

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

▶ **FILE #:** 1-SF-17-C **AGENDA ITEM #:** 15
 1-J-17-UR **AGENDA DATE:** 4/13/2017

POSTPONEMENT(S): 1/12/2017-3/9/2017

▶ **SUBDIVISION:** ANDES COURT
 ▶ **APPLICANT/DEVELOPER:** CORNERSTONE DEVELOPMENT, LLC
 OWNER(S): John Huber

TAX IDENTIFICATION: 91 123 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 2115 Andes Rd

▶ **LOCATION:** Southwest side of Andes Rd, southeast of Ball Camp Pike

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 1.87 acres

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

▶ **EXISTING LAND USE:** Two detached houses

▶ **PROPOSED USE:** Single family house lots

SURROUNDING LAND USE AND ZONING: The site is located in an area that has a mix of attached and detached residential development in the RA, PR and CA zones.

▶ **NUMBER OF LOTS:** 7

SURVEYOR/ENGINEER: David Harbin

ACCESSIBILITY: Access is via Andes Rd., a major collector street with a 22' pavement width within a 70' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

- 1) Reduce right of way dedication on Andes Road from 30 feet to 22 feet from the centerline of road.
- 2) Reduce vertical curve length from 62.25 feet to 25 feet.
- 3) Reduce horizontal curve radius from 100 feet to 75 feet.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 because the site's topography, site features and location restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard. **DENY** variance 3 as recommended by County Engineering.

APPROVE the Concept Plan subject to 5 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System

within Knox County (Ord 91-1-102).

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the joint permanent easement.
5. A final plat application based on this concept plan will not be accepted for review by the MPC until improvements to Andes Road have been completed.

► **APPROVE the Development Plan for up to 7 detached dwellings on individual lots and reduction of the peripheral boundary setback from 35' to 25' with the exception of northern lot line of Lot 1, 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 and a Use-on-Review.

COMMENTS:

The applicant is proposing to subdivide this 1.87 acre tract into 7 residential lots for detached houses at a density of 3.74 du/ac. The property has a sector plan designation of NC (neighborhood commercial) but was zoned PR (Planned Residential) sometime in the early 1980's or before.

As part of the Schaad Road extension project, the at grade railroad crossing of Ball Camp Pike to the northeast of this site will be eliminated, requiring Ball Camp Pike to be realigned along what is currently Andes Road in front of the subject property. On the east side of the railroad tracks Ball Camp Pike will cross over the railroad ROW with a bridge, elevating the road surface. Because of these improvements, Andes Road in front of the subject property will be elevated 10 to 15 feet higher than the current road. Because of the road will be elevated and the subject property has so little depth, providing access to the lots is challenging. The proposed joint permanent easement (JPE) requires 3 variances. Knox County Engineering has recommended that the horizontal curve reduction from 100' to 75' be denied because there is no precedent by which to approve the request as presented. The AASHTO green book and several other local municipalities' standards all consistently require a 100' radius for a design speed of 20 mph.

The proposed access to the 7 lots is a 40-foot wide JPE with a 22-foot paved surface without curbs. The subdivision regulations allow the Planning Commission to approve a JPE with these specifications unless recommended otherwise by the Knox County Department of Engineering and Public Works, and if adequate guest is provided. It is staff's opinion that because only seven homes will be constructed and most guest parking should be able to be accommodated on-site, the proposed JPE width and paved surface width can be approved.

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 water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 3.74 du/ac is consistent in use and density with the recommended rezoning of the property.
3. The proposed low density residential zoning and development is compatible with the scale and intensity of development that has occurred in this area.
4. The future Schaad Road extension and improvements will include changes to Andes Road that will elevate the road approximately 15 feet higher than the current elevation. This will make constructing any homes on the site challenging before the road improvements are completed because of the need to grade and install the new JPE within such a small area. The grading required for the JPE will also necessitate raising the elevation of lots 1 and 7 to accommodate proper drainage and driveway grades.

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

1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR 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. The proposed subdivision will not draw significant traffic through residential neighborhoods since the property will have direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for NC (neighborhood commercial) but was zoned PR (Planned Residential) sometime in the early 1980's or before.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 90 (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.

