

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

▶ **FILE #:** 6-SE-08-C **AGENDA ITEM #:** 15  
 6-F-08-UR **AGENDA DATE:** 7/10/2008

POSTPONEMENT(S): 6/12/2008

▶ **SUBDIVISION:** STONEY POINT FARM  
 ▶ **APPLICANT/DEVELOPER:** STONEY POINT FARM, LLC  
 OWNER(S): Lylan S. Fitzgerald

TAX IDENTIFICATION: 154 PT. 091  
 JURISDICTION: County Commission District 5

▶ **LOCATION:** South side of S. Northshore Dr., southwest of Nolina Rd.

SECTOR PLAN: Southwest County  
 GROWTH POLICY PLAN: Planned Growth Area  
 WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 4.54 acres

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

▶ **EXISTING LAND USE:** 1 dwelling and vacant land

▶ **PROPOSED USE:** Residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR residential and A agricultural. Development in the area consists of numerous detached residential dwellings and a Knox County Park. Fort Loudon Lake adjoins the site's southern boundary.

▶ **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER: David Campbell

ACCESSIBILITY: Access is via S. Northshore Dr., a two lane arterial street with a pavement width of 20' within a 65' wide right-of-way at this location

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the Concept Plan subject to 14 conditions**

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. Prior to obtaining a grading permit, provide 450' of sight distance and establish a sight distance easement at the intersection of the proposed joint permanent easement with S. Northshore Dr.
3. Construction of an acceptable type of turnaround at the end of the joint permanent easement as required by the Knox County Dept. of Engineering and Public Works
4. Provision of a 50' buffer/setback from the highest hachured contour of the two sinkholes along the eastern boundary of the site
5. Provision of water quality basisn(s) as may be required by the Knox County Dept. of Engineering and Public Works
6. Call out the required 25' property line and pavement radius at the intersection of the proposed joint

permanent easement and S. Northshore Dr.

7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Valley Authority
8. Provision of a name for the joint permanent easement which is consistent with the Uniform Street Naming and Addressing System within Knox County.
9. Prior to final plat recording establish a homeowners association for the purpose of owning and maintaining the joint permanent easement, commonly held open space, the drainage facilities and any other commonly held assets
10. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
11. Obtaining a street connection permit from the Tennessee Dept, of Transportation
12. Placing a note on the final plat that all lots will have access from the joint permanent easement only
13. Approval of the rezoning of this site to PR (Planned Residential) by the Knox County Commission at a density that will permit the proposed development
14. A final plat application based on this concept plan will not be accepted for review by the MPC until a certification of design plan has been submitted to the MPC staff

► **APPROVE the request for up to 9 detached dwellings on individual lots subject to 2 condition**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Show the required 35' peripheral boundary setback

**COMMENTS:**

The applicant is proposing to divide the 5.02 acre into 9 lots. Approximately 21,000 square feet of the site is located within the TVA flowage easement. This portion of the site can not be used when calculating the permitted development density. As a result, the net development area of the site is 4.54 acres which translates into a proposed density of 1.99 du/ac. The MPC recommended this site be zoned PR (Planned Residential) at a maximum density of 2 du/ac at their June 12, 2008 meeting. This rezoning request will be heard by the Knox County Commission at its July 28, 2008 meeting. This rezoning must be approve in order for this project to move forward.

Access is proposed via a joint permanent easement that will tie into S. Northshore Dr. The applicant's engineer will have to certify 450' of sight distance at that intersection prior to commencing any grading on this site.

**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 can be provided to the site.

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

1. The proposed residential subdivision meets the standards for development within the PR (Planned Residential) zone and all other requirements of the Knox County Zoning Ordinance.
2. The proposed development is compatible with the character of the neighborhood where it is proposed.
3. The traffic generated from this project will be similar to the traffic that is generated by other detached residential developments.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan identifies this property for Low Density Residential use. The proposed development at 1.99 du/ac complies with the Sector Plan.
2. The site is located in the Planned Growth Area as shown on the Knoxville-Knox County-Farragut Growth Policy Plan.

