

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

▶ **FILE #:** 12-SD-17-C

AGENDA ITEM #: 16

AGENDA DATE: 12/14/2017

▶ **SUBDIVISION:** CORNERSTONE COVE

▶ **APPLICANT/DEVELOPER:** STEVE BETHEL

OWNER(S): Steve Bethel

TAX IDENTIFICATION: 162 04707 & 02941

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 Harvey Rd

▶ **LOCATION:** Southeast side of Raby Way, northeast side of Harvey Rd.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 10.6 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Railroad tracks and vacant land - Town of Farragut zoning
 South: Vacant land and residences - PR (Planned Residential)
 East: Vacant lots and residences - A (Agricultural)
 West: Convenience store and utility substation - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 4

SURVEYOR/ENGINEER: Richard LeMay

ACCESSIBILITY: Access is via Harvey Rd., a major collector street with a pavement width of 19' within a 40' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

STAFF RECOMMENDATION:

▶ **POSTPONE** until the February 8, 2018 MPC meeting as requested by the applicant.

COMMENTS:

The applicant is proposing to subdivide this 10.6 acre tract into four detached residential lots. This property which is zoned A (Agricultural) and F (Floodway) is located on the southeast side of Raby Way, northeast of Harvey Rd. The four lots will be served by a Joint Permanent Easement and an access easement that will cross three other parcels in order to obtain access out to Harvey Rd.

The property boundaries extend out into Fort Loudon Lake. When approving subdivisions that are zoned A (Agricultural) along Fort Loudon Lake, the Planning Commission has required the lots to have a minimum of one acre above the 813' contour which is the summer lake level established by the Tennessee Valley Authority

(TVA). While TVA has a flowage easement up to the 820' contour, it has been determined that the summer lake level was the appropriate elevation to use.

The applicant has requested a postponement in order to address comments from staff.

ESTIMATED TRAFFIC IMPACT: 54 (average daily vehicle trips)

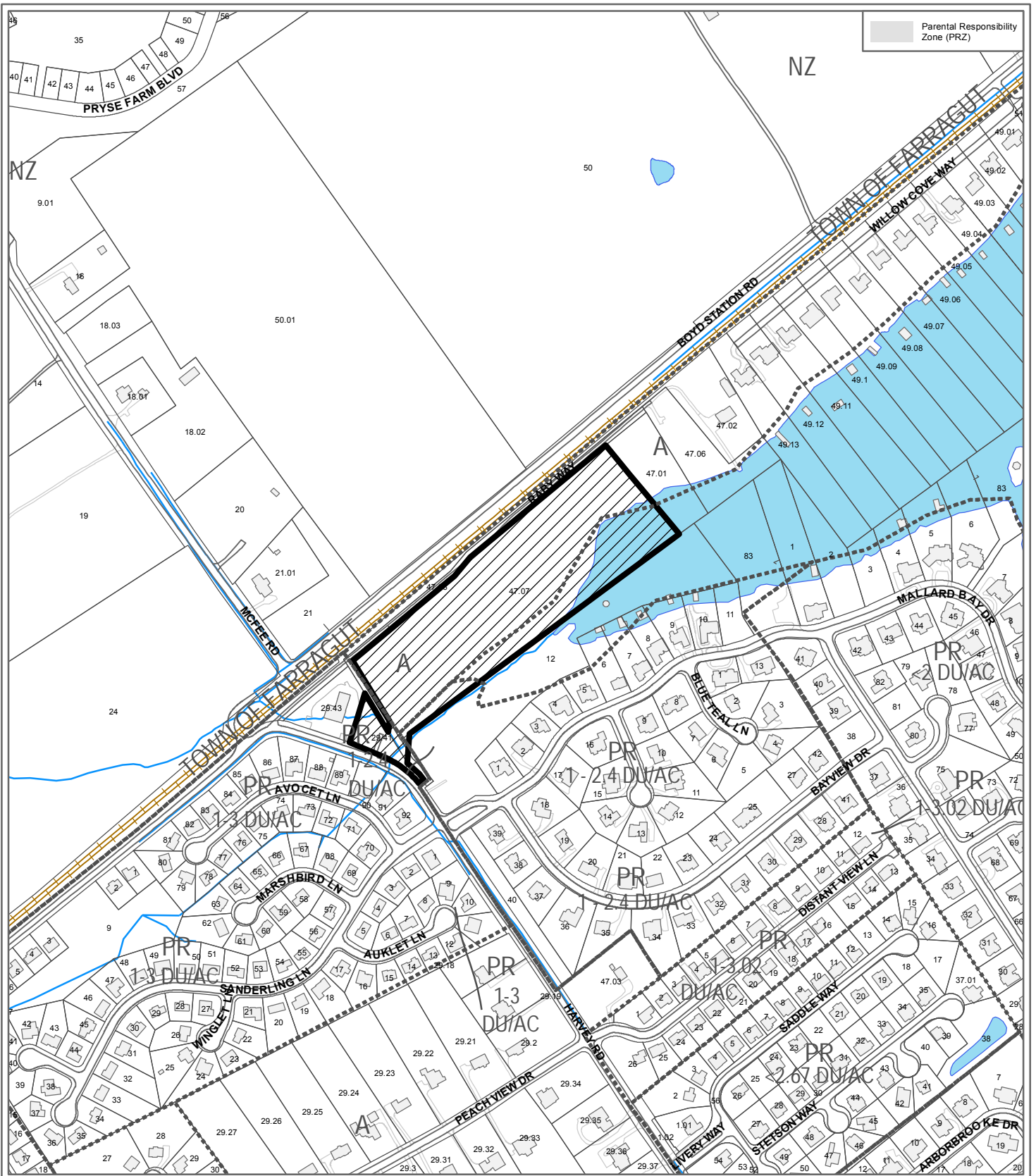
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, 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-SD-17-C
CONCEPT PLAN**

