

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

▶ **FILE #:** 6-SE-17-C **AGENDA ITEM #:** 17
 POSTPONEMENT(S): 6/8/2017 **AGENDA DATE:** 7/13/2017

▶ **SUBDIVISION:** HARBOR CREST (FKA: CHILDRESS PROPERTY)

▶ **APPLICANT/DEVELOPER:** GLEN GLAFENHEIN
 OWNER(S): Betty T Childress (Heirs)

TAX IDENTIFICATION: 162 058 [View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 12252 S Northshore Dr

▶ **LOCATION:** East side of S. Northshore Dr., just south of Mont Cove Blvd.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 19.094 acres

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Residences and vacant land

▶ **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:** 5

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. Northshor 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).
4. Pavement width variance for a Joint Permanent Easement (JPE) from 22' meeting public street design standards to 18'.
5. Turnaround for a JPE variance to allow the existing hammedhead design instead of the cul-de-sac turnaround meeting pulic street design standards.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because existing site conditions restrict compliance with the Subdivision Regulations.
DENY variances 4 and 5 because there is no identified hardship.

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. Revising the Concept Plan to show a minimum pavement width of 22'. 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. Revising the Concept Plan changing the pavement design for the JPE turnaround from the existing hammerhead design to a cul-de-sac turnaround design with a 40' pavement radius. The off-set bulb design can be used. A 75' transition radius for the cul-de-sac is required for both the right-of-way and edge of pavement.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Providing a sight distance easement on Lot 1 through the curve of the JPE.
7. Prior to final plat approval, modifying the JPE documents and maintenance agreement to allow access for the additional lots that will share in the responsibilities for maintaining the easement.
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 19.094 acre tract into 5 lots at a proposed density of 0.26 du/ac. The property which is zoned A (Agricultural) has a minimum lot size requirement of one acre. The proposed lots range in size from 2 to 4 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 the proposed subdivision, the JPE will serve 11 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, and as recommended by Knox County Department of Engineering and Public Works and Planning Commission Staff, 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. A 75' transition radius for the cul-de-sac is required for both the right-of-way and edge of pavement.

The applicant is requesting variances to allow a JPE pavement width of 18' and to allow the existing hammerhead design for the JPE turnaround. Staff feels there is no documented hardship for these two variances and is recommending denial of variances 4 and 5. The larger lots could be considered for further subdivision and the wider pavement is needed for emergency vehicle access.

ESTIMATED TRAFFIC IMPACT: 66 (average daily vehicle trips)

