

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

▶ **FILE #:** 5-SE-07-C **AGENDA ITEM #:** 18
 5-E-07-UR **AGENDA DATE:** 5/10/2007

▶ **SUBDIVISION:** LAKECOVE SUBDIVISION, REVISED
 ▶ **APPLICANT/DEVELOPER:** LAKECOVE PROPERTIES, LLC
 OWNER(S): Don Duncan

TAX IDENTIFICATION: 162 58.01, 58.09, 58.10 & 60.01 AND 62.02
 JURISDICTION: County Commission District 5

▶ **LOCATION:** Southeast of S. Northshore Dr., northeast side of Choto Rd.

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

▶ **APPROXIMATE ACREAGE:** 28.14 acres

▶ **ZONING:** PR (Planned Residential) and PR Pending & F (Floodway)

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural) & PR (Planned Residential)
 South: Residences, Fort Loudoun Reservoir and vacant land / A (Agricultural) & F (Floodway)
 East: Residences and Fort Loudoun Reservoir / A (Agricultural) & F (Floodway)
 West: Residences / A (Agricultural)

▶ **NUMBER OF LOTS:** 56

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Choto Rd., a minor collector street with a 21' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Reverse curve tangent variance on Road B between curves B2 and B3, from 50' to 40.85'.
2. Intersection spacing variance on Road B between Road E and Road F, from 125' to 100'.
3. Vertical curve variance on Road A at Sta 10+35, from 68.75' to 45'.
4. Vertical curve variance on Road C at Sta 40+50, from 75' to 50'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-4 because the site's shape and topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 10 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. Placing a note on the final plat that all lots will have access from the internal road system only except for Lot 25 that has access to S. Northshore Dr. Access for other lots or residences to S. Northshore Dr. is prohibited.
4. The existing access easement for Parcel 58.09 out to S. Northshore Dr. shall be released prior to the recording of the final plat for that portion of the subdivision.
5. Due to the shallow building area on Lot 27, eliminate the lot and combine the property with the adjoining lots
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation, Tennessee Valley Authority and U.S. Army Corps of Engineers.
8. Construction access for the subdivision shall only be from Choto Rd.
9. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements, common area, recreational amenities and drainage system.
10. 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 development plan for up to 55 detached dwellings on individual lots subject to 2 conditions.**

1. Approval by Knox County Commission of the rezoning to PR (Planned Residential) at a density up to 3 du/ac for tax parcel 58.09 (4-G-07-RZ).
2. 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 proposing to subdivide this 28.14 acre site into 56 detached residential lots at an overall density of 1.99 du/ac. Access to the subdivision is via Choto Rd., a minor collector street.

The Knox County Commission approved the rezoning of Parcels 58.01, 58.10 & 60.01 to PR (Planned Residential) at a density of up to 3 du/ac on November 20, 2006. The Commission also approved the rezoning request for Parcel 62.02 to PR at a density of up to 3 du/ac on January 22, 2007. The Planning Commission has recommended approval of a rezoning request for Parcel 58.09 to PR at a density of up to 3 du/ac on April 12, 2007. The Knox County Commission will consider that request on May 29, 2007.

The Planning Commission has approved two concept plans. The last approval on January 11, 2007 was for 52 lots on 26.2 acres. This revised concept plan includes the addition of Parcel 58.09 and a number of revisions to the previous plan on street alignment, street turnaround design and lot configuration.

With the proposed revisions to the concept plan, the applicant has shifted the alignment of Road B away from the lake front lots allowing larger building sites on Lots 39-43. In doing this they have created, in Staff's opinion, a substandard lot (Lot 27) on the northwest side of the street. The lot that has been created is a wide shallow lot with an average building area depth of only 33.5' (20' - 47'). With the size of homes typically built in lake front subdivisions, this lot would not be buildable without variances from the street or peripheral setback requirements. Lots should not be approved that would create the need for zoning variances. Staff would recommend against any variance request since there is no true hardship. Staff is recommending that Lot 27 be eliminated and the property be combined with adjoining lots.

