



Current Plan Category:

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Stonewood Creek (FKA Creek Stone)  
**Surveyor:** Church  
**No. of Lots Proposed:** 91      **No. of Lots Approved:** 91  
**Variances Requested:** None  
**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 the Concept Plan subject to 12 conditions  
**Staff Recomm. (Full):**

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 (County Ord. 91-1-102).
3. Including the 60' right-of-way dedication along Bud Hawkins Rd. on the final plat.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions on Bud Hawkins Rd. at the subdivision entrance and for Lots 31 - 35 on the north side of Bud Hawkins Rd. If 300' of sight distance cannot be achieved for the entire frontage of Lots 31 - 35, specific driveway locations shall be identified on the plan where the sight distance is met.
6. Providing on-site turnarounds for the driveways for Lots 31 - 35.
7. Providing a note on the final plat that Lots 1, 17 - 19 and 29 shall have access only to the internal street system.
8. Meeting all applicable requirements and obtaining all required permits from the U.S. Army Corps of Engineers and Tennessee Department of Environment and Conservation for any alteration of the wetlands and blue line stream.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
10. Prior to certification of the final plat for the subdivision, recording all applicable documents for the conservation easement protecting the wetland and creek.
11. Meeting all requirements of the approved use on review development plan.
12. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Comments:** The applicant is proposing to subdivide this 45.9 acre tract into 91 lots at a density of 1.98 du/ac. The Planning Commission recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 2 du/ac on June 9, 2005. The rezoning was approved by Knox County Commission on August 22, 2005.

With a total of 91 lots, a traffic impact study was required and submitted for the subdivision. A recommendation of the traffic study that will be implemented by the Knox County Department of Engineering and Public Works is converting the intersection of Bud Hawkins Rd. and Shipe Rd. into an all-way stop traffic control intersection. At the time that Knox County Commission had considered the rezoning request, it had been determined by the Knox County Department of Engineering and Public Works that it was not feasible for the applicant to widen Bud Hawkins Rd. back to Shipe Rd, due to existing site conditions along that stretch of the road.

There is one existing residence on the property that will be located on Lot 30 and will keep the existing access onto Bud Hawkins Rd. The five lots (Lots 31 - 35) located on the north side of Bud Hawkins Rd. will have direct access to the existing road. The applicant's surveyor will have to certify on the final plat that there is 300' of sight distance in both directions on Bud Hawkins Rd. at the subdivision entrance and for Lots 31 - 35. If 300' of sight distance cannot be achieved for the entire frontage of each lot, specific driveway locations shall be identified on the plan where the sight distance is met. On-site

turnarounds will be required for the driveways for Lots 31 - 35.

There is a blueline stream and wetland located on the property near the center of the proposed subdivision. The applicant has designated this area as common area and is recommending a conservation easement to protect the wetlands and stream. Approval will be required from the U.S. Army Corps of Engineers and Tennessee Department of Environment and Conservation for any alteration of the wetlands and blueline stream. The applicant has been in contact with a representative of the Tennessee Stream Mitigation Program concerning participating in the program.

**MPC Action:** Approved **MPC Meeting Date:** 3/9/2006

- Details of MPC action:**
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  3. Including the 60' right-of-way dedication along Bud Hawkins Rd. on the final plat.
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  5. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions on Bud Hawkins Rd. at the subdivision entrance and for Lots 31 - 35 on the north side of Bud Hawkins Rd. If 300' of sight distance cannot be achieved for the entire frontage of Lots 31 - 35, specific driveway locations shall be identified on the plan where the sight distance is met.
  6. Providing on-site turnarounds for the driveways for Lots 31 - 35.
  7. Providing a note on the final plat that Lots 1, 17 - 19 and 29 shall have access only to the internal street system.
  8. Meeting all applicable requirements and obtaining all required permits from the U.S. Army Corps of Engineers and Tennessee Department of Environment and Conservation for any alteration of the wetlands and blueline stream.
  9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
  10. Prior to certification of the final plat for the subdivision, recording all applicable documents for the conservation easement protecting the wetland and creek.
  11. Meeting all requirements of the approved use on review development plan.
  12. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Summary of MPC action:** APPROVE the Concept Plan subject to 12 conditions

**Date of MPC Approval:** 3/9/2006

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**