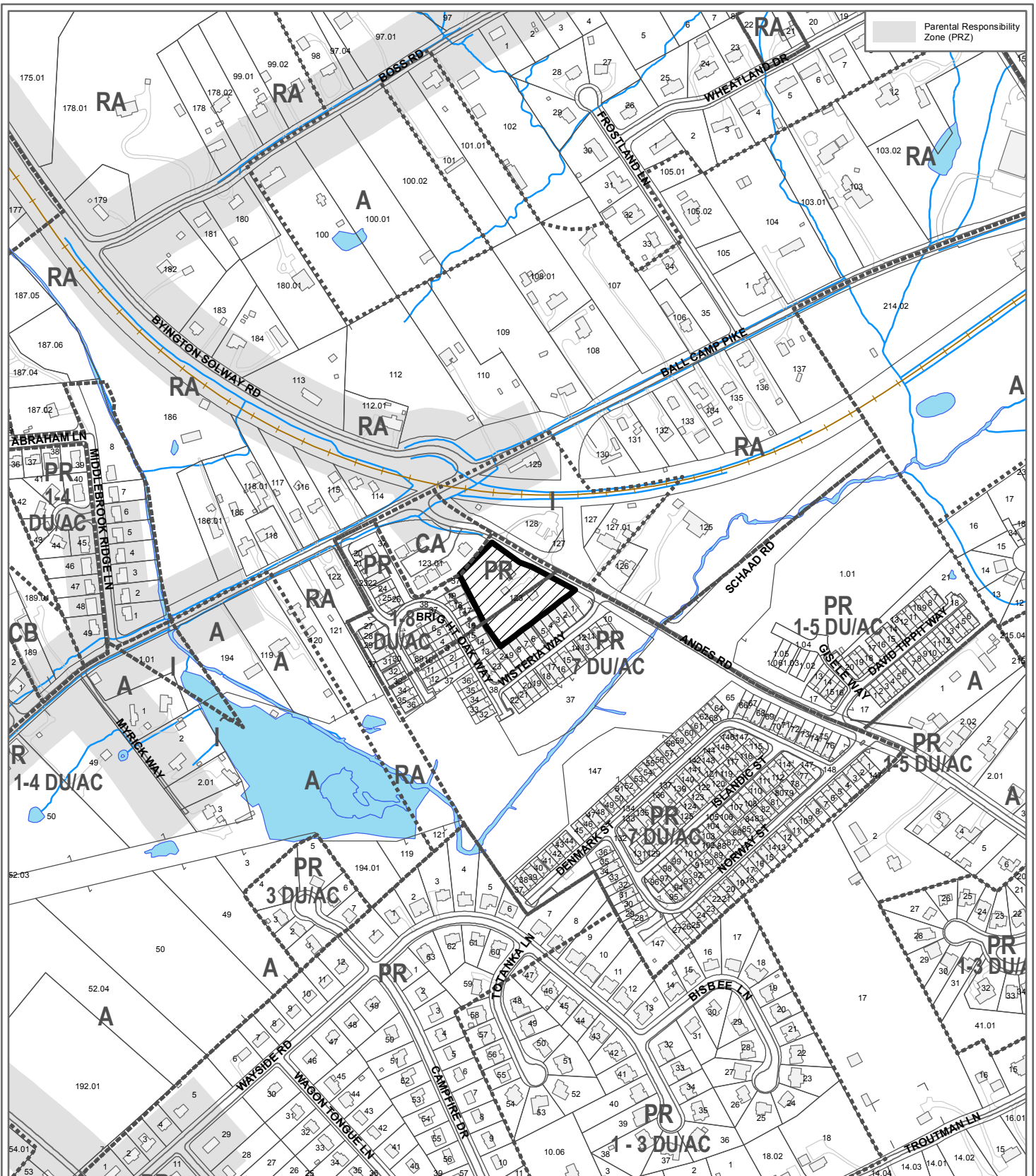
ESTIMATED STUDENT YIELD: 4 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Ball Camp Elementary, Karns Middle, and Hardin Valley Academy.

- 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.