Approval of the concept plan is subject to agreement by Mr. Garland, the owner of Parcel 58.09, on the subdivision of his property and the release of the existing access easement out to S. Northshore Dr.

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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 1.99 du/ac, is consistent in use and density (up to 3 du/ac) with the approved and recommended 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 Farragut Primary,

Intermediate, Middle and High Schools.

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

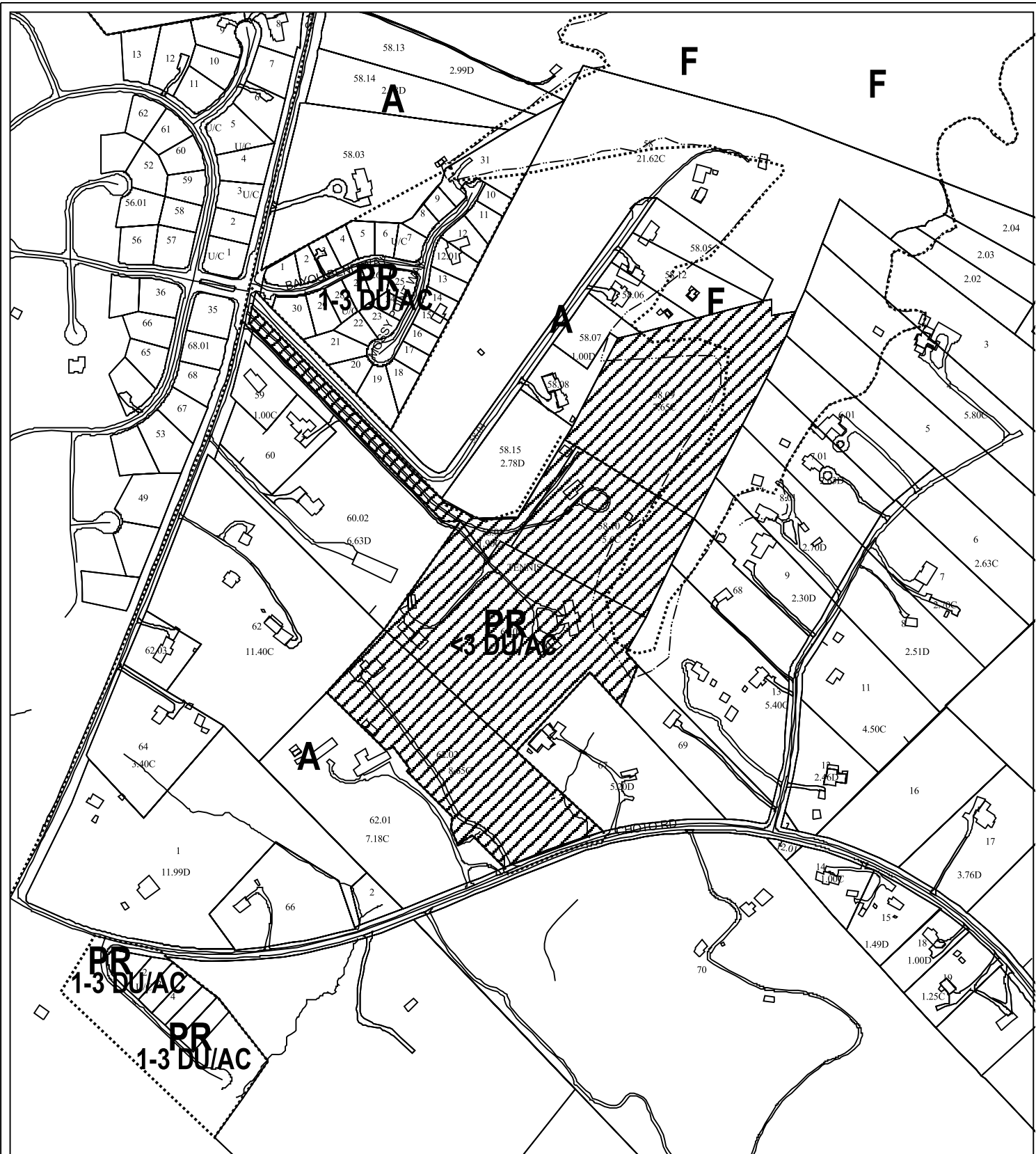
1. The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 direct access to a collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential uses and stream protection area. The approved and recommended PR zoning for the site would allow a density up to 3 du/ac. At a proposed density of 1.99 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.
2. The site is located within the Urban 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.




