

5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes on the site.
6. Obtaining a street connection permit from the Tennessee Department of Transportation.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. 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.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the Joint Permanent Easement (JPE), stormwater system and any other common assets.

► **APPROVE the development plan for up to 6 detached dwellings on individual lots, subject to 1 condition.**

1. 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 in the A and PR zoning districts and a Use on Review.

COMMENTS:

The applicant is proposing to subdivide this 13.7 acre tract located on the south side of S. Northshore Dr., into 6 detached residential lots at a density of 0.44 du/ac. The proposed subdivision will be served by a Joint Permanent Easement (JPE) that will be aligned with Nolina Rd. which is located on the north side of S. Northshore Dr. The JPE is proposed to be gated which will require approval from the Knox County Fire Marshal.

The majority of the site is zoned A (Agricultural) with the eastern portion of the site (with a depth of approximately 200') being zoned PR (Planned Residential). The 6 lots range in size from 1.351 acres to 3.866 acres. While there are 6 sinkholes located on the property, there are adequate building sites outside of the sinkholes and 50' buffer areas surrounding the sinkholes. The concept plan identifies a proposed house seat location for each lot. Tennessee Department of Environment and Conservation approval is required for any alteration to the sinkholes on the site for the proposed JPE and access to each lot.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. Water and sewer service is available to serve the site.
2. The proposed low density residential development at a density of 0.44 du/ac is compatible with other development that has occurred in this area.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within the A (Agricultural) and PR (Planned Residential) zoning districts 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. The use will not draw additional traffic through residential areas since the subdivision has direct access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential use. The proposed development with a density of 0.44 du/ac is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 78 (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.

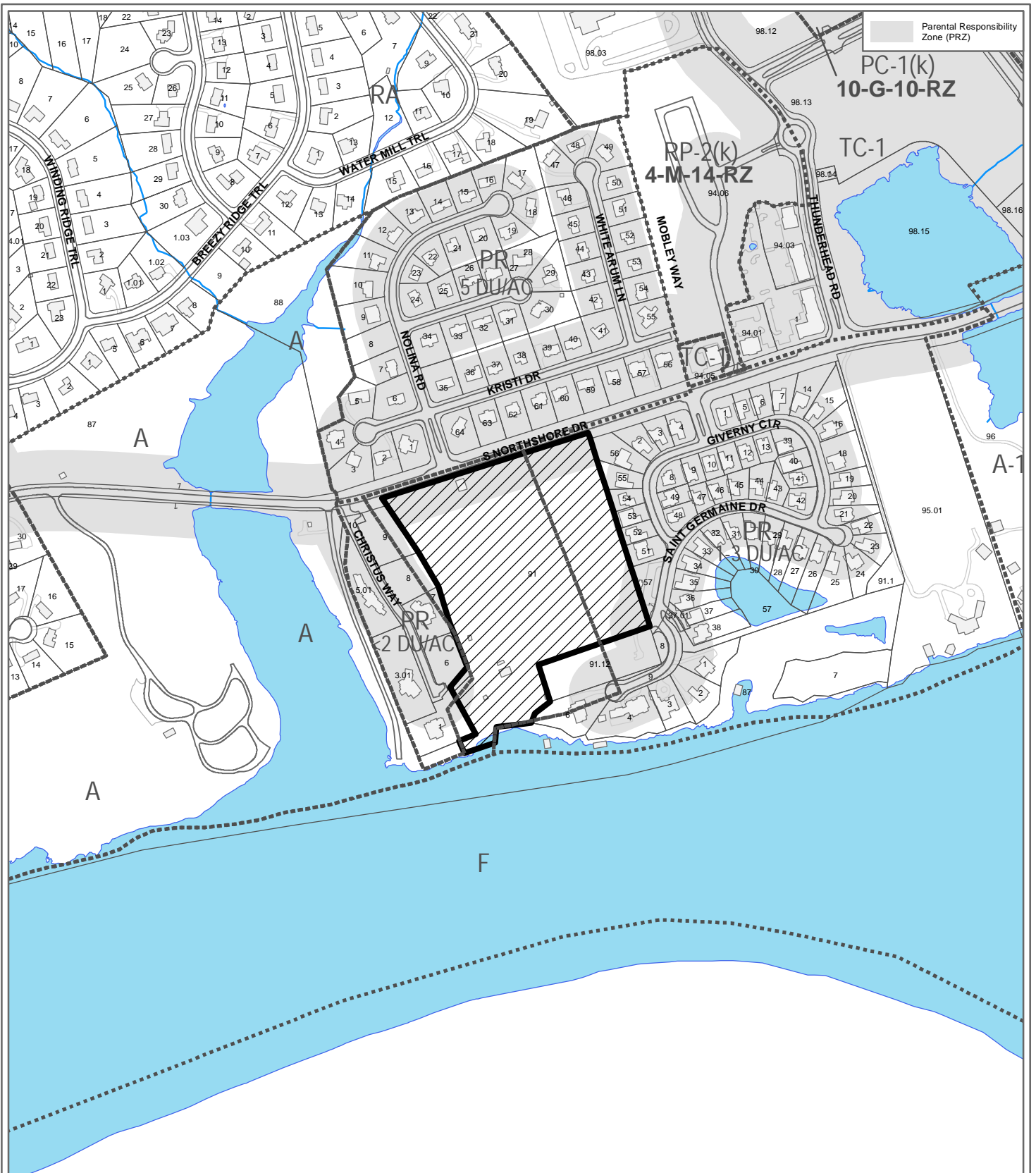
ESTIMATED STUDENT YIELD: 4 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Northshore Elementary, West Valley Middle, and Bearden 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.



