



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 11-SC-19-C

AGENDA ITEM #: 22

11-G-19-UR

AGENDA DATE: 11/14/2019

► **SUBDIVISION:** BUTTERMILK ROAD S/D

► **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.

OWNER(S): Hughston Homes of Tennessee, LLC

TAX IDENTIFICATION: 129 07702

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Buttermilk Rd.

► **LOCATION:** Northwest side of Buttermilk Rd., west of Graybeal Rd

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Hickory Creek

► **APPROXIMATE ACREAGE:** 25.9 acres

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND
USE AND ZONING: North: Vacant land - A (Agricultural)
South: Mining operation - I (Industrial)
East: Residences / A (Agricultural)
West: Vacant land and residence / A (Agricultural) and PR (Planned Residential)

► **NUMBER OF LOTS:** 39

SURVEYOR/ENGINEER: Chris Sharp

ACCESSIBILITY: Access is via Buttermilk Road, a minor collector street with an 18' pavement width within a 45' right-of-way.

► **SUBDIVISION VARIANCES
REQUIRED:**

VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduce the vertical curve on Road "A" between STA 0+11.99 and 2+06.01 from a K value of 25 to a K value of 15.
2. Increase the street grade of Road A from a maximum of 12% to 14.93% as identified on the street profile.

**APPROVED WAIVERS BY THE KNOX COUNTY DEPARTMENT OF
ENGINEERING AND PUBLIC WORKS:**

1. Intersection grade waiver for Road A at Buttermilk Road, from 1% up to 2.0%.
2. Intersection grade waiver for Road A at Road B, from 1% up to 1.85%.

STAFF RECOMMENDATION:

- **APPROVE** variances 1 and 2 because the existing site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 7 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. During the design plan stage of the subdivision review process the applicant shall work with the Knox County Department of Engineering and Public Works and Planning staff to minimize the clearing and grading of the common areas identified on the concept plan. When the grading and stormwater plans are finalized, the design plan shall identify the areas within the common area that are to remain as natural undisturbed areas. These areas shall be identified on the final plat and in the protective covenants for the subdivision as natural undisturbed areas with a prohibition on any clearing and grading except what would be needed for a passive trail system. The boundary for the natural undisturbed areas shall be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.
4. The 50' building setback from the sinkholes/closed contours on the site 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. The geotechnical study must be completed and submitted to Knox County Department of Engineering and Public Works prior to submission of the final plat for any lots that do not have a building area outside of the 50' setback area. 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.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the open space areas, the drainage system and any amenities.
7. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

- **APPROVE** the development plan for up to 39 detached dwellings on individual lots, 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 of a Concept Plan and a Use on Review.

COMMENTS:

The applicant is proposing to subdivide this 25.9 acre tract, which is zoned PR (Planned Residential), into 39 detached residential lots and common area at a density of 1.51 du/ac. The property is located on the northwest side of Buttermilk Road, west of Graybeal Road. The proposed subdivision will be served by public streets with a single access to Buttermilk Road.

The Planning Commission had recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 3 du/ac on April 11, 2019. The Knox County Commission approved the rezoning request on June 24, 2019.

The proposed subdivision layout includes approximately 14.05 acres (54%) of the site in common area which covers some of the steeper portions of the site. Staff is recommending a condition that during the design plan stage of the subdivision review process, the applicant shall work with the Knox County Department of Engineering and Public Works and Planning staff to minimize the clearing and grading of the common areas. When the grading and stormwater plans are finalized, the design plan shall identify the areas within the common area that are to remain as natural undisturbed areas. These undisturbed areas must be clearly marked in the field prior to any site grading in order to identify the limits of disturbance and protect those areas of mature vegetation.

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

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this

site.

2. At a proposed density of 1.51 du/ac, the subdivision is compatible with the existing residential development in the area. The PR zoning approved for this site will allow a density up to 3 du/ac.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended 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 collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 1.51 du/ac, the proposed subdivision is consistent with the Sector Plan.
2. As designated on the Sector Plan, this entire site is located within the hillside protection area. The proposed concept plan includes 14.05 acres in common areas which is 54% of the subdivision. The majority of that common area includes the steeper portions of the site. Staff is recommending a condition that clearing and grading be limited in those areas and protective measures be included within the protective covenants for the subdivision.
3. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 437 (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.