5-SE-07-C/5-E-07-UR
 CONCEPT PLAN/USE ON REVIEW

Petitioner: Lakecove Subdivision
 Lakecove Properties, LLC

Map No: 162

Jurisdiction: County

 Detached residential subdivision in PR (Planned Residential),
 PR Pending & F (Floodway)

Original Print Date: 04/26/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Agenda Item # 18

MPC May 10, 2007

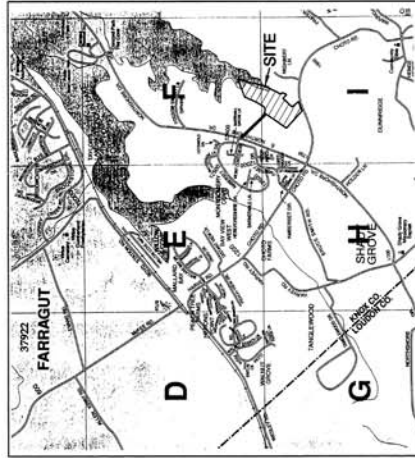
DESIGN PLAN & STORMWATER POLLUTION PREVENTION PLAN

LAKECOVE SUBDIVISION

DISTRICT NO. FIVE
KNOX COUNTY, TENNESSEE

CLT: 162

PARCELS: 058.10, 058.01, 058.09, 060.01, 062.02



DEVELOPER:
DUNCAN CONSTRUCTION
5301 WHITE BLOSSOM WAY
KNOXVILLE, TN. 37918
CONTACT: DORE DUNCAN
(865) 281-2569

OWNER/DEVELOPER:
KYLE GARLAND
P.O. BOX 22217
KNOXVILLE, TN. 37933
(865) 691-8153

ENGINEER:
ROBERT G. CAMPBELL
& ASSOCIATES, L.P.
7523 TADGART LANE
KNOXVILLE, TN. 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

CERTIFICATION OF CONCEPT PLAN

I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO DO ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE, AND MY ENGINEERING STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE TENNESSEE ENGINEERING CODE AND THAT THE WORK DESCRIBED HAS BEEN EXAMINED AND DESCRIBED IN A REPORT WITH THE METROPOLITAN PLANNING COMMISSION.

ENGINEER
Tennessee Certificate No. 100881



LOCATION MAP



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE


CONCEPT
PLAN
5-28-07-C
5-1-07-UK
U.O.R.
DATE 5/16/07

REVISED

DEVELOPER:
DUNCAN CONSTRUCTION
5301 WHITE BLOSSOM WAY
KNOXVILLE, TN 37918
CONTACT: DON DUNCAN
(865) 281-2569

OWNER/DEVELOPER:
KYLE GARLAND
P.O. BOX 22217
KNOXVILLE, TN 37933
(865) 691-8153

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES, L.P.
5225 TAUGHTON LANE
KNOXVILLE, TN 37923
PHONE (865) 947-5936
FAX: (865) 947-7556



CLT MAP - 162
PARCELS: 058.01, 058.02, 058.03, 060.01, 062.02
DEED BOOK REFERENCE: 20040203.007462
19890714-000808
1940-201
2541128

PLAN REFERENCE: 110L-11
PROPERTY ZONED: PR & F
TOTAL ACREAGE: 32.97 AC TOTAL
TOTAL ACREAGE: 32.97 AC
TOTAL ACRES: 32.97 AC