**ESTIMATED TRAFFIC IMPACT 113 (average daily vehicle trips)**

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

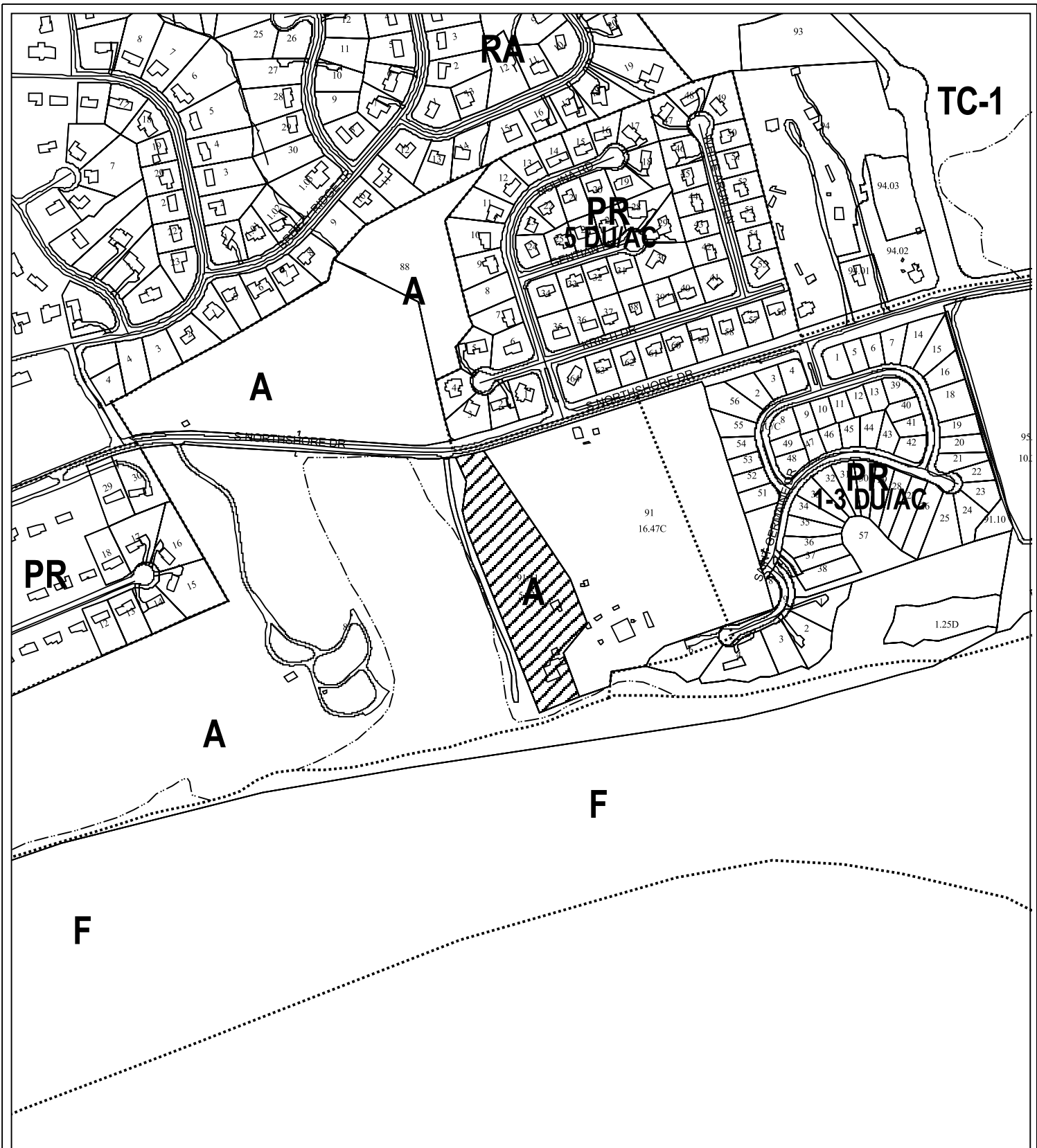
ESTIMATED STUDENT YIELD: 6 (public and private school children, ages 5-18 years)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Farragut High.


- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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.



6-SE-08-C/6-F-08-UR  
 CONCEPT PLAN/USE ON REVIEW

 Detached residential subdivision in Pr (Planned Residential) pending

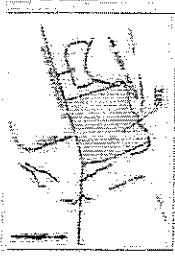
Original Print Date: 05/22/08      Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner:      Stoney Point Farm  
                          Stoney Point Farm, LLC

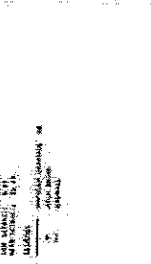
Map No:            154

Jurisdiction:     County





1. THE PROPOSED ROAD SHALL BE CONSTRUCTED TO THE STANDARDS OF THE TYPICAL CROSS SECTION SHOWN ON SHEET CNE.
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CONCEPT PLAN  
SHEET CNE

STONEY POINT FARM  
Knox County, Tennessee

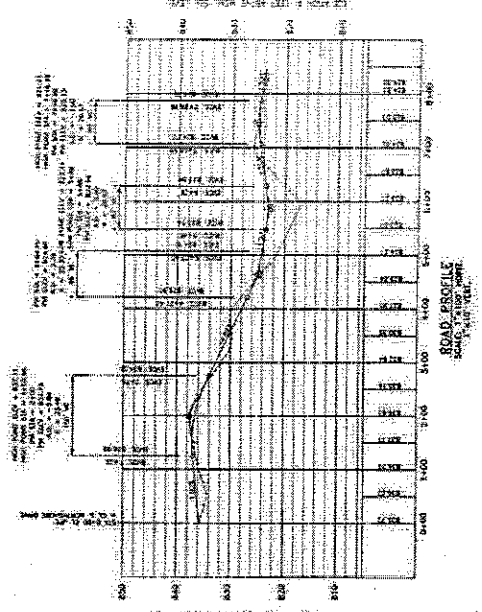
Prepared For:  
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Planning #3-1007