**10-SA-16-C / 10-B-16-UR
CONCEPT PLAN/USE ON REVIEW**

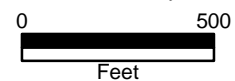
Petitioner: Stoney Point Subdivision
Stoney Point Subdivision



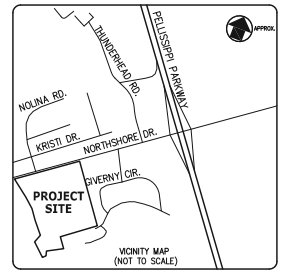
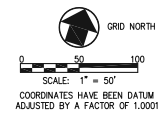
Detached Residential Subdivision in A (Agricultural) & PR (Planned Residential)

Map No: 154
Jurisdiction: County

Original Print Date: 9/22/2016
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



10-SA-16-C / 10-B-16-UR
 Revised: 9/28/2016



SPECIAL NOTE:
 RESIDENTIAL GATE SHALL MEET KNOX COUNTY FIRE PREVENTION BUREAU REQUIREMENTS. SEE KNOX COUNTY'S FIRE APPARATUS ACCESS ROAD SECURITY GATES HANDOUT FOR ADDITIONAL INFORMATION.

LEGEND

	PROPOSED ASPHALT PAVEMENT
	PROPOSED SINKHOLE BUFFER
	BUILDING SETBACK
	ZONING LINE (APPROX.)
	BOUNDARY LINE (APPROX.)
	PROPOSED LOT LINE
	PROPOSED LOT NUMBER

GENERAL NOTES:

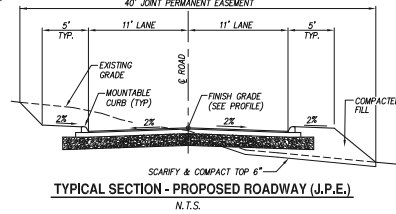
- OWNERSHIP AND REFERENCE PARCEL: 91.00 SLACK REALTY, LLC 2030 CHRISTUS WAY KNOXVILLE, TENNESSEE 37922 C/L MAP 154, PARCEL 91.00 INSTRUMENT NUMBER 201605020063233
- AREA OF PROPOSED SUBDIVISION = 13.70 AC. (AFTER R.O.W. DEDICATION AS SHOWN)
- PROPOSED UNITS = 6.
- ALL SETBACKS SHALL BE IN ACCORDANCE WITH KNOX COUNTY ZONING ORDINANCE. (AL) ZONING (C/L) ZONING FRONT: 40' SIDE: 20' REAR: 35' PERIPHERY: 35'

CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO DO ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED AND DESCRIBED IN A REPORT FILED WITH METROPOLITAN PLANNING COMMISSION.

