

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 7-SB-13-C **Related File Number:** 7-B-13-UR
Application Filed: 5/28/2013 **Date of Revision:**
Applicant: TWIN WILLOWS CONSTRUCTION, LLC

PROPERTY INFORMATION

General Location: Southeast side of Buttermilk Rd., southwest of Graybeal Rd.
Other Parcel Info.:
Tax ID Number: 129 142 & 142.07 - 142.11 **Jurisdiction:** County
Size of Tract: 32.04 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 / A (Agricultural)
South: Residence 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:** 2.31 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural 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: 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: Twin Willows

No. of Lots Proposed: 74 No. of Lots Approved: 74

Variations 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 7 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. Prior to design plan approval, the surveyor will have to certify 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. Any sight distance easement across adjoining property that would be needed to maintain the minimum sight distance requirements shall be obtained and recorded prior to approval of a final plat for this subdivision.
5. 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.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. A final plat application based on this concept plan will not be accepted for review by the Planning Commission until certification of design plan approval has been submitted to the Planning Commission staff.

Comments:

The applicant is proposing to subdivide a 32.04 acre tract on the south side of Buttermilk Rd. into a detached residential subdivision with a total of 74 lots at a density of 2.31 du/ac. On January 10, 2013, the Planning Commission granted a use on review approval (1-C-13-UR) for five, acre size lots having frontage along Buttermilk Rd. which was the first phase of this subdivision. This concept plan includes 69 lots that will be served by a new public street with access to Buttermilk Rd. on the west side of the property.

At the time that staff visited the site, there was vegetation along Buttermilk Rd. to the west that obstructed the required sight distance at the subdivision entrance. Prior to design plan approval, the surveyor will have to certify that a minimum of 300' of sight distance exists and can be maintained at the subdivision entrance onto Buttermilk Rd. Any sight distance easement across adjoining property that would be needed to maintain the minimum sight distance requirements shall be obtained and recorded prior to approval of a final plat for this subdivision.

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:** 7/11/2013

- Details of Action:**
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. Prior to design plan approval, the surveyor will have to certify 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. Any sight distance easement across adjoining property that would be needed to maintain the minimum sight distance requirements shall be obtained and recorded prior to approval of a final plat for this subdivision.
 5. 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.
 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 7. A final plat application based on this concept plan will not be accepted for review by the Planning Commission until certification of design plan approval has been submitted to the Planning Commission staff.

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 7 conditions:

Date of Approval: 7/11/2013 **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:**