Subdivision: Cornerstone Cove



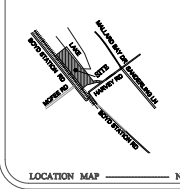
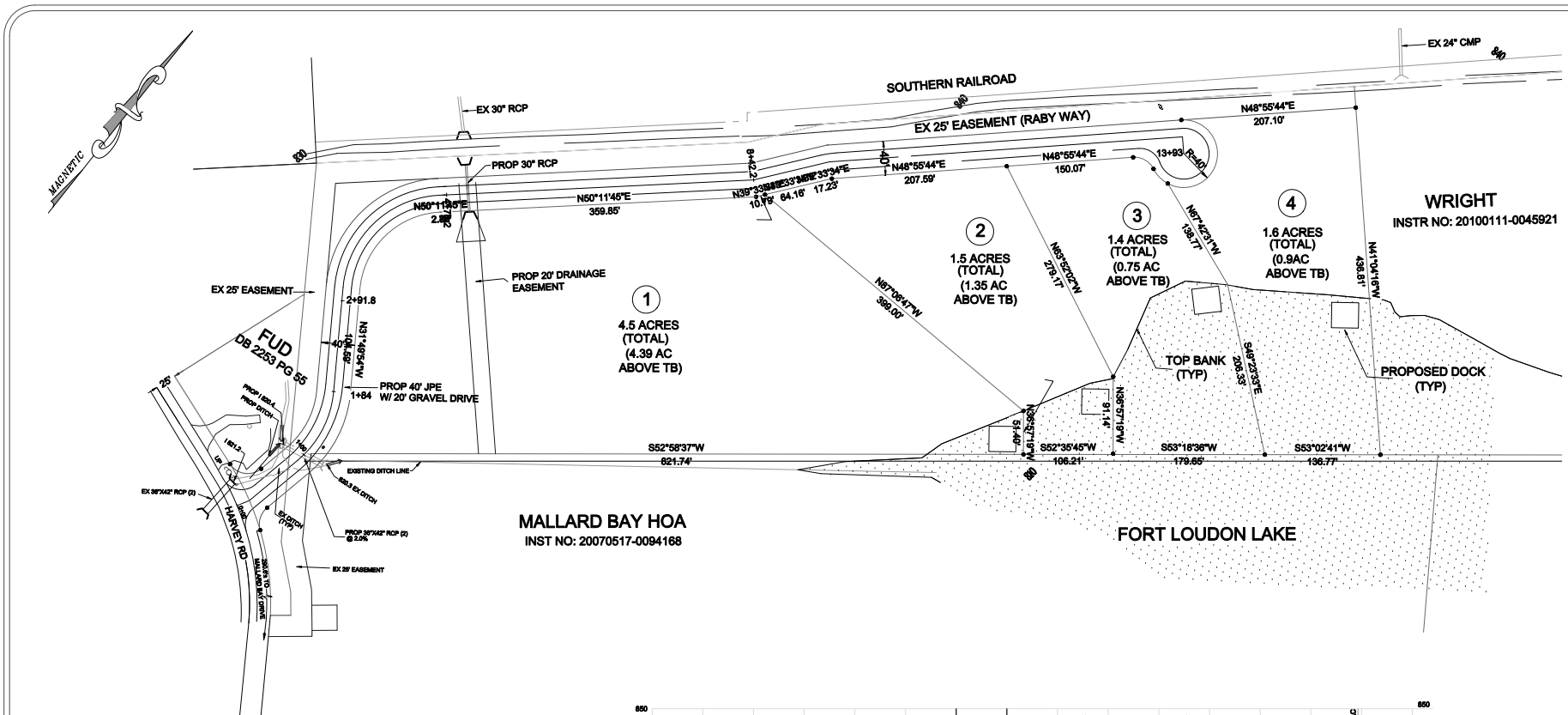
Approval of Concept Plan

