



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 7-SB-20-C **AGENDA ITEM #:** 20  
7-B-20-UR **AGENDA DATE:** 7/9/2020

▶ **SUBDIVISION:** SOUTH CREEK  
▶ **APPLICANT/DEVELOPER:** YSOS HOLDINGS, LLC  
**OWNER(S):** Oded Shainin / YSOS Holdings, LLC

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**TAX IDENTIFICATION:** 137 E A 016-022 & 137 331 [View map on KGIS](#)  
**JURISDICTION:** County Commission District 9  
**STREET ADDRESS:** 0, 107, 115, 121, 125, 201, 204, & 205 Sweetwater Ln.  
▶ **LOCATION:** South of Henry Haynes Rd., northwest side of Tipton Station Rd. at W.Hendron Chapel Rd.  
**SECTOR PLAN:** South County  
**GROWTH POLICY PLAN:** Planned Growth Area  
**WATERSHED:** Burnett Creek & Stock Creek  
▶ **APPROXIMATE ACREAGE:** 24.95 acres

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▶ **ZONING:** PR (Planned Residential)  
▶ **EXISTING LAND USE:** Vacant land  
▶ **PROPOSED USE:** Attached and detached residential subdivision  
**SURROUNDING LAND USE AND ZONING:** North: Single family & Rural residential / A (Agricultural)  
South: Rural residential / A (Agricultural)  
East: Single family residential / PR (Planned Residential)  
West: Rural residential / A (Agricultural)

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▶ **NUMBER OF LOTS:** 99  
**SURVEYOR/ENGINEER:** Fulghum, MacIndoe & Associates  
**ACCESSIBILITY:** Access is via Sweetwater Ln, a local street with 26' of pavement width within 50' of right-of-way.

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

- 1) Reduction of vertical curve K value from 25 to 20, Sweetwater Lane at VPI STA 7+09.58.
- 2) Reduction of vertical curve K value from 25 to 20, Sweetwater Lane at VPI STA 9+89.49.
- 3) Reduction of a tangent for broken back curve from 150' to 85', Sweetwater Lane at STA 5+61.66.

**ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:**

- 1) Reduction of horizontal curve radius on Sweetwater Lane from 250

feet to 200 feet at STA 6+47.49.

**ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY  
ENGINEERING AND PUBLIC WORKS:**

- 1) Reduction of right-of-way width from 50' to 40'.

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**STAFF RECOMMENDATION:**

- ▶ **APPROVE** variances 1-3 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.

**APPROVE** the alternate design standard based on the recommendations of the Knox County Department of Engineering and Public Works.

**APPROVE** the Concept Plan subject to 4 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 (County Ord. 91-1-102).
  - 3) Meeting all applicable requirements of Knox County Engineering and Public Works.
  - 4) A final plat application based on this concept plan will not be accepted for review until certification of design plan approval has been submitted to Planning staff.
- ▶ **APPROVE** the development plan for up to 6 detached and 93 attached dwelling units on individual lots, subject to 2 conditions.
    - 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
    - 2) Providing access to the proposed amenity behind Lots 6 & 7 as required by Knox County Engineering and Public Works during design plan review.

With the conditions noted, this plan meets the requirements for approval in the PR District, and the other criteria for approval of a use on review.

**COMMENTS:**

Summary

Construction of 93 attached house lots located at the terminus of Sweetwater Lane on an unbuilt portion of the South Creek subdivision (approximately 24.95 acres). The proposal also includes the resubdivision of 6 existing detached house lots that reduces the width of the lots and reduces to the depth of the lots with the remnant land being combined with the common area for the development. The attached houses are proposed in sets of two, similar to duplexes, however, each dwelling unit will be located on their own lot. There is one triplex proposed on lots 9-11. The new roads will have a paved surface width of 26', which matches the existing roads in the South Creek subdivision, however, the right-of-way width will be 40' rather than 50'. Knox County Engineering and Public Works has approved this reduction and does not require approval by the Planning Commission. This portion of the development is within the Hillside Protection (HP) area and the combination of using attached houses and reducing the right-of-way width will minimize the land disturbance.

