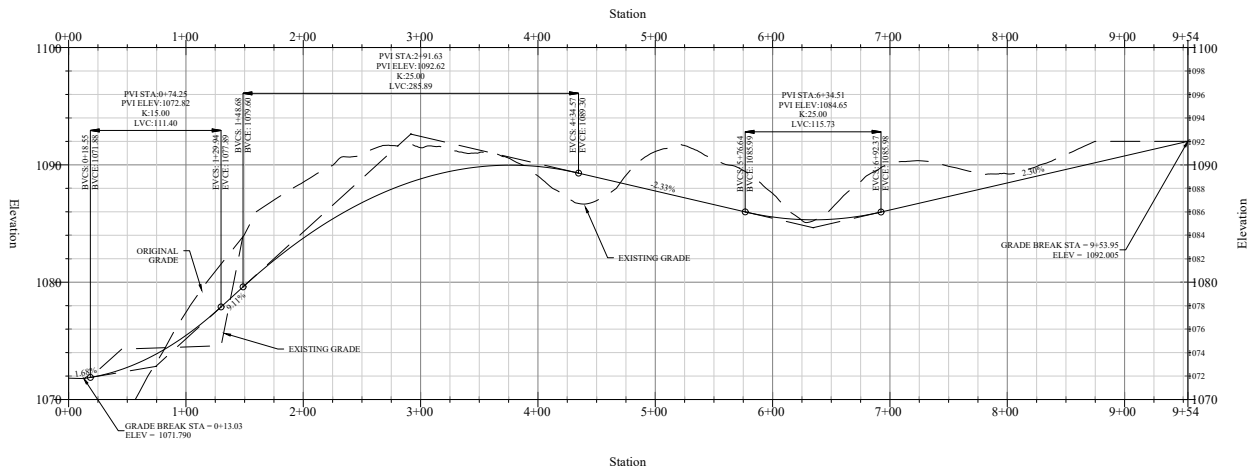
CONCEPT OF BRAXTON CREEK PHASE 2  
KNOX COUNTY, TN  
GRADING PLAN  
SA-19-C/5-A-19-UR

Sheet  
**C102**





Gecko Dr Alignment - (1) PROFILE



5-SA-19-C / 5-A-19-UR  
Revised: 4/22/2019

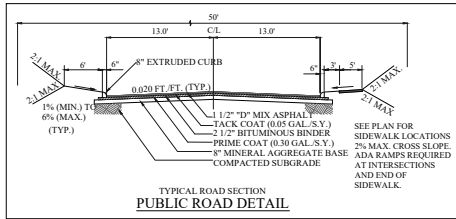


System	No.	Description	Revised By	Date	Approved

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Checked By:	RSK
Date:	02/25/19
Drawn By:	
Scale:	
Project Name:	
Sheet No.:	
Sheet Total:	

