

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

▶ **FILE #:** 12-SA-17-C

AGENDA ITEM #: 13

AGENDA DATE: 12/14/2017

▶ **SUBDIVISION:** HARBOR CREST

▶ **APPLICANT/DEVELOPER:** GLEN GLAFENHEIN

OWNER(S): Glen Glafenhein

TAX IDENTIFICATION: 162 05818, 05819, 05820 & 05804

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 12252 S Northshore Dr.

▶ **LOCATION:** Southeast side of S. Northshore Dr., east end of Mont Cove Blvd.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 14.09 acres

▶ **ZONING:** A (Agricultural) & F (Foodway)

▶ **EXISTING LAND USE:**

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Fort Loudoun Lake - F (Floodway)

South: Residences - A (Agricultural) and PR (Planned Residential)

East: Residences and Fort Loudoun Lake - A (Agricultural) and F (Floodway)

West: Residences - A (Agricultural) and PR (Planned Residential)

▶ **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER: Sterling Engineering, Inc

ACCESSIBILITY: Access is via S. Northshore Dr., a minor arterial street with a pavement width of 19' - 21' within a required 88' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Harbor Crest Way at STA 9+00. from 250' to 100'.
2. Intersection radius variance at the intersection of Harbor Crest Way and S. Northshore Dr., from 25' to 0'.
3. Horizontal curve variance on Harbor Crest Way at STA 1+00, from 250' to 100' for access to Bayou Bend Way (if approved).

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because existing site conditions restrict compliance with the Subdivision Regulations.

APPROVE the Concept Plan subject to 9 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. The details for repaving the Joint Permanent Easement (JPE) are to be worked out with the Knox County

- Department of Engineering and Public Works at the Design Plan stage of the subdivision review.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 5. Providing a sight distance easement on Lot 1 through the curve of the JPE.
 6. It is recommended that the applicant continue to work with the Board of Bayou Bend Subdivision concerning the access connection to Bayou Bend Way. If an agreement can be reached and the connection is made, the existing JPE connection to S. Northshore Dr. would be closed.
 7. If an agreement is reached, the JPE documents and maintenance agreement to allow access for the additional lots must be recorded.
 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. 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 (Agricultural) zoning district.

COMMENTS:

The applicant is proposing to subdivide this 14.09 acre tract (19.094 deeded acres with a portion that extends into Fort Loudon Lake) into 9 lots at a proposed density of 0.64 du/ac. The property which is zoned A (Agricultural) has a minimum lot size requirement of one acre. All lots must include a minimum of one acre above the 813' contour which is TVA's summer pool level for the Lake. The proposed lots range in size from 1.18 to 2 acres (above the 813 contour). Access to the property is via an existing Joint Permanent Easement (JPE) that provides access out to S. Northshore Dr. directly opposite Mont Cove Blvd. which is the entrance to Montgomery Cove Subdivision. The JPE is located on the south side of Bayou Bend Way which is a JPE that serves Bayou Bend, a 31 lot subdivision. With this proposed subdivision, the JPE will serve 15 lots.

The Planning Commission approved a concept plan with 5 lots for this site on July 13, 2017. Due to the costs associated with having to widen the existing paved JPE to a width of 22', the applicant is requesting approval of this revised concept plan for an increase from 5 to 9 lots.

The Concept Plan that was approved for Bayou Bend Subdivision included a condition that required the developer of Bayou Bend to provide for the connection of the existing JPE that serves this subdivision to the proposed JPE for Bayou Bend. This connection would allow for the elimination of the existing intersection of the JPE with S. Northshore Dr. and improve access out to S Northshore Dr. In addition, a pavement stub-out was required from the JPE for Bayou Bend to the property line for the JPE serving this subdivision. The pavement stub-out was installed. Following further review of the recorded plat for Bayou Bend and the recorded JPE document for Bayou Bend Way, it appears that there were no legal rights provided to the property owners of this subdivision to use Bayou Bend Way as a legal access to their subdivision. To change the access as conditioned in the Bayou Bend Concept Plan approval, approval would be required from the Bayou Bend property owners. The applicant has met with the Board of Bayou Bend Subdivision concerning the access connection but at this time they have not been able to come to any agreement. Without this agreement, the legal access for this proposed subdivision is the existing JPE that accesses S. Northshore Dr.