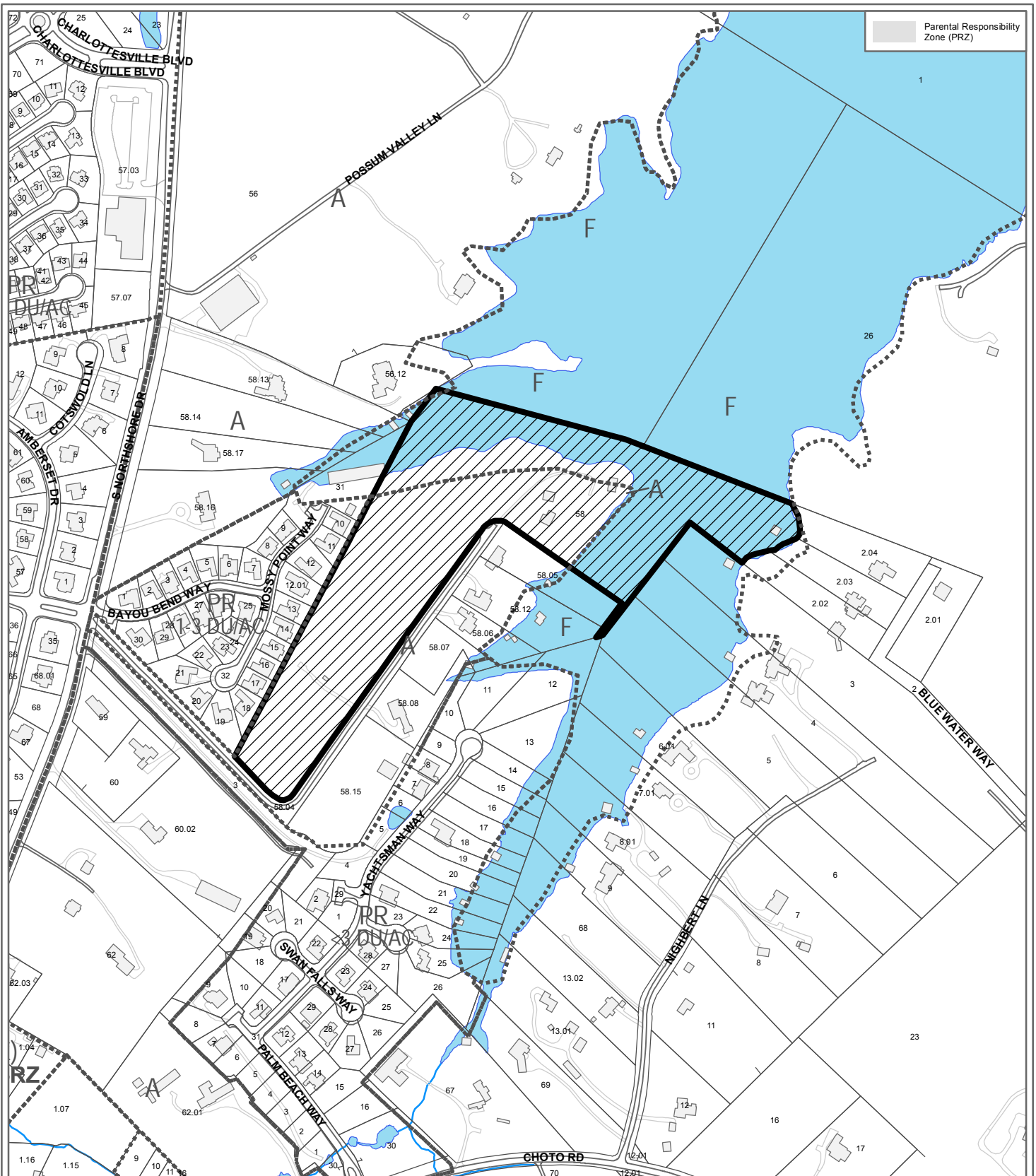
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 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.



**6-SE-17-C
CONCEPT PLAN**

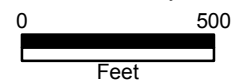
Subdivision: Childress Property



Approval of Concept Plan

Map No: 162

Jurisdiction: County



Original Print Date: 5/17/2017
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



STERLING
ENGINEERING, INC.
LAND SURVEYING
CIVIL ENGINEERING
CONSULTING
LAND PLANNING
1020 WILLIAM BLOUNT DRIVE
MARYVILLE, TENNESSEE
37802-8401
P.O. BOX 4878
MARYVILLE, TENNESSEE
37802-4878
PHONE: VOL-984-3905
FAX: VOL-981-2815
www.sterling.us.com

