

**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:** 3-SC-09-C                      **Related File Number:**  
**Application Filed:** 1/28/2009              **Date of Revision:**  
**Applicant:** ARNOLD TREECE

**PROPERTY INFORMATION**

**General Location:** Northeast side of Quarry Rd., southeast of Maynardville Pk.  
**Other Parcel Info.:**  
**Tax ID Number:** 29 023.06                      **Jurisdiction:** County  
**Size of Tract:** 7.18 acres  
**Accessibility:** Access is via Quarry Rd., a local street with 20' of pavement width within a 50' right-of-way.

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant  
**Surrounding Land Use:** North: Vacant / RB (General Residential)  
South: Creek / F (Floodway) & A (Agricultural)  
East: Park & creek / F (Floodway) & A (Agricultural)  
West: Church & developing retail center / PC (Planned Commercial)  
**Proposed Use:** Residential and commercial subdivision                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

**ZONING INFORMATION (where applicable)**

**Current Zoning:** CA (General Business) & f (Floodway)  
**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:** Willow Bay formerly Quarry Road Subdivision  
**No. of Lots Proposed:** 11                    **No. of Lots Approved:** 0  
**Variances Requested:** 1. Corner radius from 75' to 0' at Quarry Rd.  
2. Pavement radius from 75' to 25' at Quarry Rd.  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Dan Kelly  
**Staff Recomm. (Abbr.):** APPROVE variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to the following 9 conditions:

**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Provision of street names which are consistent with the Uniform Street Naming and Addressing system Ordinance (Ord. 91-1-102).
5. Establishment of a property owners association for the purpose of assessing fees for the maintenance of drainage structures, the proposed joint permanent easement (JPE), and all other commonly held assets.
6. Certification on the final plat by the applicant's surveyor that there is the required 300' of site distance in both directions along Quarry Rd. at the development's entrance.
7. All grading associated with the implementation of this plan is to occur on this site unless off-site grading easements are obtained from the affected adjoining property owners
8. Place a note on the final plat that all units will have access only to the internal street system.
9. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.

**Comments:** The applicant is proposing to subdivide this 7.12 acre site into 11 lots. The lots will range in size from 1.7 acres to 10,345 square feet. Access to all of the lots will be from a joint permanent easement off Quarry Rd.

The southern portion of this property is located within the Beaver Creek Watershed (Willow Fork). Lots 6 through 11 are close enough to the designated no-fill area that minimum floor elevations (MFE) need to be established. Structures proposed within this area will be required to be built at least 1' above the MFE.

**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 water and sewer utilities can be provided to the site.
2. Due to stream protection designation for the subject property, the developer will be required to establish minimum floor elevations for the lots closest to the no-fill line. These restrictions will lessen the impact on water quality in the area.

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

1. The proposed subdivision meets the standards for development within the CA (General Business) zone and all other requirements of the Knox County Zoning Ordinance.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North County Sector Plan identifies this property as commercial and stream protection. The CA zoning approved for this site will allow both residential and commercial uses. Development in the 100 year and 500 year floodway designations will be governed by the subdivision regulations as well as the Knox County Engineering Department and regulations set forth by FEMA.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:** Approved

**MPC Meeting Date:** 3/12/2009

**Details of MPC action:**

**Summary of MPC action:** APPROVE variances 1 & 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to the following 9 conditions:

**Date of MPC Approval:** 3/12/2009

**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:**