The Subdivision Regulations require JPE's serving six (6) or more lots to be built to public street standards. A minimum pavement width of 22' is required. The existing pavement of the JPE serving the subdivision is approximately 16' wide. Knox County Department of Engineering and Public Works Staff is requiring the existing pavement to be upgraded to meet the 22' pavement width requirement. The end of the pavement for the JPE needs to be modified from a hammerhead to a cul-de-sac turnaround design with a 40' pavement radius. The off-set bulb design can be used.

ESTIMATED TRAFFIC IMPACT: 113 (average daily vehicle trips)

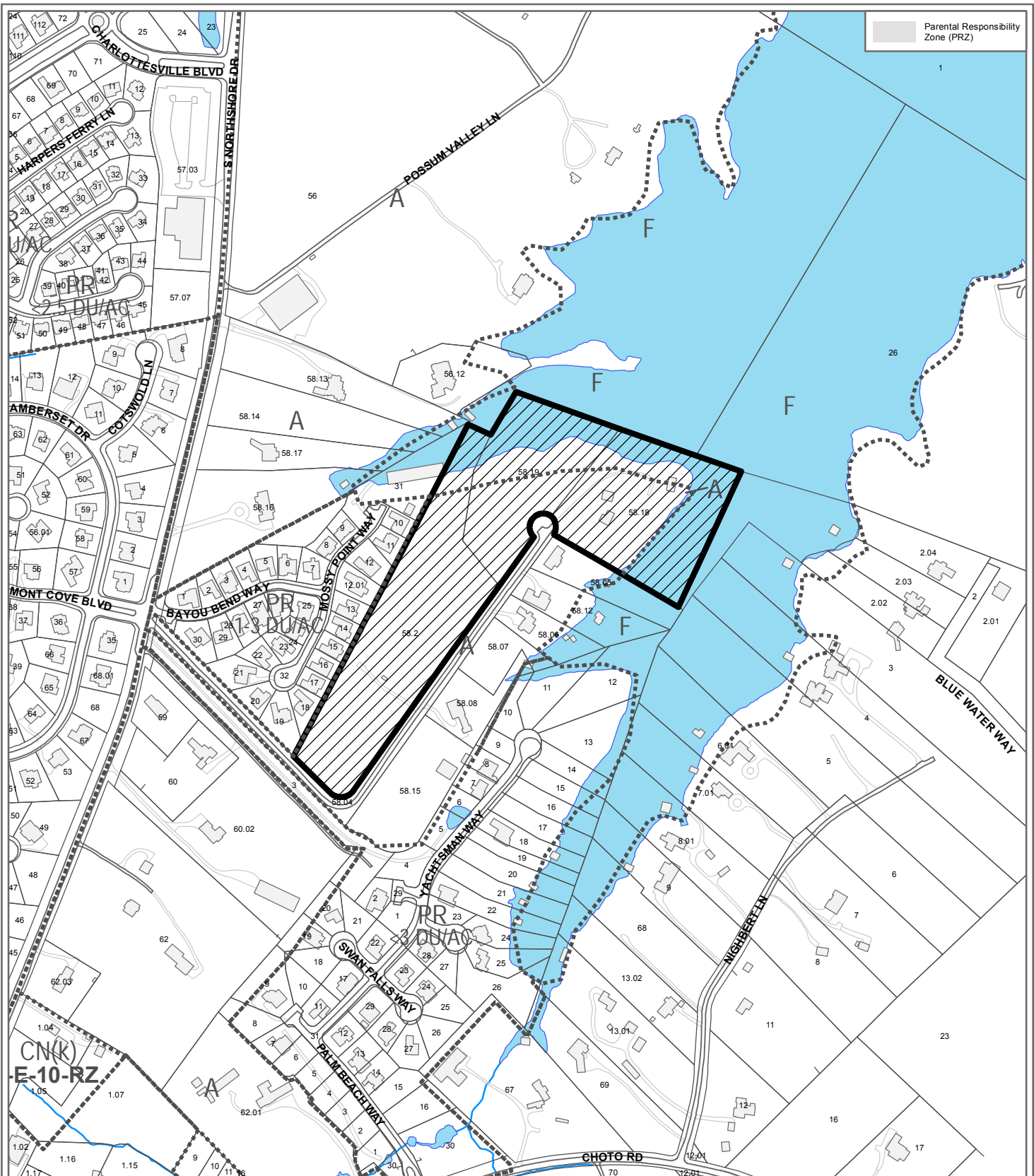
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (public school children, ages 5-18 years)

