

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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File Number: 10-SG-15-C **Related File Number:**
Application Filed: 8/27/2015 **Date of Revision:**
Applicant: TWIN WILLOWS CONSTRUCTION

PROPERTY INFORMATION

General Location: Southeast side of Buttermilk Rd., west of Graybeal Rd.
Other Parcel Info.:
Tax ID Number: 129 14213 AND PART OF 142 **Jurisdiction:** County
Size of Tract: 26.92 acres
Accessibility: Access is via Buttermilk Rd., a minor collector street with an 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Residences / PR (Planned Residential) & A (Agricultural)
South: Residences and vacant land / PR (Planned Residential)
East: Residences and vacant land / A (agricultural) & RA (Low Density Residential)
West: Residences and vacant land / A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 2.56 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 Buttermilk Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Willows Pointe Subdivision (FKA - Twin Willows Subdivision)

No. of Lots Proposed: 69 **No. of Lots Approved:** 69

Variances Requested:

1. Vertical curve variance on Road A at STA 1+00, from 300' to 180'.
2. Street grade variance on Road A, from STA 0+80 to STA 7+75, from 12% to 15%.
3. Horizontal curve variance on Road C at STA 3+50, from 250' to 100'.
4. Horizontal curve variance on Road C at STA 8+50, from 250' to 100'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE variances 1-4 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 5 conditions:

Staff Recomm. (Full):

1. Meeting all 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 (County Ord. 91-1-102).
3. The surveyor providing certification on the final plat that a minimum of 300' of sight distance exists and can be maintained at the subdivision entrance onto Buttermilk Rd. in both directions along Buttermilk Rd.
4. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkhole (closed contour area) identified on the 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 Lots 41-44 since these lots 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.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan.

Comments:

The applicant is proposing to subdivide a 26.92 acre tract on the south side of Buttermilk Rd. into a detached residential subdivision with a total of 69 lots at a density of 2.56 du/ac. The first phase of the subdivision was approved and recorded in February 2013 for 5 lots on 5.116 acres. The overall subdivision will have 74 lots on 32.04 acres for a density 2.31 du/ac.

On July 11, 2013, the Planning Commission approved a concept plan for this proposed subdivision which expired this July. The applicant is now requesting a new approval of the concept plan with no changes to the proposed layout or total number of lots.

A note will be required on the final plat that all structures will have to be located at least 50' from the top of the sinkhole (closed contour areas) identified on the 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 Lots 41-44 since these lots 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.

The applicant will be requesting approval from the Knox County Health Department to serve the proposed lots that are half an acre or larger in size by subsurface sewage disposal systems. The five, acre size lots fronting on Buttermilk Rd. are already approved for subsurface sewage disposal systems. Proposed Lots 17 - 68 will be served by a sewer system.

A traffic impact study is not required for this subdivision.

Action: Approved **Meeting Date:** 10/8/2015

Details of Action:

Summary of Action: APPROVE variances 1-4 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 5 conditions:

Date of Approval: 10/8/2015 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**