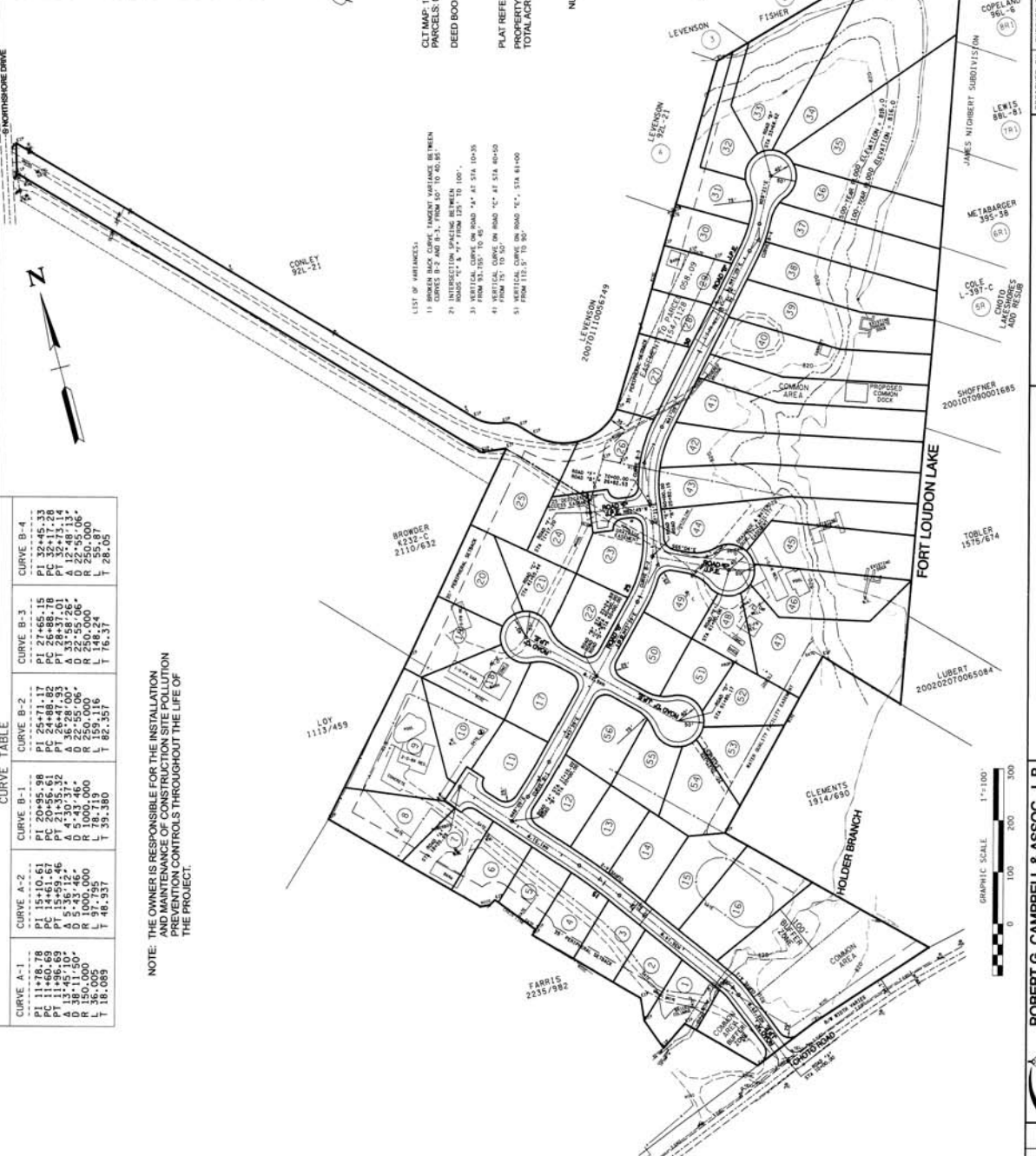
NUMBER OF LOTS: 56

REVISIONS: SHEET TWO NO. 2

NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		

DESIGNED BY: RGC
DRAWN BY: DMT
CHECKED BY: RGC
DATE: 04/11/07
FILE NO.: 06095
OF ELEVEN SHEETS

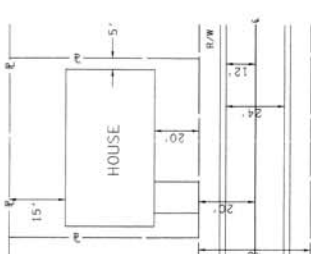
NOTE: THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.



LIST OF VARIANCES:

- 1) INTERSECTION SPACING BETWEEN ROUNDS "C" & "4" FROM 125' TO 100'.
- 2) INTERSECTION SPACING BETWEEN ROUNDS "C" & "4" FROM 125' TO 100'.
- 3) INTERSECTION SPACING BETWEEN ROUNDS "C" & "4" FROM 125' TO 100'.
- 4) VERTICAL CURVE ON ROAD "C" AT STA 40+00 FROM 15' TO 50'.
- 5) VERTICAL CURVE ON ROAD "C" AT STA 41+00 FROM 111.5' TO 50'.

TYPICAL LOT LAYOUT (SINGLE FAMILY)
A 15' PERIPHERAL SETBACK APPLICABLE AROUND THE SUBDIVISION PERIMETER.



NOTES:

- 1) ACCESS TO ALL LOTS FROM INTERNAL ROAD SYSTEM SHALL BE PROVIDED FOR ALL LOTS.
- 2) ALL LOTS TO BE ADJACENT TO THE PERMANENT UTILITY RIGHT-OF-WAY.
- 3) ALL LOTS TO BE ADJACENT TO THE PERMANENT UTILITY RIGHT-OF-WAY.
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- 56) ALL LOTS TO BE ADJACENT TO THE PERMANENT UTILITY RIGHT-OF-WAY.

THIS PROPERTY IS SUBJECT TO FLOOD EASEMENT IN FAVOR OF T.V.A. BELOW ELEVATION 820.
NORMAL POOL ELEVATION OF FORT LOUDON LAKE IS 813 M.S.L.
100-YEAR FLOOD ELEVATION = 816 M.S.L.
500-YEAR FLOOD ELEVATION = 818.00
MINIMUM FLOOR ELEVATION ALLOWED BY KNOX COUNTY = 815.00

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

RGC&A

LAKECOVE SUBDIVISION
DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

PLAN VIEW
GENERAL LAYOUT

SCALE: 1" = 100'
GRAPHIC SCALE: 17" = 100'

DEVELOPER:
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5301 WHITE BLOSSOM WAY
KNOXVILLE, TN 37918
CONTACT: DON DUNCAN
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PHONE: (865) 947-5896
FAX: (865) 947-7556