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**12-SA-17-C
CONCEPT PLAN**

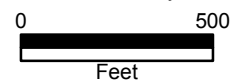
Subdivision: Harbor Crest

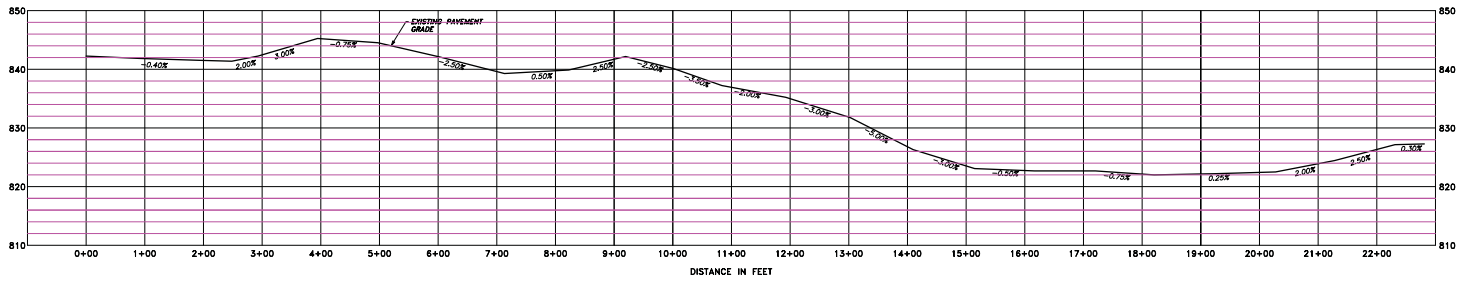


Approval of Concept Plan

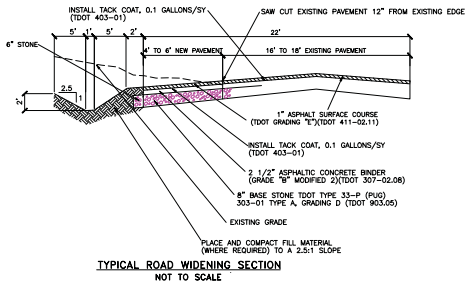
Original Print Date: 11/13/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 162
Jurisdiction: County