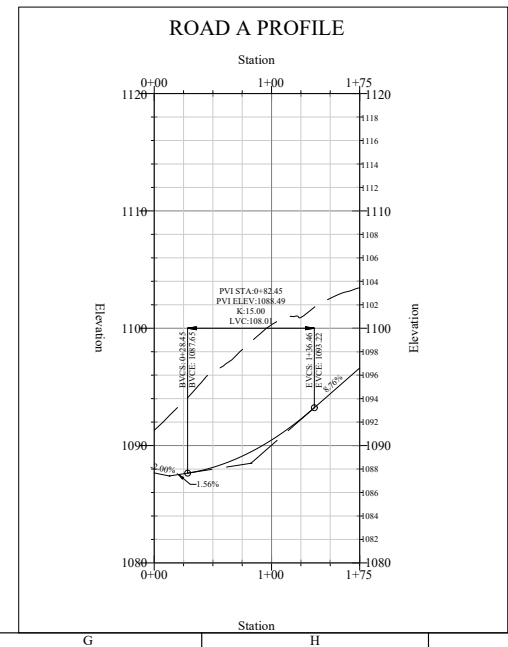
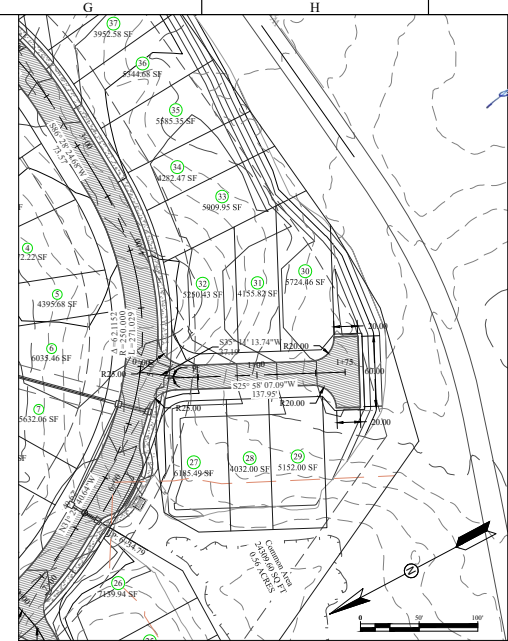
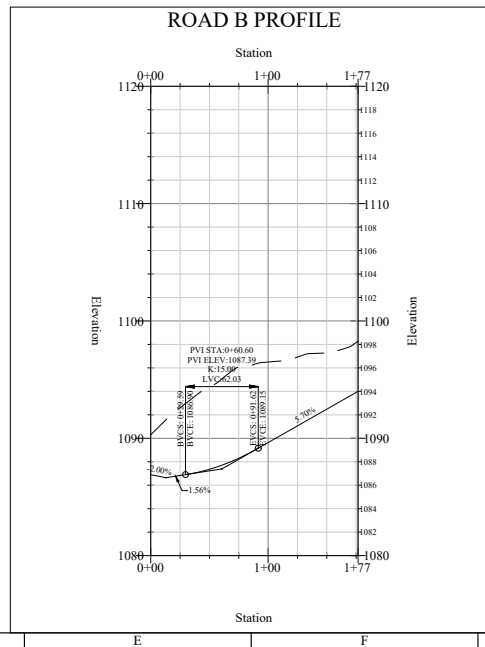
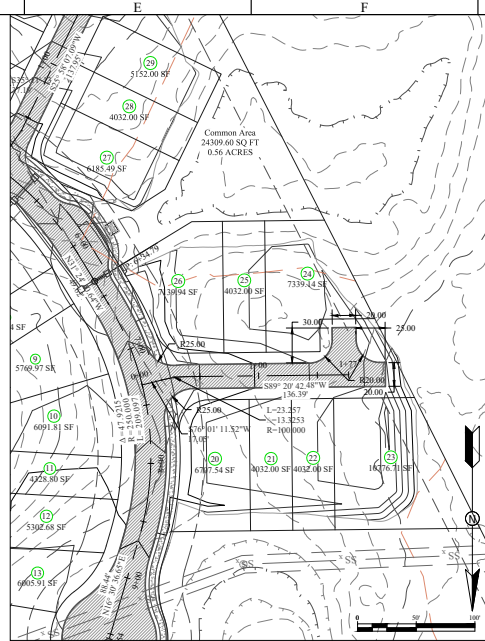
CONCEPT OF BRAXTON CREEK PHASE 2  
KNOX COUNTY, TN  
ROAD PLAN AND PROFILE  
SA-19-C/5-A-19-UR

Sheet  
**C103**



NOTE:  
PRIVATE ROADS ARE A REDUCED WIDTH, BUT SHALL  
USE THE SAME PAVING SECTION AS THE PUBLIC ROAD.