**1-SF-17-C / 1-J-17-UR
CONCEPT PLAN/USE ON REVIEW**

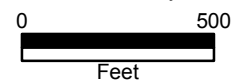
Petitioner: Cornerstone Development, LLC
Andes Court



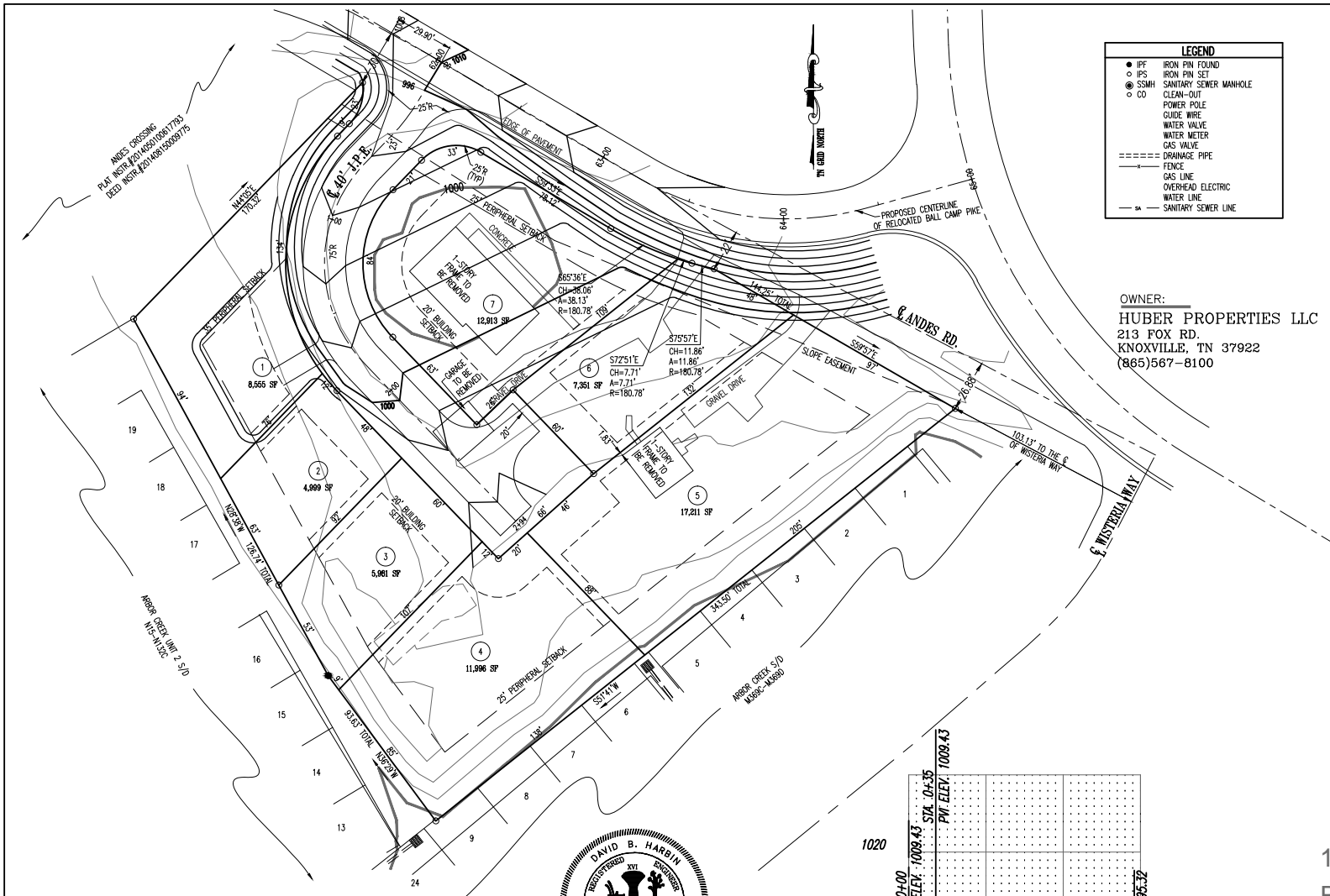
Single family house lots in PR (Planned Residential)