J. P. H. [Signature]
 REGISTERED ENGINEER
 TENNESSEE CERTIFICATE NO. 112,487

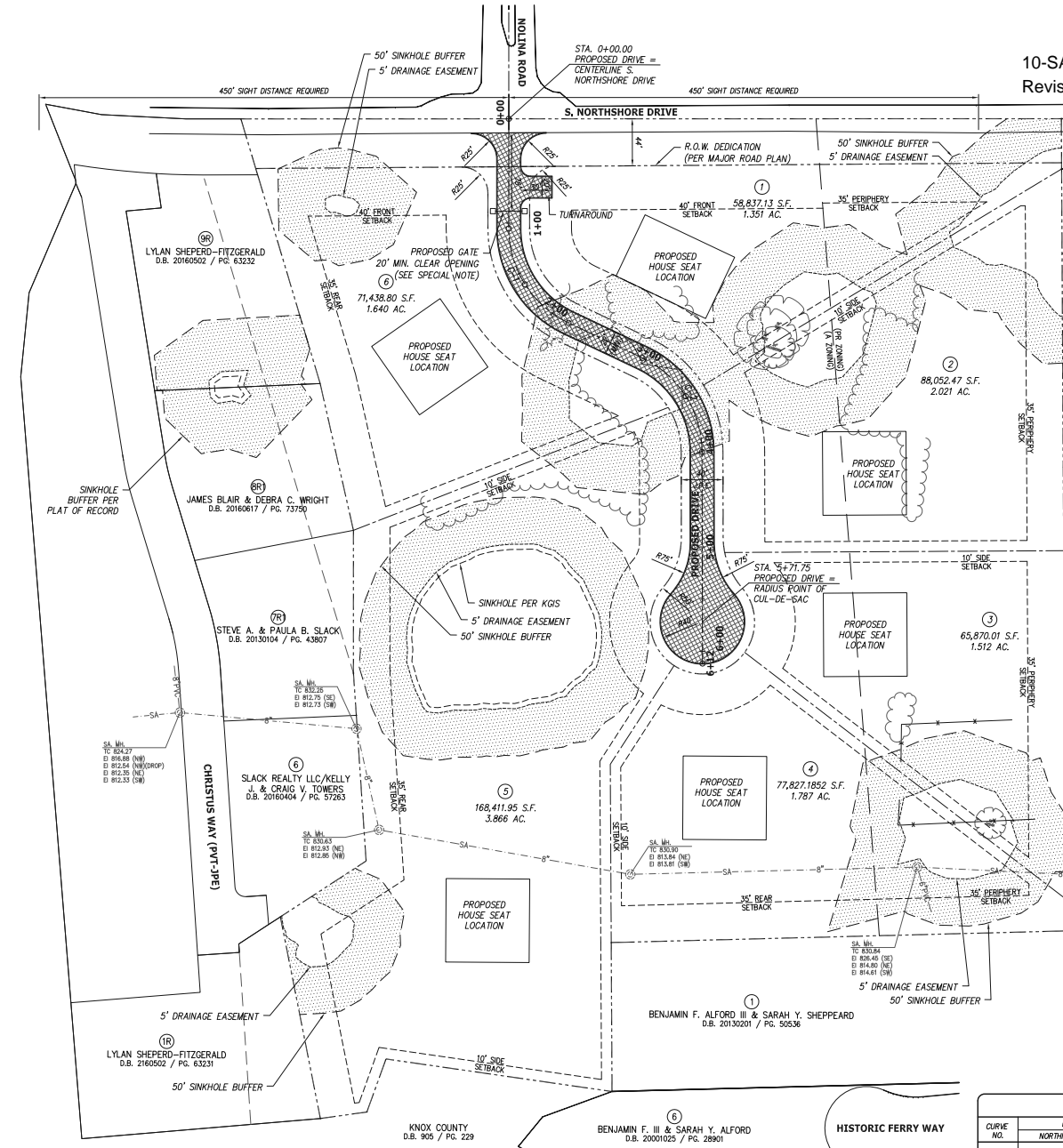
SITE ACCESS:
 1. ACCESS FOR LOTS SHOWN IS FROM INTERNAL STREET ONLY (NOTED AS PROPOSED DRIVE ON THIS PLAN).

