



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 11-SG-06-C **AGENDA ITEM #:** 16  
11-L-06-UR **AGENDA DATE:** 12/14/2006

POSTPONEMENT(S): 11/9/2006

▶ **SUBDIVISION:** ANDREWS POINTE  
▶ **APPLICANT/DEVELOPER:** GARY D. ANDREWS  
OWNER(S): GARY ANDREWS

TAX IDENTIFICATION: 153 PART OF 067  
JURISDICTION: County Commission District 5

▶ **LOCATION:** Southwest side of Westland Dr., southeast of S. Northshore Dr.

SECTOR PLAN: Southwest County  
GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 3.53 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** One detached dwelling and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural and PR residential. Development consists of detached dwellings. The site adjoins Ft. Loudon Lake.

▶ **NUMBER OF LOTS:** 10

SURVEYOR/ENGINEER: Cannon & Cannon

ACCESSIBILITY: Access is via Westland Dr., a local street at this location with a pavement width of 14' within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Allowing a roadway section as shown to serve the development (Section 64-24.62)  
2. Variance of property line radius from 25' to 0' at Westland Dr.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 & 2 because of the limited frontage and shape of the site. Approval of these variances will not create a traffic hazard

**APPROVE the Concept Plan subject to 7 conditions**

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. Identifying the floodway, no fill line, 100 and 500 year flood fringe, and the minimum floor elevations for applicable lots on the final plat.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Valley Authority, the U.S. Army Corp of Engineers and the Tennessee Department of Environment and Conservation.
6. Meeting all requirements of the approved use-on-review development plan.
7. 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.

► **APPROVE the request for up to 10 detached dwellings on individual lots as shown on the development plan subject to 3 conditions**

1. All dwellings being constructed within the building footprints as shown on the development plan
2. Meeting all applicable requirements of the approved concept subdivision plan.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

**COMMENTS:**

The applicant is requesting approval of a 10 lot subdivision that is located on Ft. Loudon Lake. The proposed road and a good portion of each of the proposed lots is located within the TVA flowage easement for Ft. Loudon Lake. The applicant is in the process of seeking a release of a portion of the flowage easement in order to be able to fill the site to an elevation that will be out of the floodway. In order to place fill material on this site, the applicant will have to replace storage capacity in the lake by dredging the area around the site. To accomplish this plan the developer will have to obtain permits from the Tennessee Valley Authority, The U.S. Army Corp of Engineers and the Tennessee Dept. of Environment and Conservation. Staff has been informed that the permits for the dredge and fill operation are forthcoming from the reviewing agencies.

**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 all utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 2.84 du/ac, is consistent in use and density (up to 3 du/ac) with the approved zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.
3. Any school age children living in this development are presently zoned to attend A.L. Lotts Elementary and West Valley Middle School and Farragut High School.