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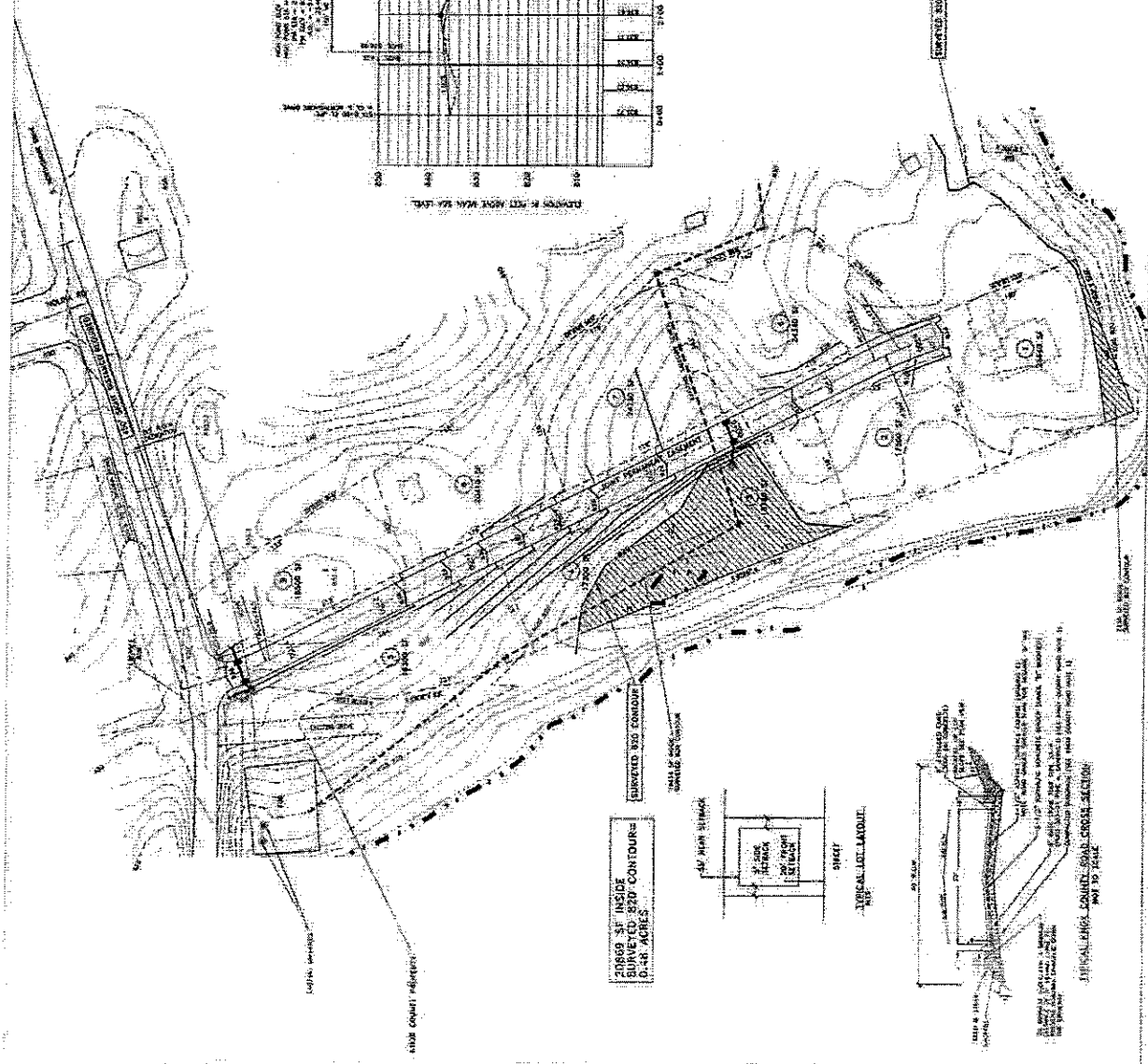
IDEAL  
ENGINEERING  
SOLUTIONS  
INCORPORATED

Local Engineers - Knoxville, Inc.  
S. S. Woodell, Inc.  
Knoxville, Tennessee 37922  
(605) 407-1881



6-SE-08-C  
6-F-08-D2

STANDARD CROSS SECTION  
ROADWAY  
TYPICAL CROSS SECTION  
ROADWAY



CLOSED ST. INSIDE  
SURVEYED 820' CONTOUR  
0.48 ACRES