Map No: 91

Jurisdiction: County

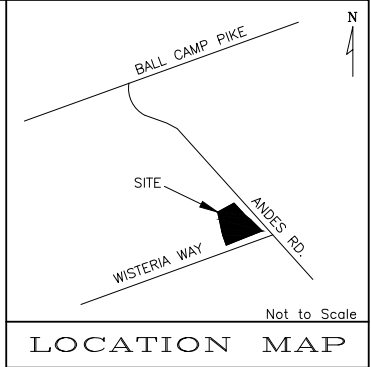


Original Print Date: 12/21/2016 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



LEGEND

- IPF IRON PIN FOUND
- IPF IRON PIN SET
- ⊙ SSM SANITARY SEWER MANHOLE
- CO CLEAN-OUT
- PP POWER POLE
- GW GUIDE WIRE
- WV WATER VALVE
- WM WATER METER
- GV GAS VALVE
- DP DRAINAGE PIPE
- F FENCE
- GL GAS LINE
- OEL OVERHEAD ELECTRIC
- WL WATER LINE
- SSW SANITARY SEWER LINE

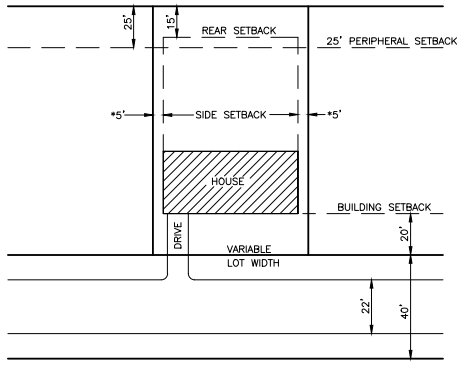
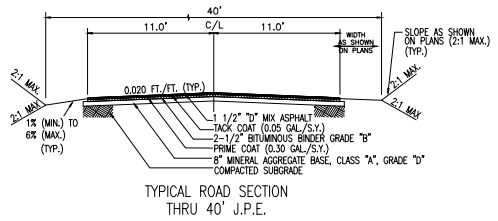


OWNER:
HUBER PROPERTIES LLC
 213 FOX RD.
 KNOXVILLE, TN 37922
 (865)567-8100

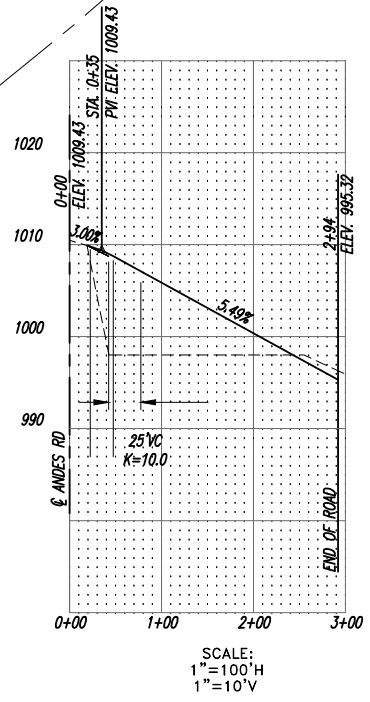
- NOTES:**
- IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
 - SURVEYED AS MONUMENTED AND POSSESSED.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
 - THIS PROPERTY IS ZONED PR.
 - THIS PROPERTY CONTAINS 1.87 ACRES SUBDIVIDED INTO 7 LOTS.
 - BUILDING SETBACK LINES WILL BE AS FOLLOWS:
 FRONT...25'
 SIDES...15'
 REAR...15' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)
 - VARIANCES REQUIRED:
 • REDUCTION OF RIGHT OF WAY DEDICATION ON ANDES ROAD FROM 30' TO 22' FROM CENTERLINE.
 HARDSHIP COUNTY HAS ALREADY PURCHASED RIGHT OF WAY FOR FUTURE ROAD PROJECT.
 • VERTICAL CURVE LENGTH FROM 62.25 FEET TO 25 FEET
 HARDSHIP: TOPOGRAPHY, KNOX COUNTY NEW ROAD WILL BE CONSTRUCTED WITH 10 TO 15 HIGHER THAN EXISTING GROUND
 HORIZONTAL CURVE RADIUS FROM 100 FEET TO 75 FEET
 HARDSHIP: TOPOGRAPHY, LOW TRAFFIC VOLUME ROAD, NO DRIVEWAY CONNECTION ALLOWED ON THE INSIDE OFF THE CURVE THAT WOULD LIMIT SIGHT DISTANCE.
 - ALL ACCESS IS TO BE FROM INTERNAL J.P.E.
 - MAXIMUM FOOTPRINT OF EACH NEW STRUCTURE SHALL BE 2,000 SQUARE FEET OR LESS IN ORDER TO NOT EXCEED THE 10,000 SQUARE FEET ADDITIONAL IMPERVIOUS AREA. THIS PROJECT IS EXEMPT FROM KNOX COUNTY STORMWATER QUANTITY AND QUALITY REGULATIONS. (TWO STRUCTURES ARE EXISTING ON THIS SITE.)