Map No: 162

Jurisdiction: County

Original Print Date: 11/13/2017 Revised: 11/14/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





- LEGEND**
- (S) SANITARY SEWER MANHOLE
 - (P) PHONE MANHOLE
 - (W) WATER MANHOLE
 - (SD) STORM DRAIN MANHOLE
 - (CB) CATCH BASIN
 - (SP) SERVICE POLE
 - (CL) POWER POLE
 - (GW) GUY WIRE
 - (FH) FIRE HYDRANT
 - (V) IRRIGATION VALVE
 - (MW) MONITOR WELL
 - (WM) WATER METER
 - (LS) LIGHT STANDARD
 - (CL) CLEANOUT
 - (EB) ELECTRIC BOX
 - (SP) STAND PIPE
 - (GM) GAS METER
 - (FL) FLOOD LIGHT
 - (RO) IRON ROD (OLD)
 - (RN) IRON ROD (NEW)
 - (CM) CORRUGATED METAL PIPE
 - (RC) REINFORCED CONCRETE PIPE
 - (W) WATER LINE
 - (G) GAS LINE
 - (OE) OVERHEAD ELECTRIC
 - (UE) UNDERGROUND ELECTRIC
 - (OP) OVERHEAD PHONE LINE
 - (UP) UNDERGROUND PHONE LINE
 - (OU) OVERHEAD UTILITY LINE
 - (UL) UNDERGROUND UTILITY LINE
 - (ND) NATURAL DRAINAGE

VARIANCE REQUEST:
 1. ROAD WIDTHS FROM 20' TO 20' FOR PRIVATE DRIVE.

- SITS UTILITIES**
- SANITARY SEWER : FUD
 - WATER : FUD
 - ELECTRIC : K.U.S.
 - Gas : K.U.S.
 - TELEPHONE : BELLCORRE
 - CABLE : COMCAST

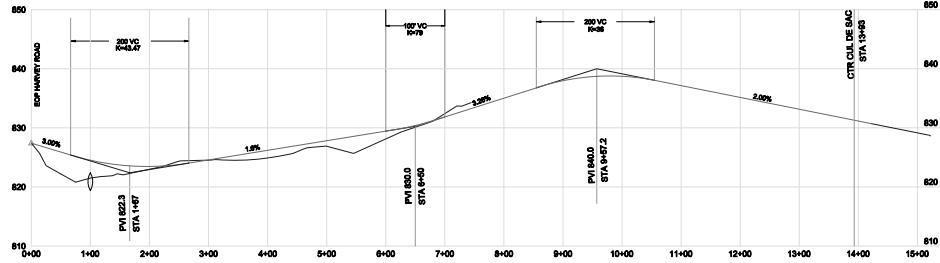
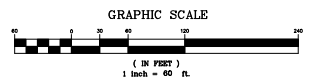
- SITE NOTES**
1. CORNER MONUMENTS AS SHOWN HEREON
 2. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 3. 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, IF EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
 4. DEED REFERENCE: 20080228-0053105
 5. PROPERTY SHOWN ON CLT 162, PARCELS 47.07
 6. PROPERTY ZONED: A
 7. TOTAL AREA OF SUBDIVISION: 10.8 ACRES
 8. TOTAL PROPOSED LOTS: 4
 9. PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 10. BEARING SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
 11. ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
 12. COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
 13. A PROP 20' DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED.
 14. A PROP 10' UTILITY EASEMENT TO BE 7.5' EITHER SIDE OF WATER LINES AND SEWER LINES AS INSTALLED.



CERTIFICATION OF CONCEPT PLAN

I hereby certify that I am a surveyor, licensed to do surveying 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 the Metropolitan Planning Commission.

Surveyor
 Tenn. Reg. No. 769



SCALE: 1"=100' HORIZ
 1"=10' VERT

12-SD-17-C

LeMAY AND ASSOCIATES CONSULTING ENGINEERS
 PH: 865-671-0183 FAX: 865-671-0213
 10816 KINGSTON PIKE
 KNOXVILLE, TENNESSEE 37934

CONCEPT PLAN & DEVELOPMENT PLAN SHEET 1 OF 1

CONERSTONE COVE

DISTRICT 6 • KNOX COUNTY • TENNESSEE ADDRESS: HARVEY ROAD
 PROPERTY SHOWN ON CLT 162, PARCELS 47.01, 47.02, 47.06, 47.07 & PART 29.41