Background

The South Creek subdivision was originally approved in 2004 (6-SB-04-C / 6-D-04-UR) with 95 single-family residential lots. In 2005, 29 of the lots were platted and 22 lots have been built on. Of the 7 lots that remained unbuilt, 6 will be resubdivided for single-family houses and 1 will be used to expand an existing detention pond on the south side of the existing terminus of Sweetwater Lane. This proposal will expand the number of dwelling units in this subdivision from 95 to 121. The amount of land disturbance within the HP area will be less than the original plan that included only single-family lots and less units.

Density

The PR (Planned Residential) zoning allows up to 4 dwelling units per acre (du/ac). The proposed development is 3.97 du/ac on 24.95 acres. This land area includes the proposed attached house lots and the 6 existing

house lots being resubdivided and the 1 existing house lot being used to expand the existing detention pond. The density of the existing lots and the proposed lots is approximately 3.4 du/ac.

#### Transportation Impact Analysis

The "South Creek Subdivision" traffic impact analysis (TIA) was completed by the applicant's engineer to determine if improvements are required at the intersection of Tipton Station Road at White Creek Drive, which is the entrance to the South Creek subdivision. The analysis concludes that turn lanes on Tipton Station Road are not warranted at this intersection. The only recommendation from the analysis is for overgrown vegetation within the Tipton Station Road right-of-way to be cleared for a distance of 400 feet to improve the sight distance looking south to comply with the requirements of the subdivision regulations.

#### Open Space

The common open space in the development includes 12 acres of steep hillside area on the northside of the development, .15 acres of undefined useable space between lots 61 and 62 on Sweetwater Lane, and 1.1 acres at the Crystal Clear Lane cul-de-sac. The 12 acre common area will include a dog park and picnic area behind lots 6 and 7. The disturbed areas that extend into the steep hillside will be reforested. The common area at the end of Crystal Clear Lane will include the mail kiosk for the new lots.

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

- 1) Public utilities are available to serve this site.
- 2) No improvements to Tipton Station Road are required for this development based on the anticipated number of vehicle trips and the existing condition of the road in this location.
- 3) The attached residential houses are different type of housing than the existing detached houses but each dwelling will be located on its own lot, similar to a townhouse development. The scale of the house structures will not be out of character for the neighborhood.

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

- 1) With the stated conditions, the attached and detached residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2) The proposed development 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 significant additional traffic through residential areas because the South Creek subdivision was intended to have house lots in this unbuilt portion of the neighborhood.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1) The South County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 3.97 du/ac for the subject property and 3.4 du/ac for the overall development (including the Edwards Place subdivision), the proposed development is consistent with the Sector Plan.
- 2) The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

**ESTIMATED STUDENT YIELD:** 5 (public school children, grades K-12)

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle High.

- 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.



**7-SB-20-C / 7-B-20-UR  
CONCEPT PLAN/USE ON REVIEW**

Petitioner: YSOS Holdings, LLC  
South Creek



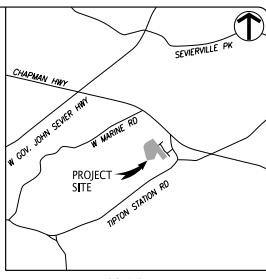
Attached and detached residential subdivision in PR (Planned Residential)

Original Print Date: 6/16/2020      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Map No: 137  
Jurisdiction: County



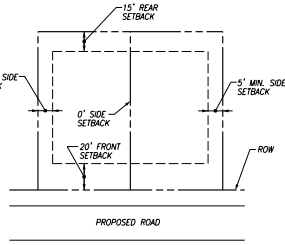
DATE	BY	REVISION/ISSUE
06/25/20	HNU	
06/19/20		REVISED PER MFC COMMENTS
06/19/20		REVISED PER MFC COMMENTS
04/16/20		ISSUED FOR CONCEPT PLAN REVIEW
04/16/20		Revision/Issue