CERTIFICATION OF CONCEPT PLAN.
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE 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 THE METROPOLITAN PLANNING COMMISSION.
 REGISTERED ENGINEER _____
 TENNESSEE CERTIFICATE NO. _____

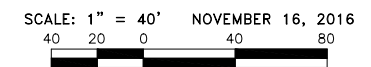


NOTE: A 25' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS (WHERE APPLICABLE)



1-SF-17-C / 1-J-17-UR
 Revised: 3/20/2017

CONCEPT, USE ON REVIEW PLAN & ROAD PROFILE FOR
HUBER PROPERTIES LLC,
ANDES ROAD
 CLT MAP 91, PARCEL 123
 DISTRICT 6, KNOX COUNTY, TN



BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

REFERENCE DEED: INSTR#200808290014953

24909-C

REVISED 2/21/17: MPC COMMENTS

Agenda Item # 15

TYPICAL LOT LAYOUT
 NTS
MPC April 13, 2017

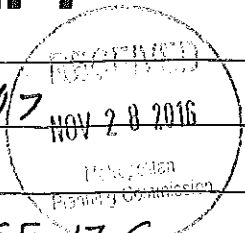
SUBDIVISION - CONCEPT

MPC

METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

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

Name of Applicant: Cornerstone Development, LLC
Date Filed: 11/28/16 Meeting Date: 1/12/17
Planner in Charge of Application: Thomas Brubaker
Fee Amount: File Number: Subdivision - Concept 1-SF-17-C
Fee Amount: \$1,200 Related File Number: Use On Review 1-J-17-UR



PROPERTY INFORMATION

Subdivision Name: Cornerstone Development, LLC
 Unit/Phase Number: on Andes Road
 General Location: SW side Andes Road, SE of Ball Camp Pike
 Tract Size: 1.87 acres No. of Lots: 7
 Zoning District: PR
 Existing Land Use: 2 single family houses
 Planning Sector: Northwest County
 Sector Plan Proposed Land Use Classification: NC
 Growth Policy Plan Designation: Planned Growth
 Traffic Zone: 225
 Census Tract: 46.06
 Tax Identification Number: Map 91 Parcel 123
 Jurisdiction: City Council District
 County Commission 672 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: John Huber
 Company: Cornerstone Development, LLC
 Address: 213 Foxe Rd
 City: Knoxville State: TN Zip: 37922
 Telephone: 567-8100
 Fax:
 E-mail:

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
 Name: David Harbin
 Company: Batson, Himes, Norvell & Poe
 Address: 4334 Papermill Drive
 City: Knoxville State: TN Zip: 37909
 Telephone: 588-6472
 Fax: 588-6473
 E-mail: email@bhn-p.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer West Knox Utility District
 Water West Knox Utility District
 Electricity Knoxville Utilities Board
 Gas Knoxville Utilities Board
 Telephone ATT Southeast

APPLICATION CORRESPONDENCE

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

PLEASE PRINT
 Name: David Harbin
 Company: Batson Himes Norvell & Poe
 Address: 4334 Papermill Dr
 City: Knoxville State: TN Zip: 37909
 Telephone: 588-6472
 Fax: 588-6473
 E-mail: harbin@bhn-p.com

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)

VARIANCES REQUESTED

1. Reduction of ROW dedication on Audas Rd from 30' to 22' &
Justify variance by indicating hardship: County had already purchased ROW for
future road project.