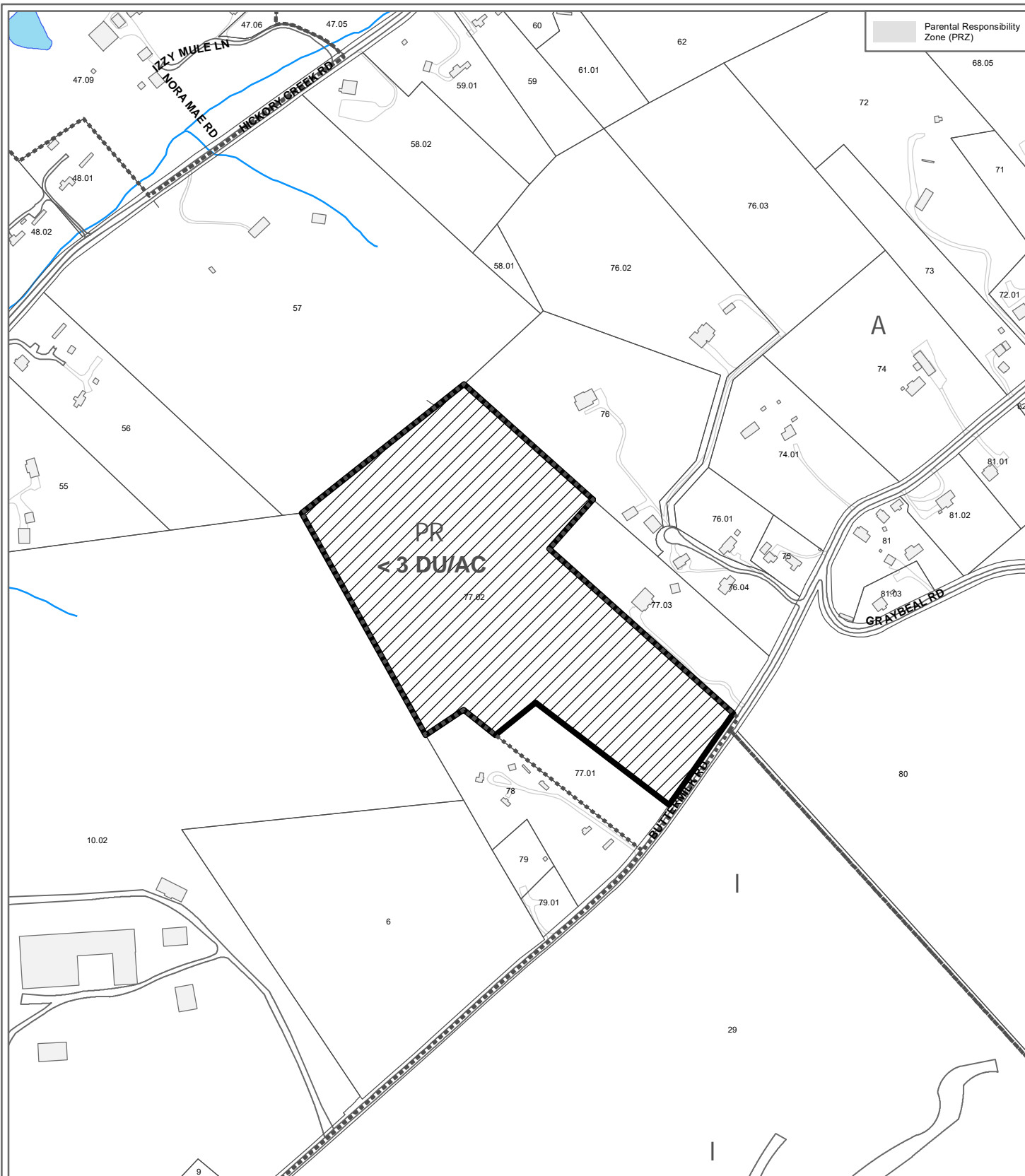
ESTIMATED STUDENT YIELD: 16 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

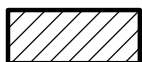
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**11-SC-19-C / 11-G-19-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 10/11/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Urban Engineering, Inc.
Buttermilk Road S/D