- GENERAL NOTES:**
- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM CARRELL ENGINEERING & SURVEYING, PLLC DATED DECEMBER 12, 2019 & AVAILABLE KGS MAPS.
  - PROPERTY CONCERNED REFLECTS PARCEL 137EA016-022 & 137 131 AS SHOWN IN KNOX COUNTY ZIL MAP 153. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL UP TO 4 DU/AC. TOTAL AREA = 20.666 AC.
  - OWNER: YSOS HOLDINGS, LLC  
8148 S. SHAWANNA DR  
DALE, FLORIDA 33328
  - ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
  - PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PUBLIC ROAD, EXTENDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
- PROPOSED DENSITY**
- |                                      |            |
|--------------------------------------|------------|
| TOTAL PROPERTY AREA                  | 24.95 AC   |
| NUMBER OF PROPOSED DWELLING UNITS    | 591        |
| PROPOSED DENSITY IS 99 DU/24.95 AC = | 3.97 DU/AC |
| *INCLUDES SINGLE FAMILY LOTS 17-22   |            |

- VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**
- REDUCTION OF VERTICAL CURVE K VALUE FROM 25 TO 20, SWEETWATER LANE @ VPI STA 2409.56.
  - REDUCTION OF VERTICAL CURVE K VALUE FROM 25 TO 20, SWEETWATER LANE @ VPI STA 9+89.49.
  - REDUCTION OF A TANGENT FOR BROKEN BACK CURVE FROM 150' TO 85', SWEETWATER LANE AT STA 5+61.66.
- ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:**
- REDUCTION OF HORIZONTAL CURVE RADIUS ON SWEETWATER LANE FROM 250 FEET TO 200 FEET AT STA 6+47.49.
- ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:**
- REDUCTION OF RIGHT-OF-WAY WIDTH FROM 50' TO 40'.

- UTILITY OWNERS:**
- WATER & SEWER**  
KNOX CHAPMAN UTILITY DISTRICT  
CONTACT: RYAN BLAKE, P.E.  
W.K. DICKSON  
2035 LAMSONS CENTRE WAY, #180  
KNOXVILLE, TN 37922  
PHONE: 865.203.3170
- ELECTRIC & GAS**  
KNOXVILLE UTILITIES BOARD (KUB)  
4505 MIDDLEBROOK PIKE  
KNOXVILLE, TN 37921  
CONTACT: TIM BRANSON  
OFFICE PHONE: 865.558.2552
- TELEPHONE**  
AT&T-BELL SOUTH TELECOMMUNICATIONS, LLC  
9233 PARKSIDE DRIVE  
KNOXVILLE, TN 37922  
CONTACT: ROBERT KNIGHT  
OFFICE PHONE: 865.456.5736



**SETBACK TABLE**

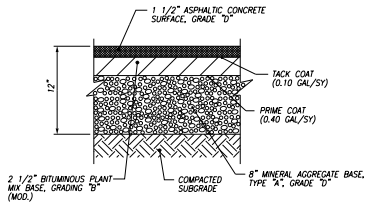
TYPE	FRONT	SIDE	REAR
ATTACHED LOT	20'	45'	**15'
DETACHED LOT	20'	5'	**15'

\*WHERE UNDER A RESIDENTIAL STRUCTURE  
\*\*UNLESS CONTROLLED BY THE 35' PERIPHERAL SETBACK

**ENGINEERING CERTIFICATION:**

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 INTENDED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