CONCEPT PLAN OF
HARBOR CREST
GLEN GLAFENHEIN

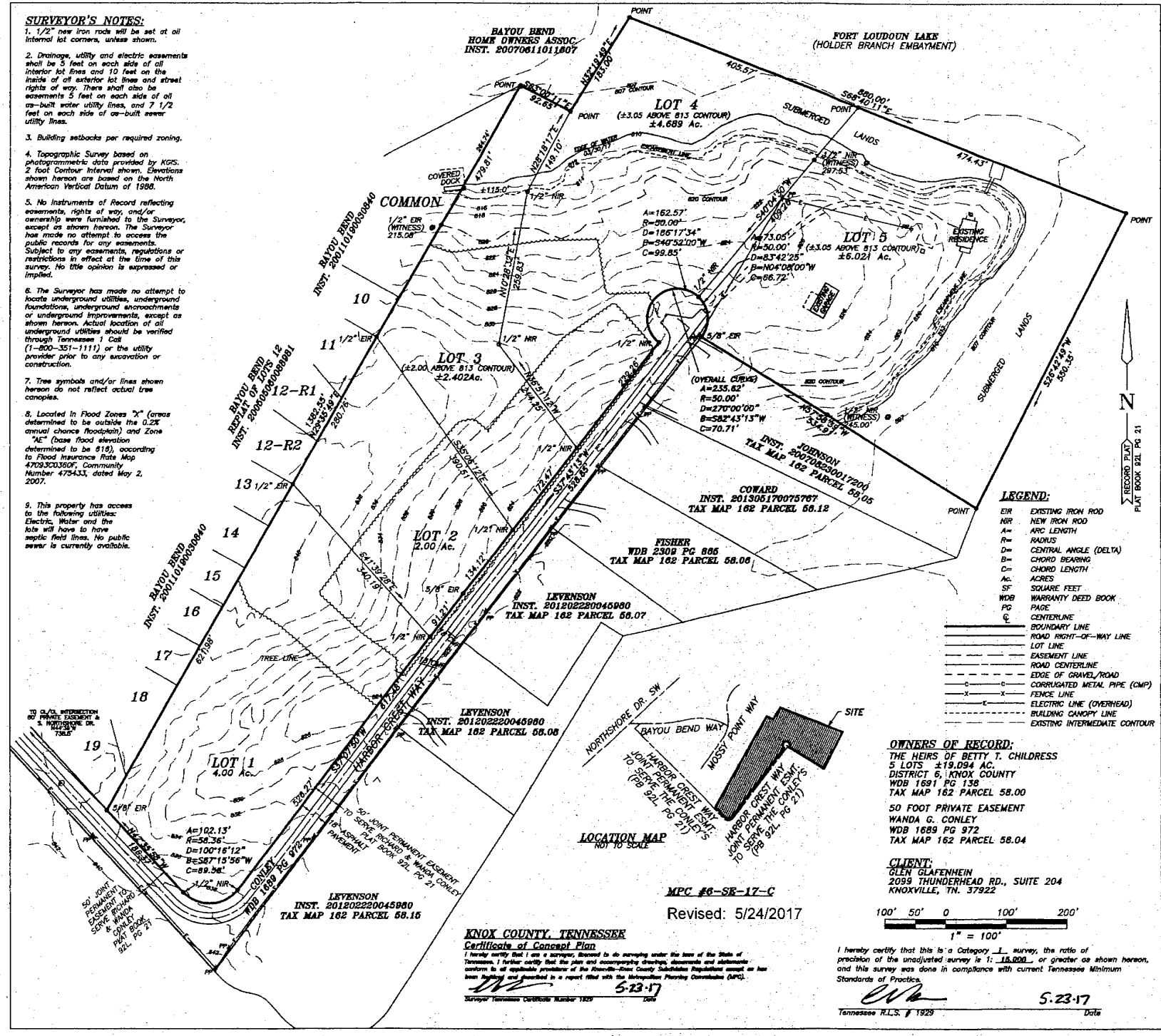
KNOX COUNTY, TN.



SHEET
PS
DESIGNED: _____
DRAWN: **KAS**
CHECKED: **CMR**
DATE: **4/24/17**
SCALE: **1" = 100'**
DRAWING: **6309-PS**
PROJECT NO.: **SEI#6309**

SURVEYOR'S NOTES:

- 1/2" new iron rods will be set at all internal lot corners, unless shown.
- Drainage, utility and electric easements shall be 5 feet on each side of all interior lot lines and 10 feet on the inside of all exterior lot lines and street rights of way. There shall also be easements 5 feet on each side of all as-built water utility lines, and 7 1/2 feet on each side of as-built sewer utility lines.
- Building setbacks per required zoning.
- Topographic Survey based on photogrammetric data provided by KGIS. 2 foot Contour Interval shown. Elevations shown hereon are based on the North American Vertical Datum of 1988.
- No instruments of record reflecting easements, rights of way, and/or ownership were furnished to the Surveyor, except as shown hereon. The Surveyor has made no attempt to access the public records for any easements. Subject to any easements, regulations or restrictions in effect at the time of this survey. No title opinion is expressed or implied.
- The Surveyor has made no attempt to locate underground utilities, underground foundations, underground encroachments or underground improvements, except as shown hereon. Actual location of all underground utilities should be verified through Tennessee 1 Call (1-800-351-1111) or the utility provider prior to any excavation or construction.
- Tree symbols and/or lines shown hereon do not reflect actual tree canopies.
- Located in Flood Zones "X" (areas determined to be outside the 0.2% annual chance floodplain) and Zone "AC" (base flood elevation determined to be 810), according to Flood Insurance Rate Map 470293C0360F, Community Number 475433, dated May 2, 2007.
- This property has access to the following utilities: Electric, Water and the lots will have to have septic field lines. No public sewer is currently available.