Map No: 129
Jurisdiction: County

0 500
Feet



CONCEPT PLAN / USE ON REVIEW

U.E.I. PROJECT NO. 1905008

BUTTERMILK ROAD SUBDIVISION

SITE ADDRESS: BUTTERMILK ROAD, KNOXVILLE, TENNESSEE 37932
CLT MAP 129, PARCELS 77.01 & 77.02



LOCATION MAP

OWNER / DEVELOPER:
HUGHSTON HOMES OF TENNESSEE
8219 NORTH CROSSING COURT
FORTSON, GA 31808
(478) 258-2540



SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP
AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS
PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS
AND STANDARDS.

ELECTRICAL - AS DIRECTED BY LENOIR CITY UTILITIES BOARD
GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER - AS DIRECTED BY WEST KNOX UTILITY DISTRICT
TELEPHONE - AS DIRECTED BY AT&T
CABLE - AS DIRECTED BY COMCAST
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE

TITLE SHEET
CONCEPT PLAN
PRELIMINARY GRADING PLAN
ROAD 'A' PROFILE
ROAD 'B' PROFILE

SHEET

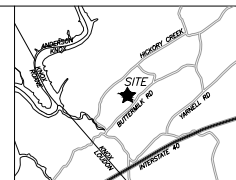
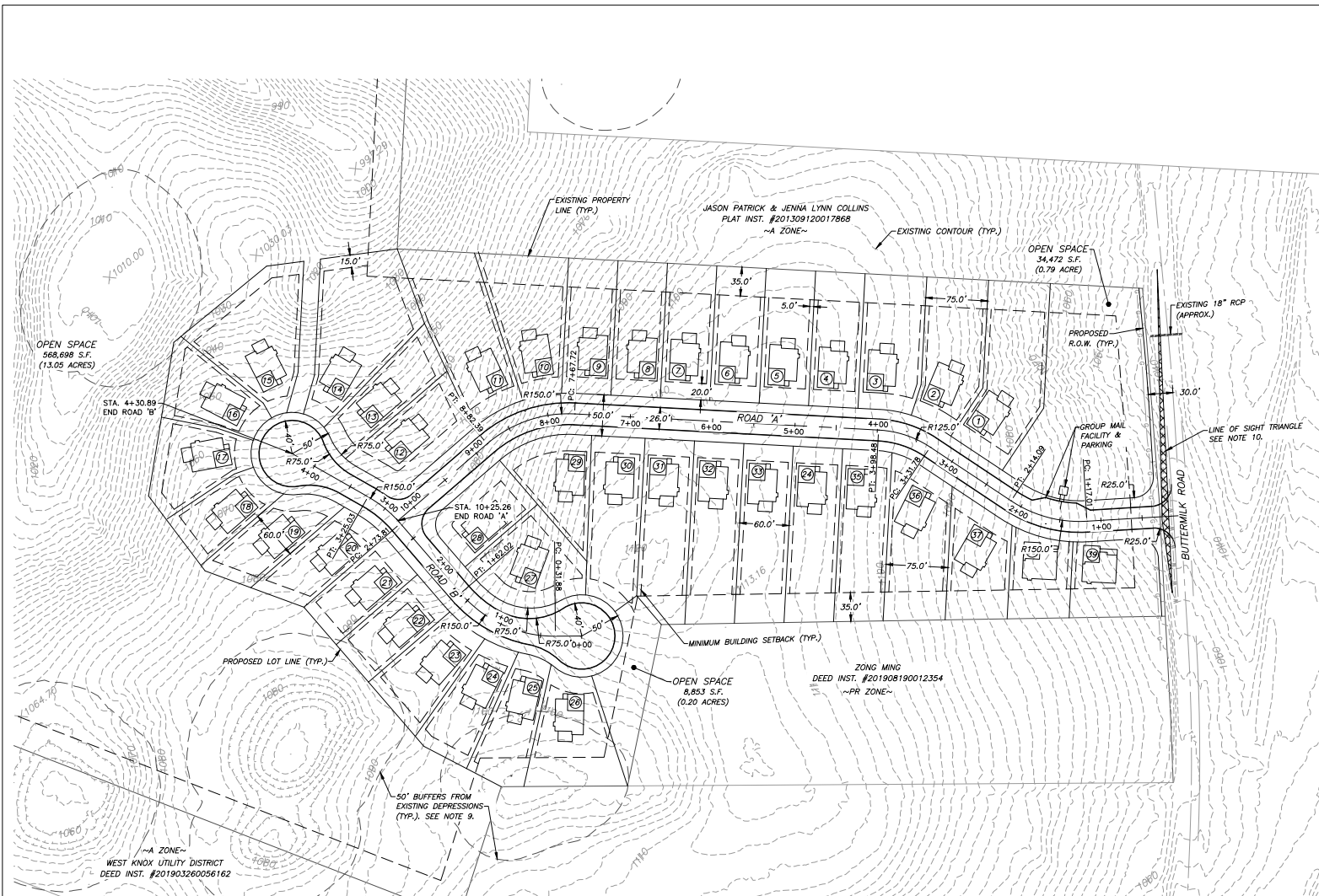
C-0
C-1
C-2
C-3
C-4