- NOTES:**
- THE TYPICAL ASPHALT SECTION SHALL CONSIST OF 8" BASE STONE, 2-1/2" BINDER, 1.5" SURFACE COURSE. (10" MK PER TPOOT SPECIFICATIONS)
 - BORROW MATERIAL TO BE USED FOR FILL WILL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTA D698) PRIOR TO PLACEMENT OF FILL.
 - FILL SOILS WILL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. SIX (6) DENSITY TESTS SHOULD BE PERFORMED NO LESS THAN EVERY 10000 SQUARE FEET OF AREA PER 8-INCH LIFT (APPROX. 1 TEST PER EVERY 50 FEET).
 - COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH THE KNOX COUNTY REQUIREMENTS.



HORIZONTAL CURVE DATA TABLE

CURVE NO.	P.L. COORDINATES	P.C. STATION	P.T. STATION	DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING					
C-1	559572.99	2536530.17	1+05.21	2+17.99	6437.09' LT.	100.00'	106.90'
C-2	559544.59	2536732.92	2+96.37	4+08.96	6437.09' RT.	100.00'	106.74'



FOR CONCEPT/USE ON REVIEW SUBMITTAL ONLY - NOT FOR CONSTRUCTION

REVISED PER MPC REVIEW COMMENTS: 9/27/2016

REVISIONS	DATE

CANNON & CANNON INC.
 CONSULTING ENGINEERS - FIELD SURVEYORS
 1815 BRIDGES BLVD. #500 KNOXVILLE, TN 37919
 (615) 475-5555