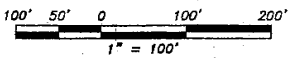


- LEGEND:**
- EIR EXISTING IRON ROD
 - N/R NEW IRON ROD
 - A= RADIUS
 - R= RADIUS
 - Δ= CENTRAL ANGLE (DELTA)
 - B= CHORD BEARING
 - C= CHORD LENGTH
 - AC= ACRES
 - SF SQUARE FEET
 - WDB WARRANTY DEED BOOK
 - PG PAGE
 - CENTERLINE
 - BOUNDARY LINE
 - - - ROAD RIGHT-OF-WAY LINE
 - - - LOT LINE
 - - - EASEMENT LINE
 - - - ROAD CENTERLINE
 - - - EDGE OF GRAVEL/ROAD
 - - - CORRUGATED METAL PIPE (CMP)
 - - - FENCE LINE
 - - - ELECTRIC LINE (OVERHEAD)
 - - - BUILDING CANOPY LINE
 - - - EXISTING INTERMEDIATE CONTOUR

OWNERS OF RECORD:
THE HEIRS OF BETTY T. CHILDRESS
5 LOTS ±19.094 AC.
DISTRICT 6, KNOX COUNTY
WDB 1691 PG 138
TAX MAP 162 PARCEL 58.00
50 FOOT PRIVATE EASEMENT
WANDA G. CONLEY
WDB 1689 PG 972
TAX MAP 162 PARCEL 58.04