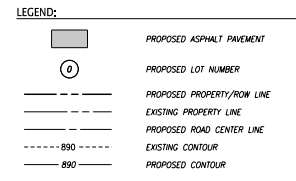
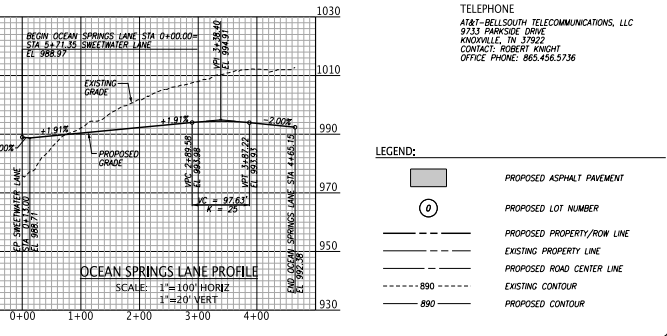
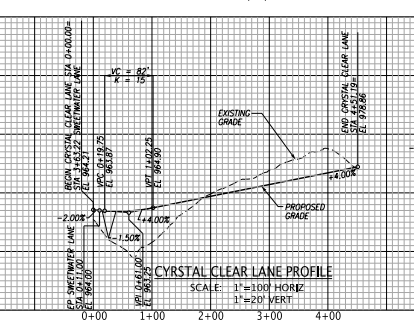
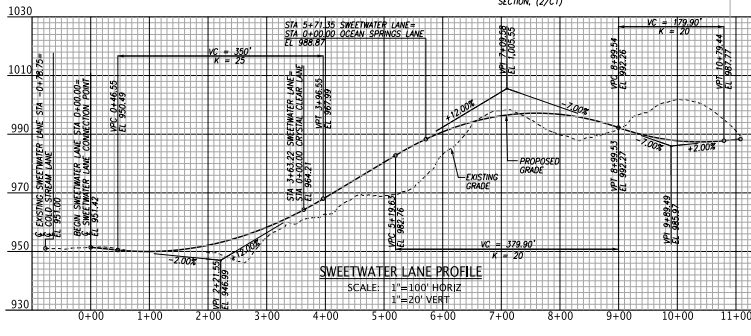
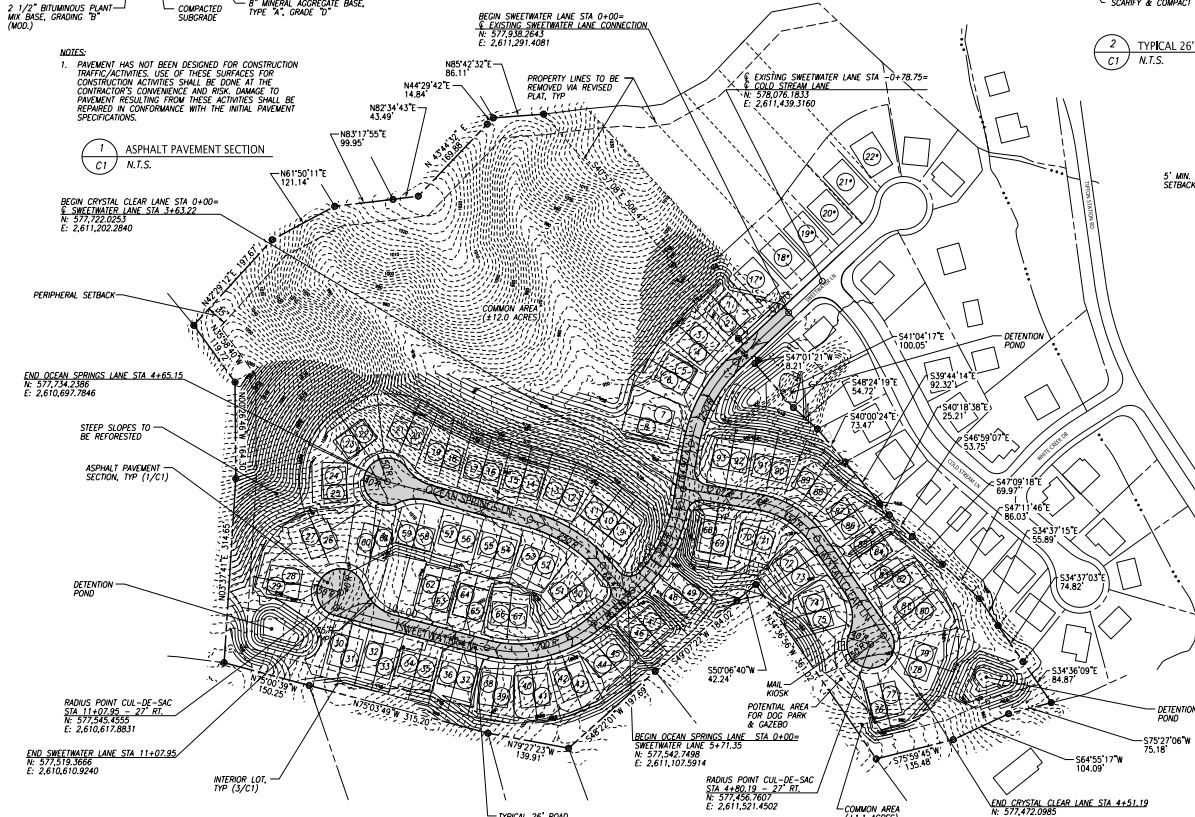
REGISTERED ENGINEER: WILLIAM C. FULGHUM, JR., P.E.  
TENNESSEE CERTIFICATE NO. 0102940