CLIENT: **SMCO**
 3030 CHRISTUS WAY
 KNOXVILLE, TENNESSEE 37922

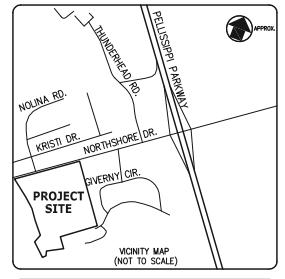
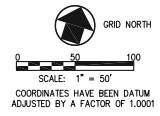
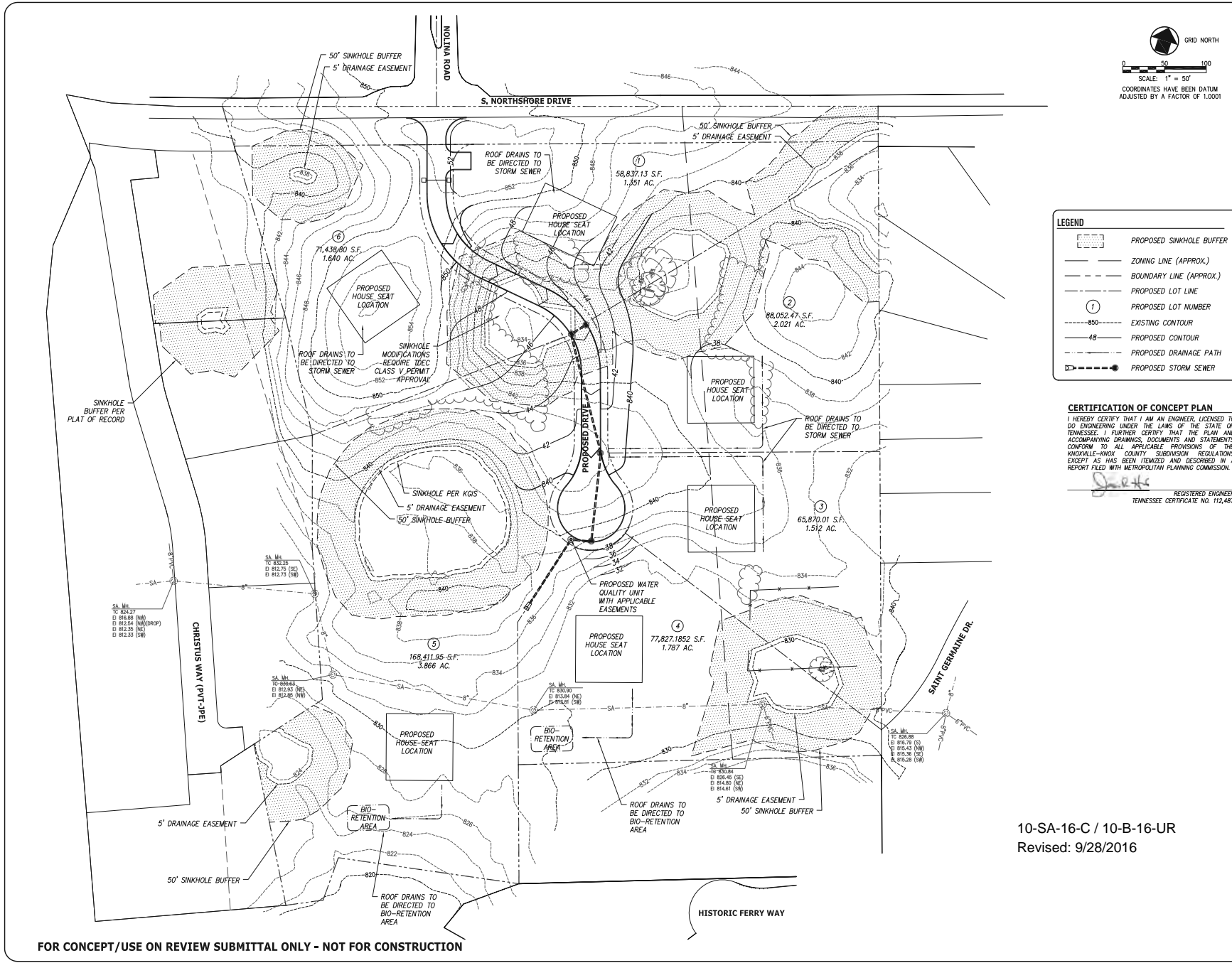
PROJECT: **PROPOSED LAKEVIEW LANDING SUBDIVISION**
 9808 S NORTHSHORE DRIVE
 DISTRICT 6, KNOX COUNTY, TENNESSEE 37922

SITE LAYOUT (CONCEPT & USE ON REVIEW PLAN)

CD PROJECT NO. 01287-0000
 DRAWING DATE: AUGUST 26, 2016

PN	JRH	PC	WHC
DRAWN	CD	CHECKED	WHC

CP1.01



LEGEND

- PROPOSED SINKHOLE BUFFER
- ZONING LINE (APPROX.)
- BOUNDARY LINE (APPROX.)
- PROPOSED LOT LINE
- PROPOSED LOT NUMBER
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED DRAINAGE PATH
- PROPOSED STORM SEWER

NOTES:

- SEE SHEET CPL01 FOR GENERAL NOTES.