5-SA-19-C / 5-A-19-UR  
Revised: 4/22/2019



NO.	DATE	REVISION
1	04/22/19	ENR
2		
3		
4		
5		
6		

Designed By:	ENR
Checked By:	ENR
Date:	02/25/19
Drawn:	02/25/19
Scale:	As Shown

CONCEPT OF BRAXTON CREEK PHASE 2  
KNOX COUNTY, TN  
ROAD PLAN AND PROFILE  
SA-19-C/5-A-19-UR

Sheet  
**C104**



# M P C

METROPOLITAN  
PLANNING  
COMMISSION  
T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

# SUBDIVISION - CONCEPT

Name of Applicant: HOMESTEAD LAND HOLDINGS, LLC

Date Filed: 2/26/2019 Meeting Date: APRIL 11 2019

Application Accepted by: M. Payne

Fee Amount: 1730.00 File Number: Subdivision - Concept 55A-19-C

Fee Amount: 7 Related File Number: USE ON REVIEW  
Development Plan 5-A-19-UR

### PROPERTY INFORMATION

Subdivision Name: \_\_\_\_\_

BRAXTON CROOK PHASE 2

Unit/Phase Number: PHASE 2 N/S

General Location: 1034 N. CAMBELL STA RD.  
S. of Black Rd E/S intersection of

Tract Size: 11.9 AC No. of Lots: 41

Zoning District: PENDING PR-1-9

Existing Land Use: AG

Planning Sector: NW COUNTY

Growth Policy Plan Designation: LD12

Census Tract: 59.04

Traffic Zone: 237

Parcel ID Number(s): 130 09405

Jurisdiction:  City Council \_\_\_\_\_ District

County Commission 6 District

### 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)

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: BOB MOHNEY

Company: HOMESTEAD LAND HOLDINGS, LLC

Address: 122 PERIMETER PARK DR

City: KNOXVILLE State: TN Zip: 37922

Telephone: 865-392-5630

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

E-mail: BMOHNEY@SABLECROOKPROPERTIES.COM

### PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: RUSSELL N. RACKLEY

Company: RACKLEY ENGINEERING

Address: PO BOX 30456

City: KNOXVILLE State: TN Zip: 37930

Telephone: 865-622-6560

Fax: N/A

E-mail: RNRACKLEY@RACKLEYENGINEERING.COM

### APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: RUSSELL N. RACKLEY

Company: SEE ABOVE

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

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

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

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

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

**VARIANCES REQUESTED**

1. REDUCE PERIPHERY SET BACK TO 15' FROM 25' @ LOTS 1 & 4  
Justify variance by indicating hardship: ADJACENT TO PHASE 1

2. REDUCE MIN. TANGENT BETWEEN COMPOUND CURVE FROM 150' TO 75'  
Justify variance by indicating hardship: TOPOGRAPHY, WORKING AROUND SINKHOLES

3. REDUCE MIN. TANGENT BETWEEN COMPOUND CURVE FROM 150' TO 49'  
Justify variance by indicating hardship: TOPOGRAPHY, WORKING AROUND SINKHOLES.