Revised: 10/28/2019

MPC FILE# 11-SC-19-C / 11-G-19-UR

2	10/28/19	SUBMITTAL 2
1	9/30/19	SUBMITTAL 1
ISSUE NO.	DATE	DESCRIPTION

SHEET C-0 - 1 OF 5



LOCATION MAP



SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED 'PR', REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: HOUSES, TWENTY (20) FEET
PERIPHERY: THIRTY FIVE (35) FEET
SIDE: FIVE (5) FEET
REAR: FIFTEEN (15) FEET
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTOR SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE TOTAL AREA OF THE DEVELOPMENT IS 25.9± ACRES.
6. THE DEVELOPMENT PROPOSES 39-UNITS (1.5 UNITS PER ACRE).
7. PROPOSED OPEN SPACE = 14.05± ACRES (54%).
8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
9. THE 50' BUFFERS WERE TESTED AND DEEMED BUILDABLE PER THE REPORT PREPARED BY GEOSERVICES, L.L.C. TITLED 'REPORT OF LIMITED GEOTECHNICAL EXPLORATION, BUTTERMILK ROAD SUBDIVISION, KNOX COUNTY, TENNESSEE; GEOSERVICES PROJECT NO. 21-18474'.
10. REMOVE EXISTING VEGETATION WITHIN THE SIGHT TRIANGLE SHOWN HEREON. THE EMBANKMENT THAT PARALLELS BUTTERMILK ROAD WILL ALSO NEED TO BE LIMITED ON BOTH SIDES OF THE ENTRANCE TO ENSURE A MINIMUM OF 300' OF UNOBSTRUCTED SIGHT DISTANCE IN BOTH DIRECTIONS.
11. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXISTING BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
12. THE DISTANCE BETWEEN THE EDGE OF PAVEMENT OF BUTTERMILK ROAD AND THE EDGE OF PAVEMENT OF ROAD 'B' ALONG ROAD 'A' IS 1,000 LINEAR FEET.

VARIANCE / WAIVER REQUESTS:

1. REDUCE THE REQUIRED K VALUE FROM 25 TO 15 BETWEEN STATIONS 0+11.99 AND 2+06.01 STREET 'A'.
2. INCREASE THE ALLOWABLE ROAD GRADE FROM 12% TO 14.93% ROAD 'A'.

SHEET C-1 2 OF 5

SITE PLAN

BUTTERMILK ROAD SUBDIVISION

SITE ADDRESS: BUTTERMILK ROAD (379332)

DIST. NO. W6 KNOX CO., TN.
CLT MAP 129 PARCEL 77.02
SCALE: 1"=60' SEPTEMBER 30, 2019

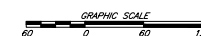
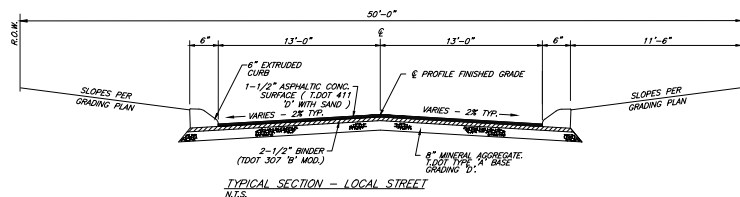
DEVELOPER: HUGHSTON HOMES
8219 NORTH CROSSING COURT
FORTSON, GA 31808
(478) 258-2540