CERTIFICATION OF CONCEPT PLAN

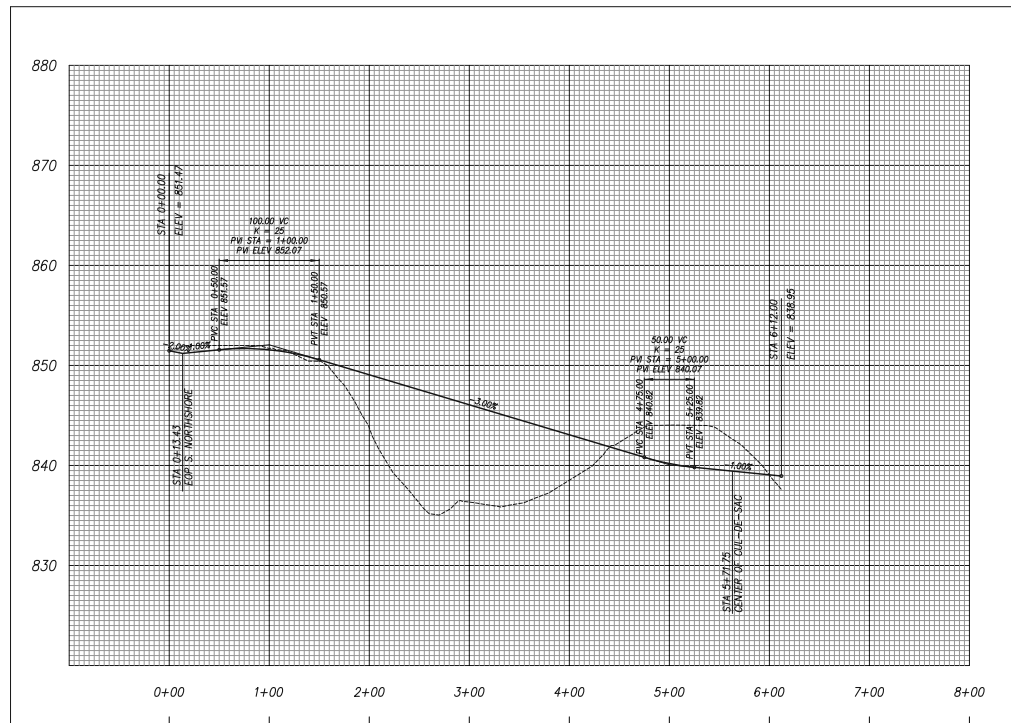
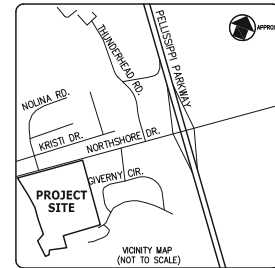
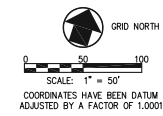
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO DO ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH METROPOLITAN PLANNING COMMISSION.

[Signature]
 REGISTERED ENGINEER
 TENNESSEE CERTIFICATE NO. 112,487

FOR CONCEPT/USE ON REVIEW SUBMITTAL ONLY - NOT FOR CONSTRUCTION

10-SA-16-C / 10-B-16-UR
 Revised: 9/28/2016

REVISED PER MPC REVIEW COMMENTS	9/27/2016
REVISIONS	DATE
 CONSULTING ENGINEERS - FIELD SURVEYORS 855.678.8555 8001 Kingston Pike Knoxville, TN 37919	
CLIENT:	SMCO 3030 CHRISTUS WAY KNOXVILLE, TENNESSEE 37922
PROJECT:	PROPOSED LAKEVIEW LANDING SUBDIVISION 9808 S NORTHSHORE DRIVE DISTRICT 6, KNOX COUNTY, TENNESSEE 37922
SITE GRADING (CONCEPT & USE ON REVIEW PLAN)	
	C&C PROJECT NO. 01287-0000 DRAWING DATE: AUGUST 26, 2016 P/N: JRH P/C: WHC DRAWN: CD CHECKED: WHC
CP2.01	



PROPOSED DRIVE PROFILE
SCALE: 1"=50' HORIZ.
1"=10' VERT.

NOTES:
1. SEE SHEET CPL01 FOR GENERAL NOTES.