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: \_\_\_\_\_

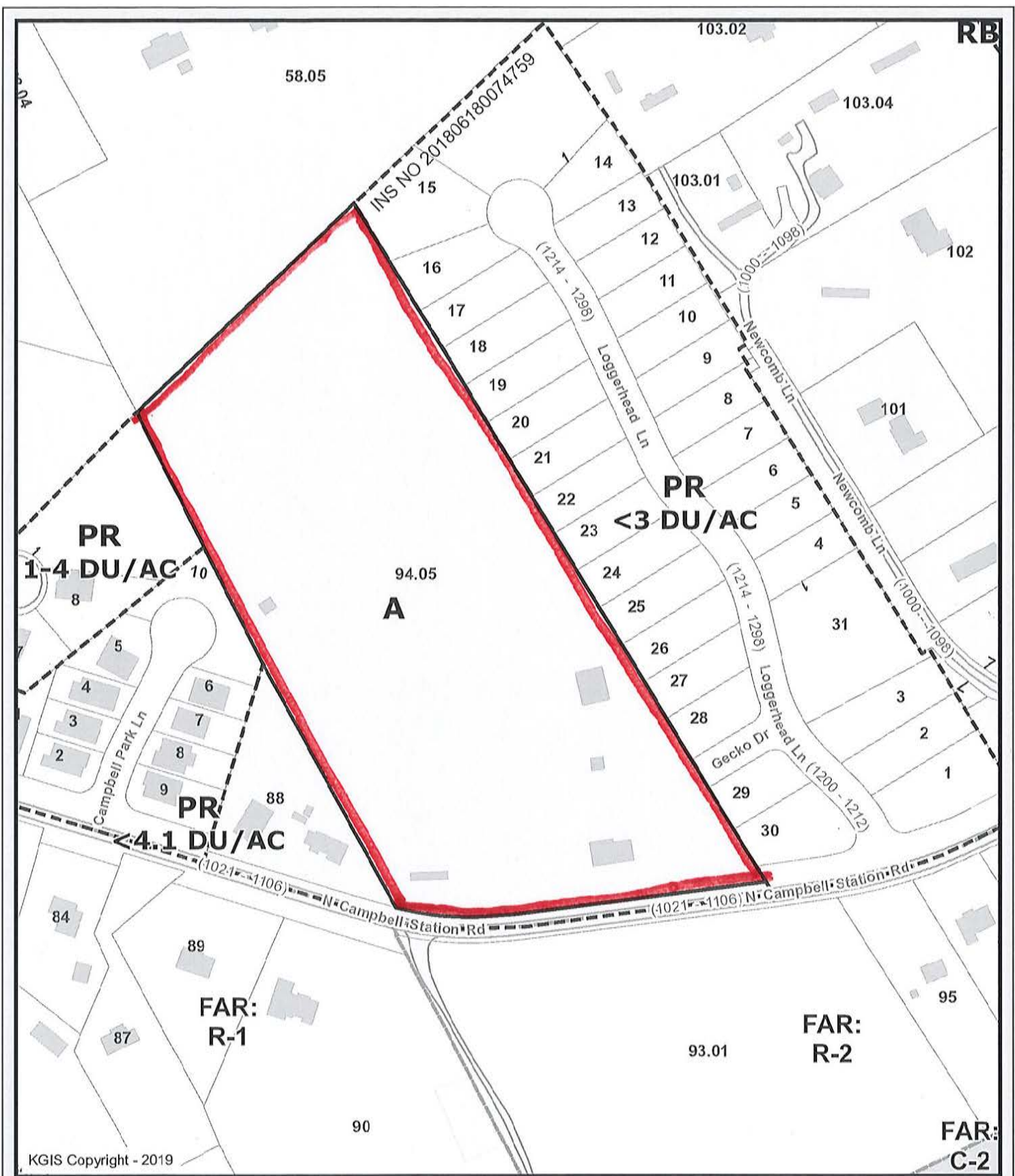
Telephone: \_\_\_\_\_

Signature: Russell N. Rackley

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

Date: 2/26/19

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



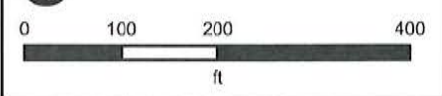
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### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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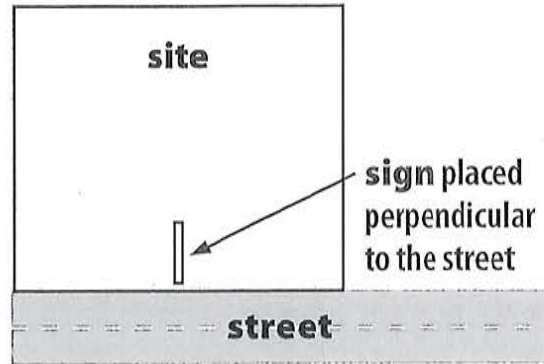
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

4/25/19 and 5/10/19  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: *Russell N. Rackley*

Printed Name: RUSSELL N. RACKLEY @ENGINEERING.COM

Phone: 865-622-6560 Email: RNRACKLEY@RACKL

Date: 2/26/19

MPC File Number: 5-SA-19-c / 5-A-19-UR