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1324

DWN: CLM CHK: CAS DWG. NO. 1905008

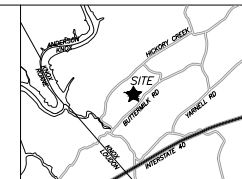
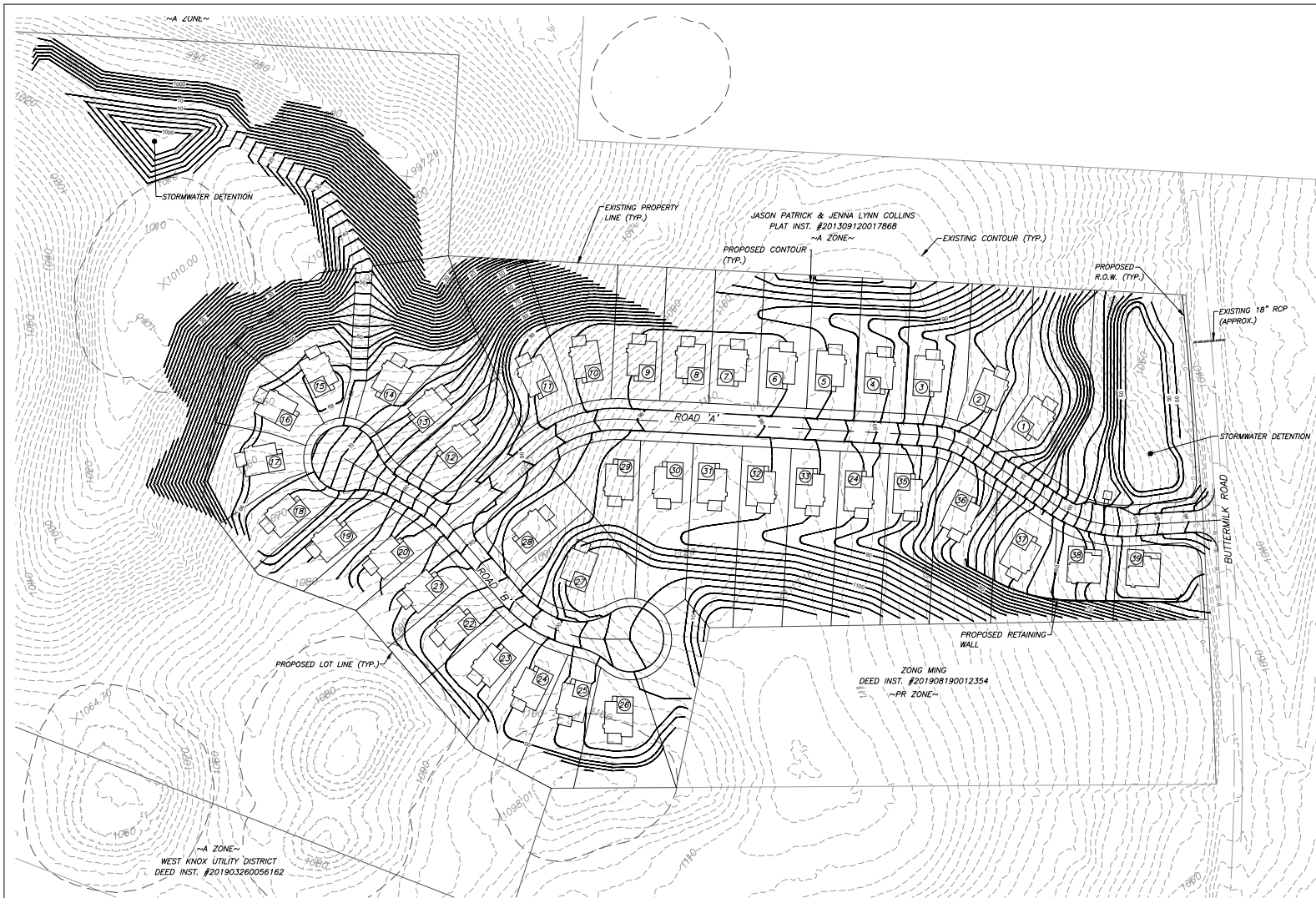
Revised: 10/28/2019