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

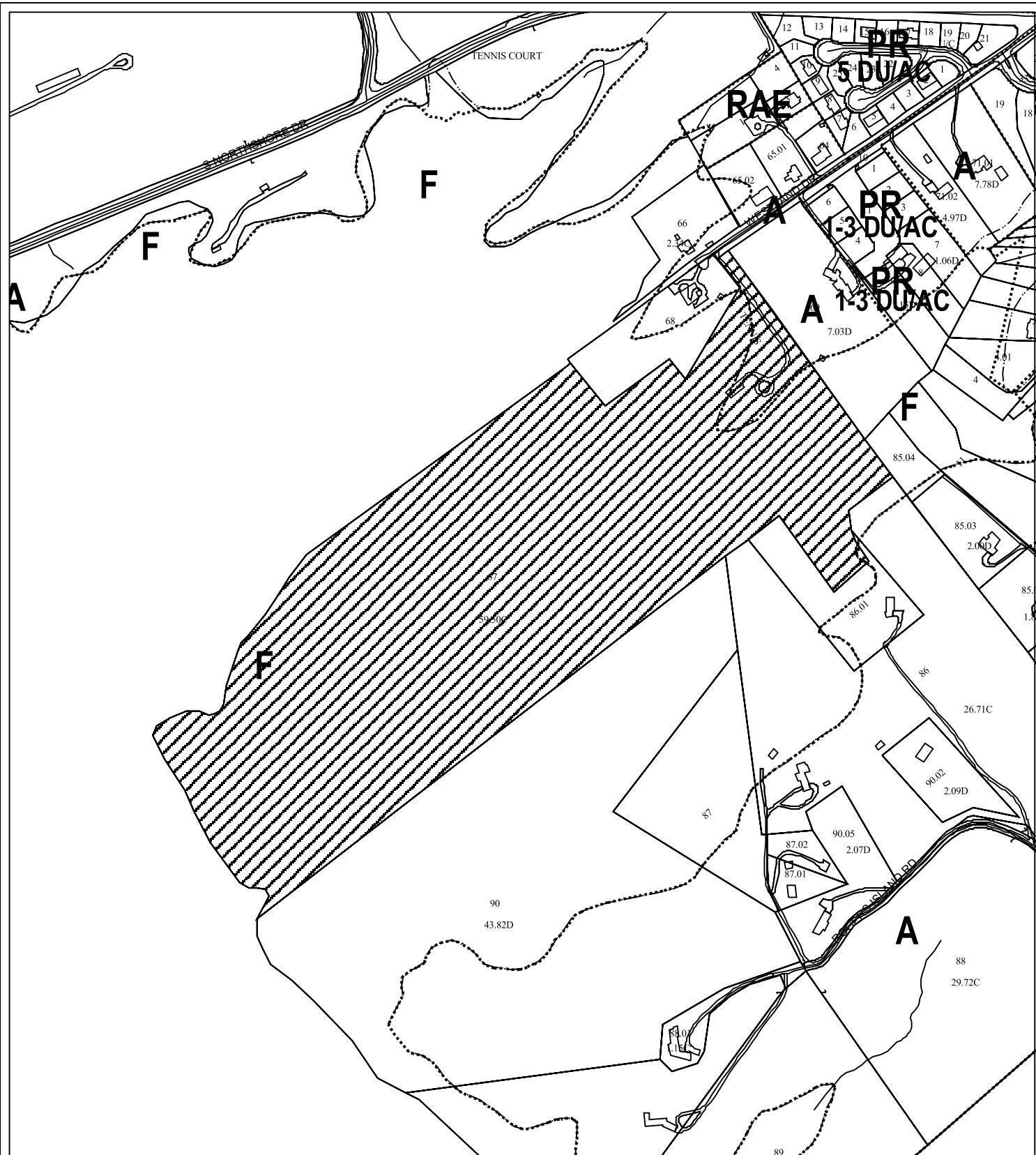
1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is 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. With only one entrance, the proposed addition will draw additional traffic through the existing subdivision.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan designates this property for low density residential use. The PR zoning for the site allows a density up to 3 du/ac. At a proposed density of 2.84 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC'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.

MPC'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.



11-SG-06-C/11-L-06-UR  
 CONCEPT PLAN/USE ON REVIEW



Detached residential subdivision in PR (Planned Residential)

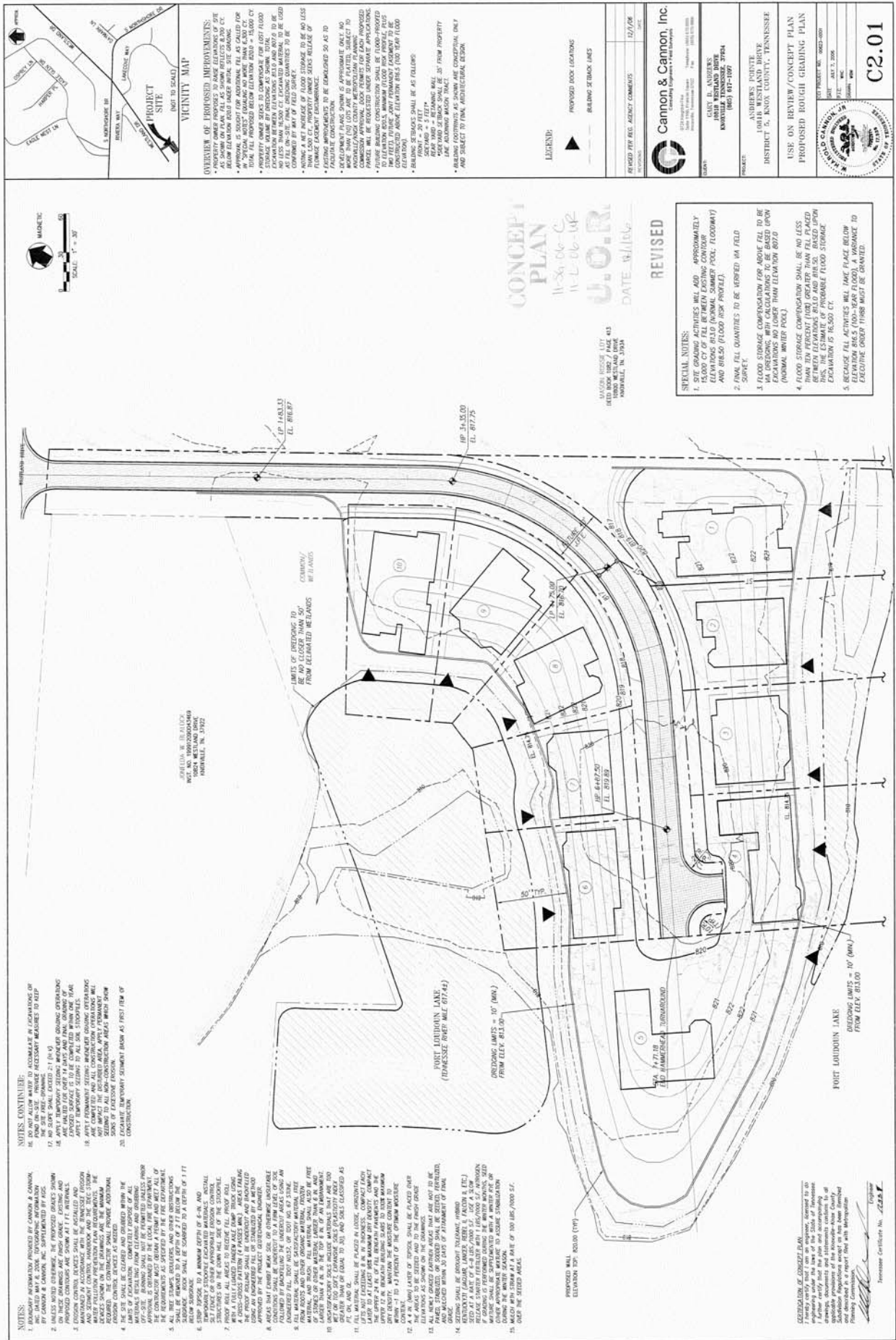
Original Print Date: 10/25/06 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Andrews Pointe  
 Gary D. Andrews