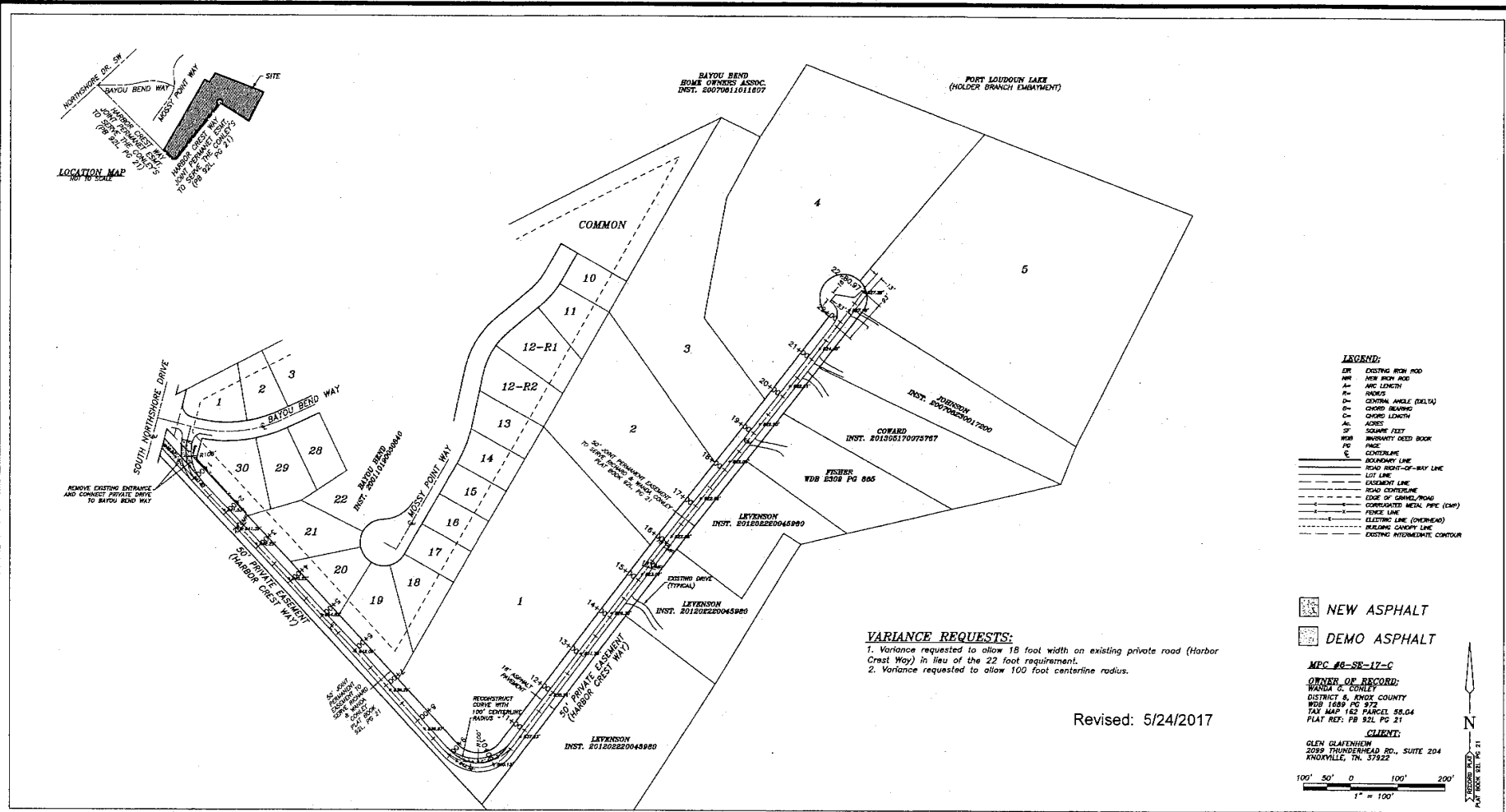
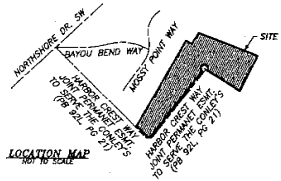
CLIENT:
GLEN GLAFENHEIN
2099 THUNDERBOLT RD., SUITE 204
KNOXVILLE, TN. 37922

MPC #6-SB-17-C
Revised: 5/24/2017



KNOX COUNTY, TENNESSEE
Certificate 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 this plan and accompanying drawings, documents and statements conform to all applicable provisions of the Planning-Zoning Code Subchapter Regulations except as has been amended and approved in a report filed with the Metropolitan Planning Commission (MPC).
Surveyor Tennessee Certificate Number 1829
5-23-17
Date

I hereby certify that this is a Category 1 survey, the ratio of precision of the unadjusted survey is 1:15,000, or greater as shown hereon, and this survey was done in compliance with current Tennessee Minimum Standards of Practice.
5-23-17
Date



- LEGEND:**
- ER EXISTING IRON ROD
 - NR NEW IRON ROD
 - A ARC LENGTH
 - Δ CENTRAL ANGLE (DELTA)
 - C CHORD BEARING
 - CL CHORD LENGTH
 - AL ACROSS
 - SF SQUARE FEET
 - WB WASHINGTON DEED BOOK
 - PD PAGE
 - C CENTERLINE
 - R BOUNDARY LINE
 - RD ROAD RIGHT-OF-WAY LINE
 - L LOT LINE
 - E EASEMENT LINE
 - CR ROAD CENTERLINE
 - DR EDGE OF DRAINAGE ROAD
 - CM CORRUGATED METAL PIPE (CMP)
 - FL FORCE LINE
 - EL ELEVATION LINE (OVERHEAD)
 - BL BUILDING CANOPY LINE
 - CO EXISTING INTERMEDIATE CONTOUR

NEW ASPHALT
DEMO ASPHALT

VARIANCE REQUESTS:
 1. Variance requested to allow 18 foot width on existing private road (Harbor Crest Way) in lieu of the 22 foot requirement.
 2. Variance requested to allow 100 foot centerline radius.