MPC FILE# 11-SC-19-C / 11-G-19-UR



REVISION	DATE	DESCRIPTION	BY
1	10/28/19	GENERAL REVISIONS	CAS





LOCATION MAP

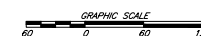


GENERAL NOTES:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS DITCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
3. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

Revised: 10/28/2019

MPC FILE# 11-SC-19-C / 11-G-19-UR



REVISION	DATE	DESCRIPTION	BY
1	10/28/19	GENERAL REVISIONS	CAS

SHEET C-2 3 OF 5

PRELIMINARY GRADING PLAN

BUTTERMILK ROAD SUBDIVISION

SITE ADDRESS: BUTTERMILK ROAD (37932)

DIST. NO. W6 KNOX CO., TN.
CLT MAP 129 PARCEL 77.02
SCALE: 1"=60' SEPTEMBER 30, 2019

DEVELOPER: HUGHSTON HOMES
8219 NORTH CROSSING COURT
FORTSON, GA 31808
(478) 258-2540



URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1324

DWN: CLM CHG: CAS DWG. NO. 1905008





DEVELOPMENT REQUEST

DEVELOPMENT

- ☐ Development Plan
☒ Use on Review / Special Use

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Rezoning

Urban Engineering, Inc.

Applicant

9/30/19

11/14/19

Date Filed

Meeting Date (if applicable)

11-5C-19-C (11-G-19-UR)
File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☐ Applicant ☐ Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Chris Sharp

Urban Engineering, Inc.

Name

Company

11852 Kingston Pike

Knoxville

TN

37934

Address

City

State

Zip

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

Hughston Homes of Tennessee, LLC

8219 North Crossing Court

(478) 258-2540

Owner Name (if different)

Johnson, GA 31808

Owner Phone

0 Buttermilk Road

129 07702

Property Address

Parcel ID

Buttermilk Road at Graybeal Road

28.8 Acres (38 lots)

General Location

Tract Size

County District 6

PR

Jurisdiction (specify district above)

- ☐ City ☒ County

Zoning District

Northwest County

LDR

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

No

WKUD

WKUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ☒ Use on Review / Special Use

☒ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): _____

SUBDIVISION

☐ Proposed Subdivision Name _____ Unit / Phase Number _____

☐ Parcel Change

☐ Combine Parcels ☒ Divide Parcel

Total Number of Lots Created: 38

☐ Other (specify): _____

☐ Attachments / Additional Requirements

ZONING

☐ Zoning Change: _____
Proposed Zoning

☐ Plan Amendment Change: _____
Proposed Plan Designation(s)

☐ Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests

☐ Other (specify): _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

1,640.00

FEE 2:

75

FEE 3:

75

TOTAL:

1640.00

AUTHORIZATION

Staff Signature

Please Print

Date

Applicant Signature

Please Print

Date

Christopher A. Sharp

9/30/19

PR
<2.5 DU/AC

A

A

PR
< 3 DU/AC

A

A

I

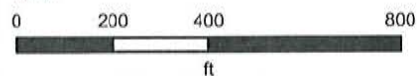
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 9/30/2019 at 1:23:08 PM



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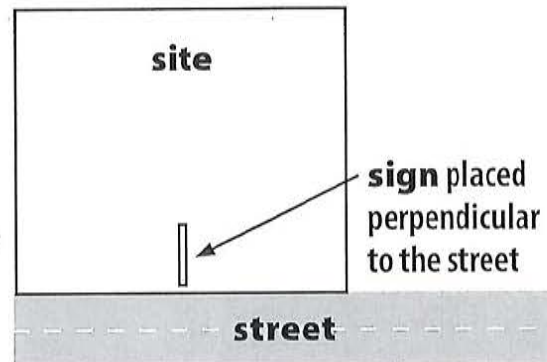
REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

10/31/19 and 11/15/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Ashley Russell

Printed Name: Ashley Russell

Phone: 865-966-1924 Email: _____

Date: 9-30-19

File Number: ~~11-SC-19-C~~ 11-SC-19-C 11-G-19-UR