REVISIONS	DATE

CANNON & CANNON INC.
CONSULTING ENGINEERS - FIELD SURVEYORS
805.678.8555 800.818.8555
www.cannon-cannon.com Knoxville, TN 37919

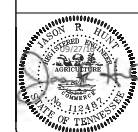
CLIENT: **SMCO**
3030 CHRISTUS WAY
KNOXVILLE, TENNESSEE 37922

PROJECT: **PROPOSED LAKEVIEW LANDING SUBDIVISION**
9808 S NORTHSHORE DRIVE
DISTRICT 6, KNOX COUNTY, TENNESSEE 37922

ROADWAY PROFILE
(CONCEPT & USE ON REVIEW PLAN)

CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO DO ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH METROPOLITAN PLANNING COMMISSION.
J. R. H.
REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. 112,487

CDI PROJECT NO.	01287-0000
DRAWING DATE	AUGUST 26, 2016
DESIGNED BY	JRH
CHECKED BY	WHC
DRAWN BY	CD
CHECKED BY	WHC



CP3.01

FOR CONCEPT/USE ON REVIEW SUBMITTAL ONLY - NOT FOR CONSTRUCTION

SUBDIVISION - CONCEPT

Name of Applicant: STONEY POINT SUBDIVISION
 Date Filed: 8/26/16 Meeting Date: Oct 13, 2016
 Application Accepted by: Brusseau
 Fee Amount: 0 File Number: Subdivision - Concept 10-SA-16-C
 Fee Amount: 1200 Related File Number: Development Plan 10-B-16-UR

PROPERTY INFORMATION

Subdivision Name: STONEY POINT SUBDIVISION
 Unit/Phase Number: _____
 General Location: S. NORTHSIDE DRIVE WEST OF ADMIRALS LANDING SUBDIVISION
 Tract Size: 13.7 AC +/- No. of Lots: 6
 Zoning District: A 1/2 PR 1-3 DU/AC
 Existing Land Use: AGRICULTURE
 Planning Sector: SOUTHWEST COUNTY
 Growth Policy Plan Designation: PLANNED GROWTH
 Census Tract: 57.10
 Traffic Zone: 177
 Parcel ID Number(s): 154 091
 Jurisdiction: City Council _____ District
 County Commission 4th District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
 Sewer FIRST UTILITY DISTRICT
 Water FIRST UTILITY DISTRICT
 Electricity LENOIR CITY UTILITIES BOARD
 Gas KNOXVILLE UTILITIES BOARD
 Telephone TDS TELECOM

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:
 Development Plans in Planned District or Zone
 Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: SLACK REALTY LLC
 Company: SLACK REALTY LLC
 Address: 2030 CHRISTUS WAY
 City: KNOXVILLE State: TN Zip: 37922
 Telephone: 865-740-9948
 Fax: _____
 E-mail: SSLACK@SLACKCO.COM

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
 Name: JASON HUNT, P.E.
 Company: CANNON & CANNON, INC.
 Address: 8550 KINGSTON PIKE
 City: KNOXVILLE State: TN Zip: 37919
 Telephone: (865) 670-8555
 Fax: (865) 670-8866
 E-mail: JHUNT@CANNON-CANNON.COM

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT
 Name: JASON HUNT
 Company: CANNON & CANNON, INC.
 Address: 8550 KINGSTON PIKE
 City: KNOXVILLE State: TN Zip: 37919
 Telephone: (865) 670-8555
 Fax: (865) 670-8866
 E-mail: JHUNT@CANNON-CANNON.COM