Revised: 5/24/2017

MPC #8-SE-17-C
OWNER OF RECORD:
 WANDA G. CONLEY
 DISTRICT 6, KNOX COUNTY
 W89 1889 PG 812
 TAX MAP 162 PARCEL 58.04
 PLAT REF: PG 821, PG 81

CLIENT:
 GLEN GLAFENHEIM
 2009 THUNDERHEAD RD., SUITE 204
 KNOXVILLE, TN, 37922

1" = 100'

STERLING
 CIVIL ENGINEERING
 CONSULTING
 LAND SURVEYING
 LAND PLANNING

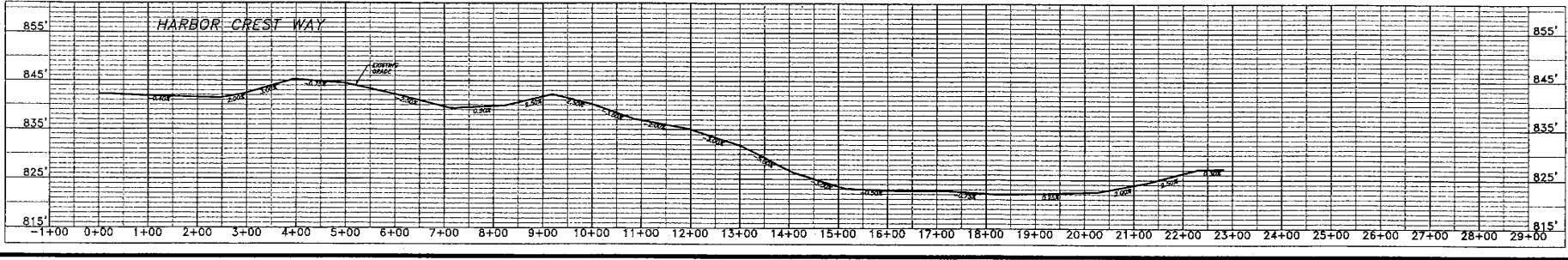
1020 WILLIAM BLOUNT DRIVE
 MARYVILLE, TENNESSEE
 37803-8900

P.O. BOX 4878
 MARYVILLE, TENNESSEE
 37802-4878

PHONE: VOL 994 3905
 FAX: VOL 993 2815
 WWW.STERLING-CE.COM

ROAD IMPROVEMENT PLAN FOR
HARBOR CREST WAY
 LOTS 1-5
 GLEN GLAFENHEIM
 KNOX COUNTY, TN

DATE	BY	REVISIONS



KNOX COUNTY
 DISTRICT 6
 WANDA G. CONLEY
 W89 1889 PG 812
 TAX MAP 162 PARCEL 58.04
 PLAT REF: PG 821, PG 81

CP

DESIGNED: SDJ
 DRAWN: SDJ
 CHECKED: SDJ
 DATE: 5/23/17
 SCALE: 1" = 100'
 DRAWING: 6309-CP
 PROJECT NO: SEI#6309



[MPC Comment] MPC Meeting 6/8 - rezoning request in Choto area

2 messages

Terry Kehne <tkehne@mindspring.com>

Wed, Jun 7, 2017 at 2:30 PM

Reply-To: tkehne@mindspring.com

To: herb@claibornehauling.com, eason.mpc@gmail.com, mgoodwin.mpc@gmail.com, commission@knoxmpc.org, jtocher.mpc@gmail.com

Cc: dkdesmond@aol.com, jalman@charter.net

Dear MPC Commissioners,

I am writing to each commissioner who has provided an email address on the MPC website, as well as the general email address for the MPC. Honestly, in this day and age, I am disappointed that 2/3 of the MPC Commissioners do not provide a direct email address for accessibility.

Although I will be unable to attend the MPC meeting on June 8th due to work responsibilities, I have great concern over two items on your 6/8/17 meeting agenda and would like to express my views on those to you.