DRAWN BY: REL	APPROVED BY: REL	DATE: 10-24-2017	MOST RECENT REVISIONS	SCALE: 1" = 60'	5645 CP
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12-SD-17-C - PP- 12-14-17

KNOXVILLE-KNOX COUNTY

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

Request to Postpone • Table • Withdraw

Name of Applicant: Steve Bethel, - Cornerstone Cove
AS IT APPEARS ON THE CURRENT MPC AGENDA

Original File Number(s): 12-SD-17-C

Date Scheduled for MPC Review: 12-14-17

Date Request Filed: 11-27-17 Request Accepted by: [Signature]



REQUEST

Postpone 60 days
Please postpone the above application(s) until:
Feb. 8th
DATE OF FUTURE MPC PUBLIC MEETING

Table
Please table the above application(s).

Withdraw
Please withdraw the above application(s).

State reason for request:

Eligible for Fee Refund? Yes No
Amount: _____
Approved by: _____
Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT
Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____
Fax: _____
E-mail: _____

PLEASE NOTE

Consistent with the guidelines set forth in MPC's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS

Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS

Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

SUBDIVISION - CONCEPT



Name of Applicant: Steve Bethel
 Date Filed: 10-30-2017 Meeting Date: 12/14/17
 Application Accepted by: M. Payne
 Fee Amount: \$500 File Number: Subdivision - Concept ✓ 12-50-17-C
 Fee Amount: ~ Related File Number: Development Plan ~

<p>PROPERTY INFORMATION</p> <p>Subdivision Name: <u>Cornerstone Cove</u></p> <p>Unit/Phase Number: <u>NA</u></p> <p>General Location: <u>S. Sidg. Raby Ln</u> <u>North of Harvey Rd</u></p> <p>Tract Size: <u>10.6 ac</u> No. of Lots: <u>4</u></p> <p>Zoning District: <u>A</u></p> <p>Existing Land Use: <u>Vacant</u></p> <p>Planning Sector: <u>SW County</u></p> <p>Growth Policy Plan Designation: <u>Planned</u></p> <p>Census Tract: <u>58.12</u></p> <p>Traffic Zone: <u>243</u></p> <p>Parcel ID Number(s): <u>16204707</u></p> <p>Jurisdiction: <input type="checkbox"/> City Council _____ District <input checked="" type="checkbox"/> County Commission <u>WG</u> District</p>	<p>PROPERTY OWNER/OPTION HOLDER</p> <p>PLEASE PRINT Name: <u>Steve Bethel (option)</u></p> <p>Company: _____</p> <p>Address: <u>121 Anchor Ln</u></p> <p>City: <u>Andersonville</u> State: <u>TN</u> Zip: <u>37705</u></p> <p>Telephone: <u>384-8124</u></p> <p>Fax: _____</p> <p>E-mail: _____</p>
<p>AVAILABILITY OF UTILITIES</p> <p>List utility districts proposed to serve this subdivision:</p> <p>Sewer <u>FUD</u></p> <p>Water <u>FUD</u></p> <p>Electricity <u>LCUB</u></p> <p>Gas <u>KUB</u></p> <p>Telephone <u>Bell South</u></p>	<p>PROJECT SURVEYOR/ENGINEER</p> <p>PLEASE PRINT Name: <u>Richard LeMay</u></p> <p>Company: <u>LeMay and Associates</u></p> <p>Address: <u>10816 Kingston Pike</u></p> <p>City: <u>Knoxville</u> State: <u>TN</u> Zip: <u>37934</u></p> <p>Telephone: <u>671-0183</u></p> <p>Fax: <u>671-0213</u></p> <p>E-mail: <u>rlemay@lemayassociates.com</u></p>
<p>TRAFFIC IMPACT STUDY REQUIRED</p> <p><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p>	<p>APPLICATION CORRESPONDENCE</p> <p>All correspondence relating to this application (including plat corrections) should be directed to:</p> <p>PLEASE PRINT Name: <u>(Surveyor)</u></p> <p>Company: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Telephone: _____</p> <p>Fax: _____</p> <p>E-mail: _____</p>
<p>USE ON REVIEW <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Approval Requested:</p> <p><input type="checkbox"/> Development Plans in Planned District or Zone</p> <p><input type="checkbox"/> Other (be specific): _____</p>	
<p>VARIANCE(S) REQUESTED</p> <p><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (If Yes, see reverse side of this form)</p>	

VARIANCES REQUESTED

1. ROW From 50' to 40' For 20' Stone surface drive
Justify variance by indicating hardship: Number and size of lots

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: Richard LeMay (agent)

Address: 10816 Kingston Pike

City: Knoxville State: Tn Zip: 37934

Telephone: 671-0183

Signature: R E LeMay (agent)

Fax: 671-0213

Date: 10-30-17

E-mail: rlemay@lemayassociates.com