Map No: 153

Jurisdiction: County





**OVERVIEW OF PROPOSED IMPROVEMENTS:**

- AS SHOWN ON PLAN, FILL AS SHOWN REFLECTS 8,200 CY. FLOOD STORAGE COMPENSATION FOR ABOVE FILL TO BE EXCAVATIONS NO LOWER THAN ELEVATION 807.0 (NORMAL WATER POOL).
- FINAL FILL QUANTITIES TO BE VERIFIED ON FIELD SURVEY.
- FLOOD STORAGE COMPENSATION FOR ABOVE FILL TO BE EXCAVATIONS NO LOWER THAN ELEVATION 807.0 (NORMAL WATER POOL).
- FLOOD STORAGE COMPENSATION SHALL BE NO LESS THAN TEN PERCENT (10%) GREATER THAN FILL PLACED HERE. THE ESTIMATE OF PROBABLE FLOOD STORAGE CAPACITY IS 16,500 CY.
- BECAUSE FILL ACTIVITIES WILL TAKE PLACE BELOW ELEVATION 806.5 (100-YEAR FLOOD), A VARIANCE TO EXCEEDING ORDER 1088 MUST BE OBTAINED.

**LEGEND:**

- PROPOSED FLOOD LOCATIONS
- BUILDING SETBACK LINES

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	11/26/06	ISSUED FOR REVIEW

**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT'S REQUIREMENTS AS SPECIFIED BY THE FIRE DEPARTMENT.
2. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN ONE YEAR OF THE DATE OF THE CONSTRUCTION PERMIT.
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4. TEMP EXPOSED TO A MINIMUM DEPTH OF 8-IN. AND REMOVED IMMEDIATELY AFTER CONSTRUCTION.
5. THE PROPOSED CONDO'S SHALL BE CONSTRUCTED WITH A MINIMUM DEPTH OF 8-IN. AND REMOVED IMMEDIATELY AFTER CONSTRUCTION.
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10. TEMP EXPOSED TO A MINIMUM DEPTH OF 8-IN. AND REMOVED IMMEDIATELY AFTER CONSTRUCTION.

**CONSTRUCTION OF CONCEPT PLAN:**  
A County Certified Engineer has prepared this plan and accompanying documents in accordance with the rules and regulations of the State of Tennessee and the applicable provisions of the Knoxville-Area County Planning Commission. The Engineer's name is: [Name] and is licensed in the State of Tennessee. The Engineer's Certificate No. is: [Number].

**PROPOSED WALL ELEVATION TOP: 10' (MIN)**  
**SEWERING LINES - 10' (MIN)**

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**SEWERING LINES - 10' (MIN)**



**Cannon & Cannon, Inc.**  
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www.cannon-cannon.com

**PROJECT:**  
ANDERBERRY POINTE  
1.83 ACRES OF DEVELOPMENT  
DISTRICT 9, KNOX COUNTY, TENNESSEE

**USE:**  
PROPOSED ROUGH GRADING PLAN

**DATE:**  
NOVEMBER 26, 2006

**SCALE:**  
1" = 33'

**PROJECT NO.:**  
C2.01