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: David Harbin

Address: 433A Papermill Dr

City: Knoxville State: TN Zip: 37909

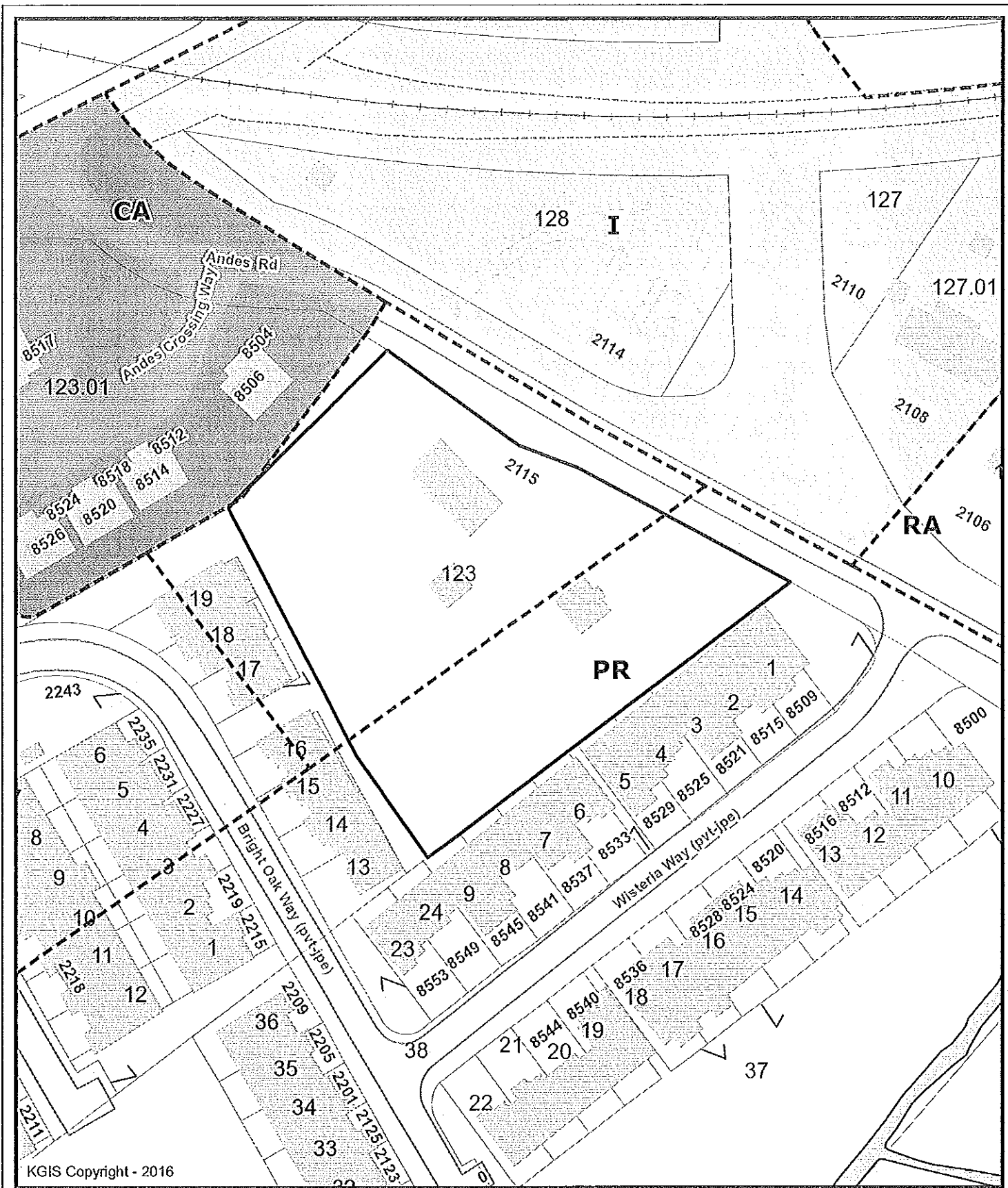
Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

Signature: David Harbin

Date: 11/28/16

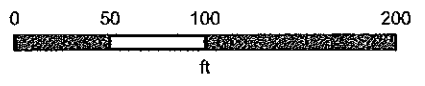


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Knoxville - Knox County - KUB Geographic Information System



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