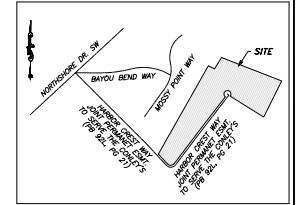
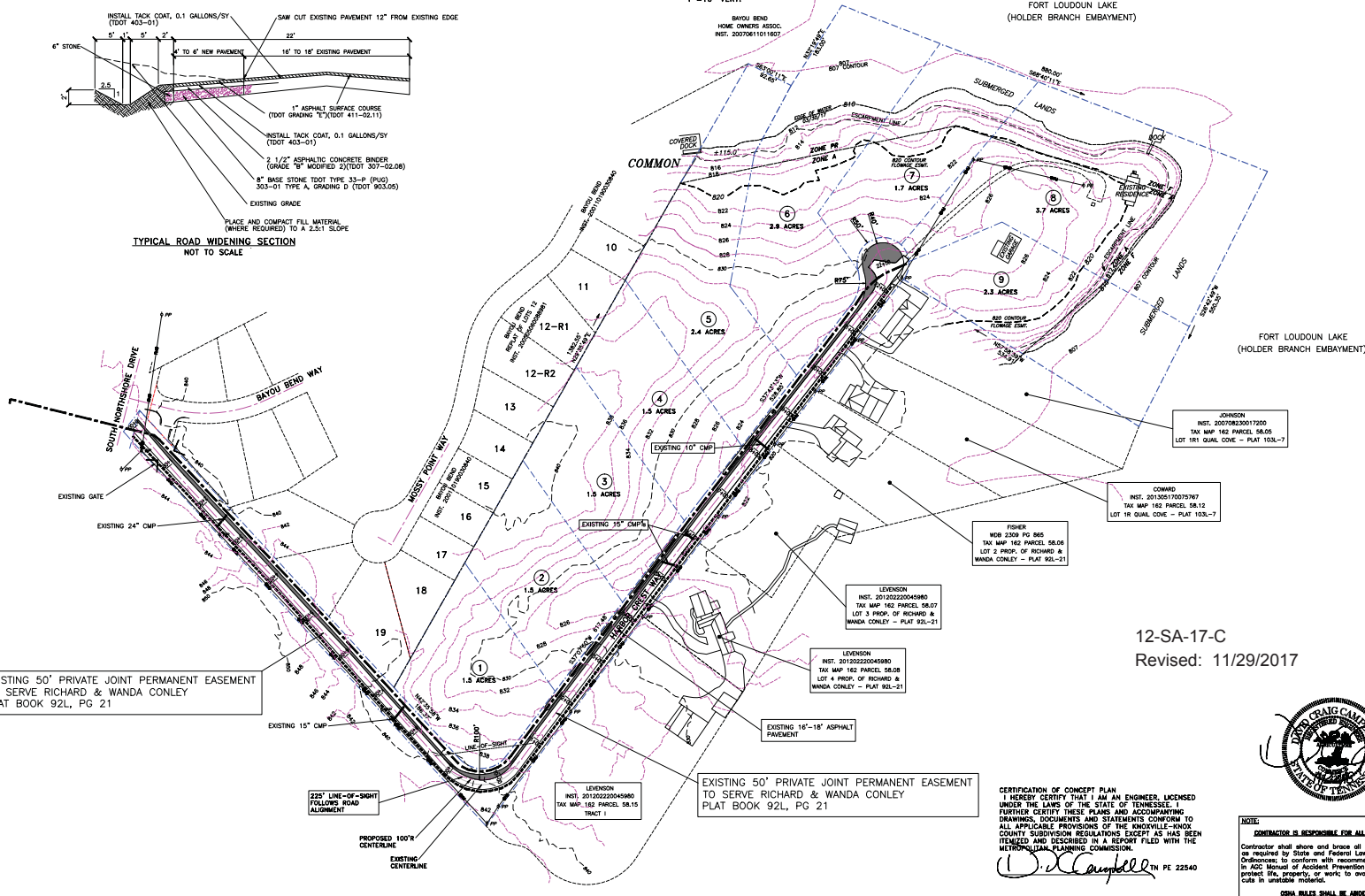




HARBOR CREST WAY PROFILE
SCALE: 1"=100' HORIZ. 826
1"=10' VERT.



TYPICAL ROAD WIDENING SECTION
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

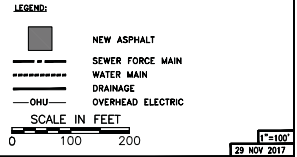
- GENERAL NOTES:
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 - BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3270.
 - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MANUAL OF ACCOUNT PREVENTION IN CONSTRUCTION ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
 - DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

- PROPERTY NOTES:
- TOTAL AREA = 18.28± ACRES
 - TAX MAP 162 PARCEL 58.04
 - EXISTING ZONING: PG 865
 - PROPOSED NUMBER OF LOTS: 9
 - 10' DRAINAGE AND UTILITY EASEMENT INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNDER PROPOSED ZERO LOT LINES.
 - ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
 - TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
 - ALL DRAINAGE GRADES MUST BE LESS THAN 10%.
 - AS-BUILT WATER AND SEWER MAINS SHALL BE SHOWN IN A 15' VEDICATED EASEMENT.