CONCEPT
PLAN
5-5E-07-C
5-G-07-U/L

U.O.R.
DATE

CLT MAP, 105
PARCELS: 058.10, 058.01, 058.09, 060.01, 062.02

DEED BOOK REFERENCE: 2004003-007462
1846-291
0000308
2154128

PLAT REFERENCE: 110L-11
PROPERTY ZONED: PR & F
TOTAL ACREAGE: 32.67 AC TOTAL
28.44 AC - F
4.23 AC - F

NUMBER OF LOTS: 56

NOTE: THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

- CONSTRUCTION SEQUENCE:
- 1) INSTALL NEW CURBOUT RIPS AND MEDIANALS HW-1 & HW-2 AND REMOVE EXISTING 18" CMP IN AREAS TO BE RECONSTRUCTED. REMOVE EXISTING AND REMOVAL OF MAJOR ROAD CROSS-CONSTRUCTION ELEVATION.
 - 2) ROUGH GRADE ROAD "A" TO PROPOSED SUBGRADE ELEVATION.
 - 3) INSTALL ADDITIONAL SET FENCE, ROCK CHECK DAMS, AND ADJUST TRAPS AND APPLY TEMPORARY BEEDING.
 - 4) INSTALL STORM DRAINAGE AND UTILITIES.
 - 5) INSTALL INLET PROTECTION AND OUTLET PROTECTION AS NOTED AND INDICATED.
 - 6) SURFACE AND PAVE ROAD "A", BACKFILL CURBS, AND APPLY PERMANENT BEEDING.
 - 7) INSPECT ALL AREAS AND CONDUCT MAINTENANCE STABILIZED.
 - 8) INSTALL STORM WATER TREATMENT UNIT FOR AREAS PERMANENTLY FLOODED.
 - 9) FIRST FLOOD TREATMENT WHEN ALL UPTREAM AREAS ARE PERMANENTLY FLOODED.

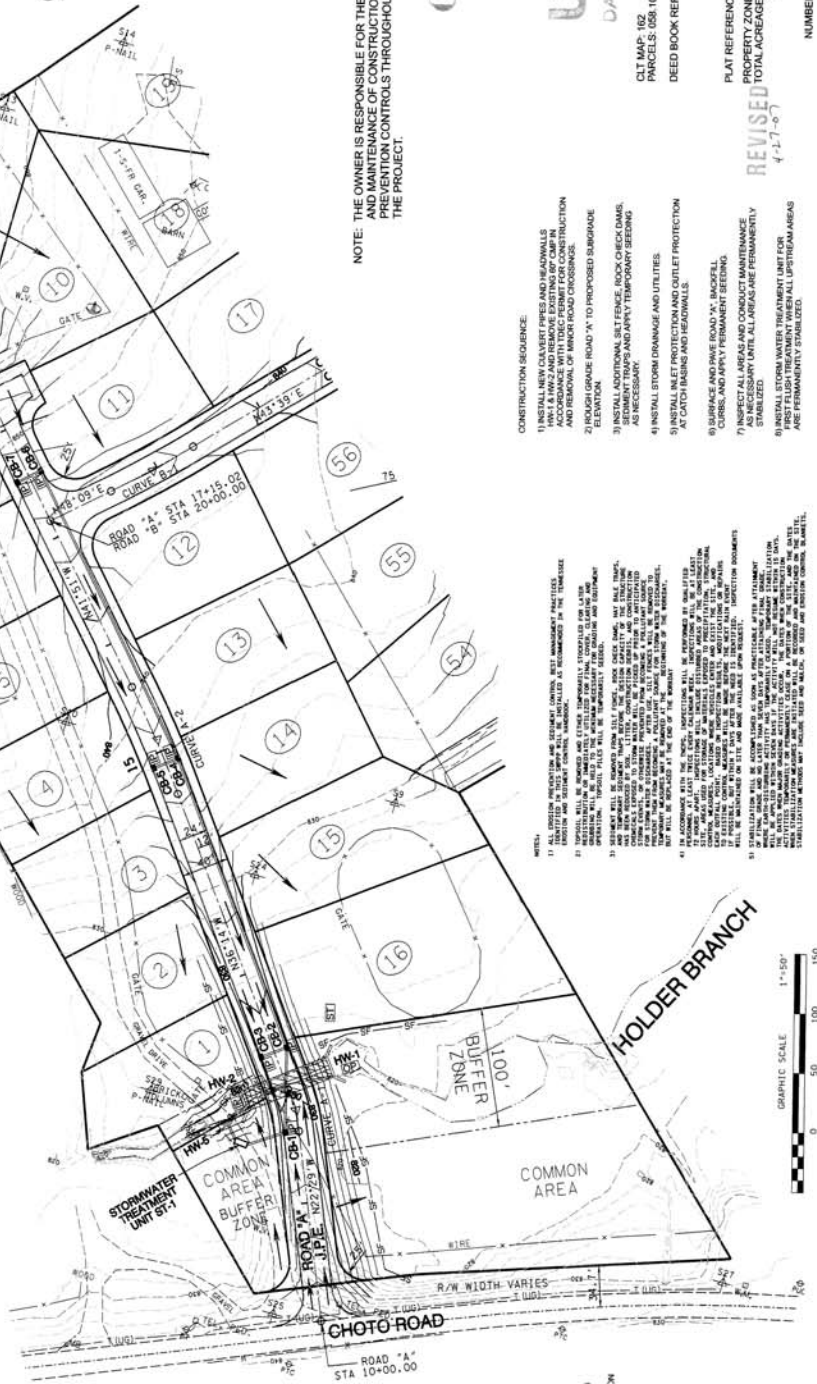
NOTES:

- 1) ALL DESIGN PROTECTION AND SECURITY CONTROL, BEST MANAGEMENT PRACTICES (BMPs) AND EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND THROUGHOUT THE LIFE OF THE PROJECT.
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STORM DRAINAGE SUMMARY

FROM	ELEVATION	INVERT	TO	ELEVATION	INVERT	LENGTH	SLOPE	DRAINAGE MATERIAL
HW-1	816.40	HW-2	819.00	76	0.79%	2 - 8" X 36"		
HW-5	821.00	ST-1	822.00	14	7.14%	OVAL RCP'S		
ST-1	822.00	CB-1	830.30	34	14.12%	18" CMP		
CB-1	830.30	CB-2	829.60	70	1.57%	18" CMP		
CB-2	829.60	CB-3	829.60	24	2.08%	18" CMP		
CB-3	829.60	CB-4	837.00	258	2.48%	18" CMP		
CB-4	837.00	CB-5	837.00	24	2.08%	18" CMP		
CB-5	837.00	CB-6	846.00	296	3.35%	18" CMP		
CB-6	846.00	CB-7	846.00	24	2.08%	18" CMP		

NOTE: ALL CMP SHALL BE 14 GAUGE



- LEGEND
- SF — SF — REMOVAL NUMBER (SEE ITEM)
 - CE — CONSTRUCTION CUT
 - IP — STORM DRAIN INLET PROTECTION
 - OP — STORM DRAIN OUTLET PROTECTION
 - ST — TEMPORARY SEDIMENT TRAP
 - CD — CHECK DAM
 - — OVERLAND DRAINAGE PATTERNS
 - — LIMITS OF DISTURBANCE
 - 1000 — EXISTING GRADE
 - 1000 — PROPOSED GRADE



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

PHASE 1
GRADING & DRAINAGE PLAN
EROSION & SEDIMENT CONTROL PLAN

DESIGNED BY: []
CHECKED BY: []
DATE: 04/11/07

SHEET FOUR
SCALE: 1" = 50'
FILE NO.: 06095
NO.: 4
OF ELEVEN SHEETS



DESIGNED BY: [] CHECKED BY: [] SCALE: 1" = 50'

DRAWN BY: [] DATE: 02/21/07 FILE NO.: 06095

PHASE 2 GRADING & DRAINAGE PLAN EROSION & SEDIMENT CONTROL PLAN

LAKECOVE SUBDIVISION DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE

REVISIONS

NO. DATE DESCRIPTION BY C.D.

5 SHEET FIVE NO. 06095 OF TEN SHEETS

DEVELOPER:
 DUCAN CONSTRUCTION
 5000 W. BLOSSOM WAY
 KNOXVILLE, TN 37918
 CONTACT: DON DUNCAN
 (865) 281-2569

OWNER/DEVELOPER:
 KYLE GARLAND
 P.O. BOX 22217
 KNOXVILLE, TN 37933
 (865) 691-8153

ENGINEER:
 ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 7023 TAGGART LANE
 KNOXVILLE, TN 37938
 PHONE: (865) 947-5996
 FAX: (865) 947-7556



NOTE: THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

GRAPHIC SCALE: 1" = 50'

0 50 100 150

NOTE: ALL CAMP SHALL BE 14 GAUGE