**NOTES:**

- PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

**1 ASPHALT PAVEMENT SECTION**  
N.T.S.



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## DEVELOPMENT REQUEST

### DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

### SUBDIVISION

- Concept Plan
- Final Plat

### ZONING

- Plan Amendment
- Rezoning

YSOS Holdings, LLC

Owner

Applicant Name

Affiliation

5/20/2020  
Date Filed

7/9/2020  
Meeting Date (if applicable)

7-5B-20-C / 7-B-20-OR  
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 Gollhofer

Fulghum, MacIndoe, & Associates

Name

Company

10330 Hardin Valley Road, Suite 201

Knoxville TN 37932

Address

City State Zip

865-251-5341

gollhofer@fulghummacindoe.com

Phone

Email

## CURRENT PROPERTY INFO

YSOS Holdings, LLC

8148 S. Savannah Circle Davie, FL 33328 816-719-9989

Owner Name (if different)

Owner Address

Owner Phone

0 Sweetwater Lane

137EA016, 017, 018, 019, 020, 021, 022, 331  
and 137-331

Property Address

Parcel ID

Dead End of Sweetwater Lane

24.95 ac

General Location

Tract Size

9th

PR 1-4DU/AC

Jurisdiction (specify district above)

- City
- County

Zoning District

South County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AgForVac

N

KCUD

KCUD

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider





# VARIANCES REQUESTED



1. Reduce Minimum Pavement width of 26-ft to 22-ft for Road "A" and Road "B".

Justify variance by indicating hardship: Site Topography

2. Reduce Minimum Horizontal Curve Radius from 250-ft to 200-ft for Road "A" from STA 2+60.76 to STA 4+41.41.

Justify variance by indicating hardship: Site Topography

3. Reduce Minimum Vertical Curve K Value from 25 to 12 for Road "A" from STA 5+89.58 to STA 8+29.58.

Justify variance by indicating hardship: Site Topography

4. \_\_\_\_\_

Justify variance by indicating hardship: \_\_\_\_\_

5. \_\_\_\_\_

Justify variance by indicating hardship: \_\_\_\_\_

6. \_\_\_\_\_

Justify variance by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_

Justify variance by indicating hardship: \_\_\_\_\_

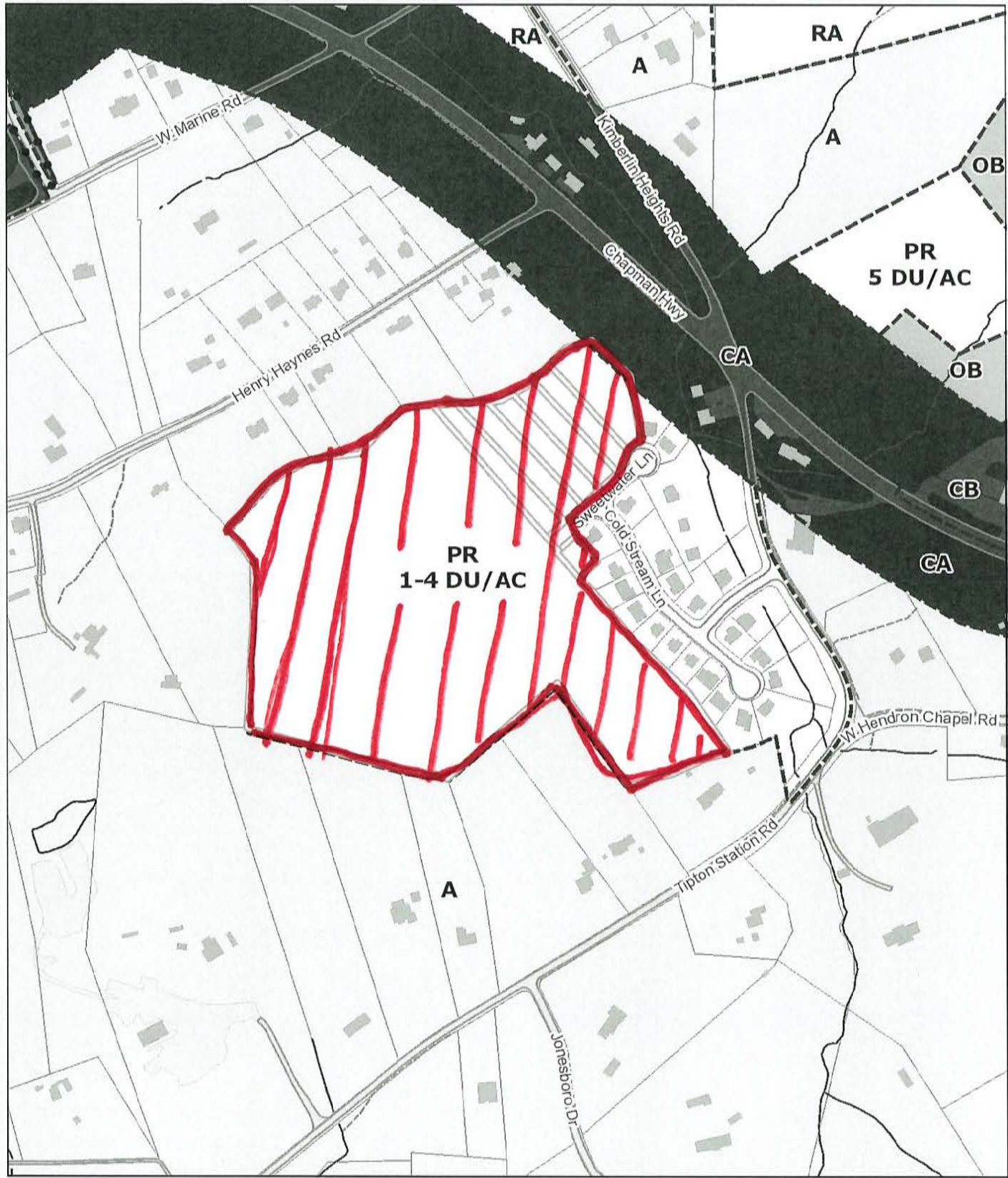
I certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

\_\_\_\_\_  
Signature

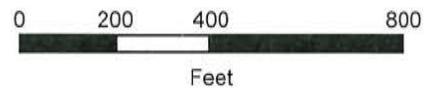
\_\_\_\_\_  
Date







137EA016, 017, 018, 019, 020, 021, & 022,  
and 137-331



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