- SEEBARDS:
- FRONT: 30 FT.
 - SIDE: 5 FT.
 - REAR: 35 FT.

- UTILITIES:
- WATER: FIRST UTILITY DISTRICT
 - SEWER: FIRST UTILITY DISTRICT
 - ELECTRIC: KNOX CITY UTILITIES BOARD
 - SOLID WASTE: PRIVATE HAULER
 - TELEPHONE: TDS TELECOM

- VARIANCES REQUESTED:
- HORIZONTAL CURVE VARIANCE FROM 250' TO 100' HARBOR CREST WAY NEAR 814+00.
 - HORIZONTAL CURVE VARIANCES BOTH SIDES AT INTERSECTION OF HARBOR CREST WAY AND SOUTH WINDSHORE DRIVE FOR PAVEMENT AND RIGHT-OF-WAY FROM 25' TO 0'.



SHEET ONE

CONCEPT PLAN

HARBOR CREST
KNOX COUNTY, TENNESSEE

Prepared For:

Glen Glafenhien
2099 Thunderhead Rd, Suite 204
Knoxville, Tennessee 37922
(865) 363-4321

Planning Agency:

Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500

12-SA-17-C
Revised: 11/29/2017



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

Glen Glafenhien PE 22540

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TENNESSEE STATE CONTRACTOR SHALL ABIDE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC Manual of Accident Prevention in Construction to protect life, property, or works to avoid unnecessary wide cuts in unstable material.

OSHA RULES SHALL BE ABIDED BY

IDEAL ENGINEERING SOLUTIONS INCORPORATED

Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

SUBDIVISION - CONCEPT



Name of Applicant: Glen Glafenhein
Date Filed: October 11, 2017 Meeting Date: December 14
Application Accepted by: Thomas Buchko
Fee Amount: \$770.00 File Number: Subdivision - Concept 12-5A-17-C
Fee Amount: Related File Number: Development Plan

PROPERTY INFORMATION

Subdivision Name: Harbor Crest
Unit/Phase Number:
General Location: Harbor Crest Way
Tract Size: +/- 19.085 No. of Lots: 9
Zoning District: Ag + F
Existing Land Use: Residence & vacant land
Planning Sector: SW County
Growth Policy Plan Designation: Planned

Census Tract: 58.12
Traffic Zone: 176
Parcel ID Number(s): 162 58.20, 162 58.18, 162 58.19
Jurisdiction: [X] County Commission 5 District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
Sewer: First Knox Utility
Water: First Knox Utility
Electricity: LCUB
Gas: KUB
Telephone: ATA

TRAFFIC IMPACT STUDY REQUIRED

[X] No [] Yes

USE ON REVIEW [X] No [] Yes

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

VARIANCE(S) REQUESTED

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

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Glen Glafenhein, Michael Childress
Company: + John T. Childress
Address: 2099 Thunderhead Rd., Suite 204
City: Knoxville State: TN Zip: 37922
Telephone: 865-363-4321 - Glen
Fax:
E-mail: glen.glafenhein@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
Name: Christopher M. Rosser
Company: Sterling Engineering
Address: 1020 William Blount Dr.
City: Maryville State: TN Zip: 37801
Telephone: 865-984-3905
Fax: 865-981-2815
E-mail: cmrosser@sterling.us.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT
Name: Same AS Above
Company: Sterling Eng.
Address:
City: State: Zip:
Telephone:
Fax:
E-mail:

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: Christopher M. Rasser

Address: 1020 William Bland Dr.

City: Maryville State: TN Zip: 37801

Telephone: 865-984-3905

Fax: 865-981-2815

Signature: 

Date: 10/11/17

E-mail: CmRasser@Sterling.US.com