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Steve Slack

Address: 2030 Christus Way

City: Knoxville State: TN Zip: 37922

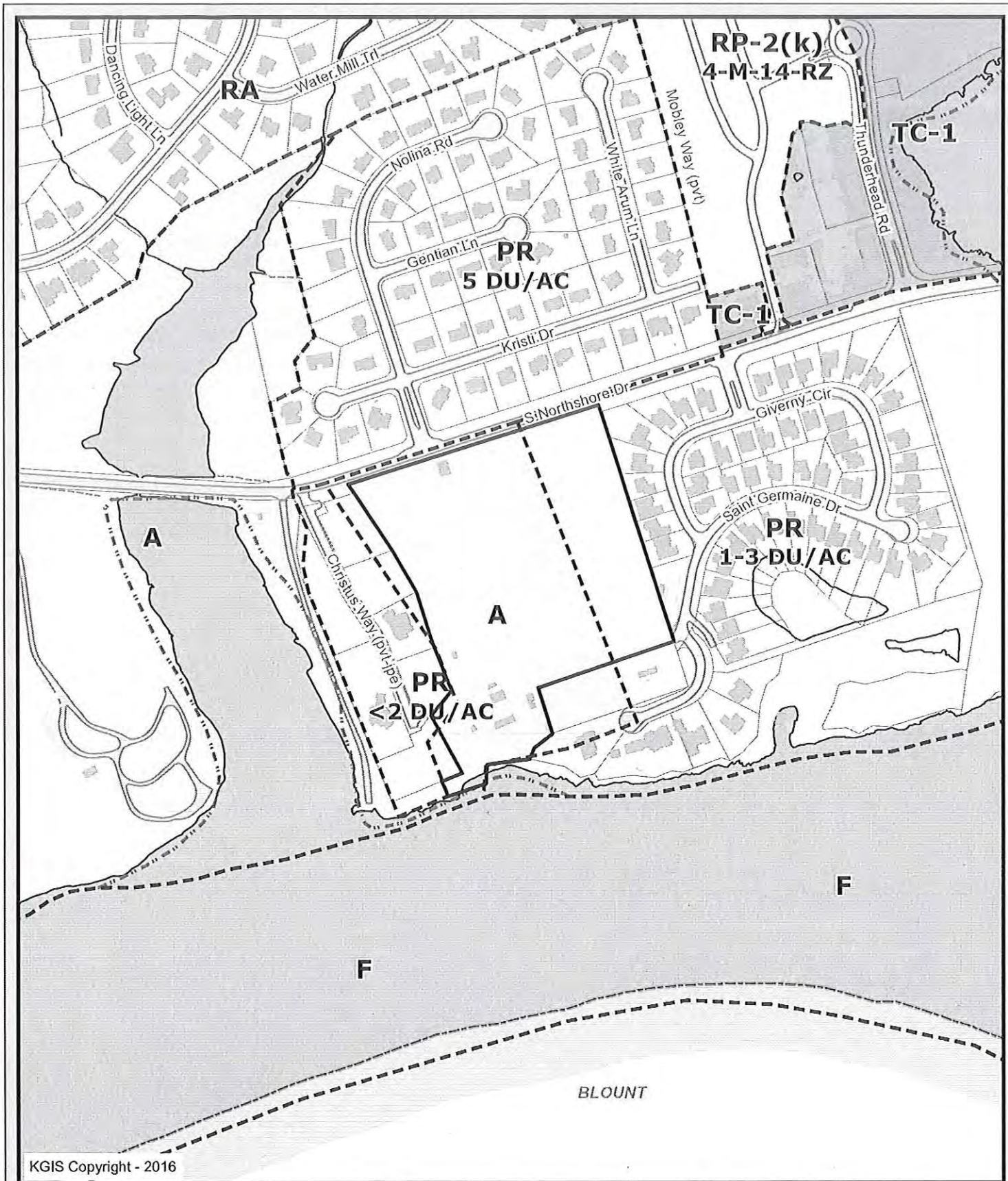
Telephone: 865-740-9948

Fax: _____

Signature: 

Date: 8-26-16

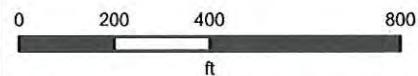
E-mail: SSlack@Slackco.com



Letter Portrait

Printed: 8/26/2016 at 1:08:57 PM

Knoxville - Knox County - KUB Geographic Information System



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