I am specifically writing to you concerning two rezoning proposals in the Choto area in District 5 - MPC File # 6-SE-17-C (Childress Property) and MPC Files # 6-A-17-RX and # 6-A-17-SP (Ball Homes). These proposals are requesting new housing density of 4.5 to 5 DU per acre. This is in direct conflict with the Knox County Planning Commission's promise per the revised SW Sector Plan to restrict the development of the Choto Peninsula area to one (1) house per acre. There has been a recent trend of allowing the construction of multiple moderate priced homes unrestricted as to lot size as seen along South Northshore Drive and along Choto Road. This has resulted in significantly increased traffic on a section of Northshore Drive that was not designed to carry that load, and this is a significant safety issue. Traffic between the traffic circle at Choto and Northshore and the traffic circle at Concord and Northshore is extremely heavy, especially during rush hours. and it gets worse with every new home in this area.

When my family relocated to the Channel Point subdivision off of Choto Road in 2004, the low population density and tranquility of the area was the main attraction. This has slowly and steadily deteriorated in the name of "progress" (growth) over my 13 years here. I understand that growth is inevitable and it is unrealistic to expect zero growth. But maintaining the housing density as promised in the SW Sector plan is a reasonable expectation. I am asking that you please honor that commitment of one house per acre when you consider these rezoning requests on June 8th.

I also want to take this opportunity to comment on the lack of representation that our area has on the MPC. Zip codes 37922 and 37923 have over 90,000 residents. Yet no Commissioners on the MPC reside in either of these zip codes. I realize that these positions are by appointment of the mayor, so we have no vehicle to elect representation for us. We are relying on you, the sitting Commissioners to look out for our interests. I ask that you please consider us, the county residents that will feel the most impact, when you consider these zoning requests. Please honor the one home per acre SW Sector Plan commitment.

Thank you for your consideration.

Warmest Regards,

Terry and Laura Kehne, 12247 Channel Point Drive
Knoxville, TN 37922

(865) 675-0018
MPC July 13, 2017



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] FW: MPC Agenda Items 18 & Meeting scheduled June 8, 2017

1 message

Susan Randolph <susanbrandolph@gmail.com>
Reply-To: susanbrandolph@gmail.com
To: commission@knoxmpc.org, john.schoonmaker@knoxcounty.org

Wed, Jun 7, 2017 at 4:17 PM

From: Susan Randolph [mailto:susanbrandolph@gmail.com]
Sent: Wednesday, June 7, 2017 4:12 PM
To: herb@claibornehauling.com; commission@knoxmpc.com; eason.mpc@gmail.com; mgoodwin.mpc@gmail.com; jtocher.mpc@gmail.com
Cc: John.Schoonmaker@knoxcoounty.org; 'John Randolph' <jhrandolph01@gmail.com>
Subject: MPC Agenda Items 18 & Meeting scheduled June 8, 2017

Attn: Herb Anders, Gayle Bustin, Art Clancy, Laura Cole, Mike Crowder, Elizabeth Eason, Mac Goodwin, Rev. Charles Lomax, Jr, Rebecca Longmire, Chris Ooten, Patrick Phillips, Jeffrey Roth, Scott Smith, Charles Thomas, Janice Tocher

Dear Commissioners,

I am writing to request that you deny re-zoning requests for Item 18, Childress Property 19 acres (Northshore Drive/Mont. Cove Blvd.) and Item 35 Ball Homes, LLC 27.3 acres (Northshore Dr/Choto Road at your June 8, 2017 meeting.

I live in Cabot Ridge on Harvey Road just off Northshore drive and have done so for the past 12 years. Northshore traffic has increased in the past three years, since Ball homes started their high density developments, to the point where the road is not safe for travel. Please come and look at the narrow tree lined road where Ball Homes wants to add additional high density neighborhoods – 4.5 to 5 homes per acre!

This development is contrary to the 2015 SW Sector plan that was approved. I ask you – what good is a sector plan if it's not followed?

Not only has Ball Homes built high density developments with no requirements for traffic studies or road improvements, they have also wreaked havoc on the wildlife that used to reside here. Where once there were fields with large, mature trees and woods to provide shelter for the deer, raccoons, skunks, wild turkey and groundhogs, Ball Homes came in and totally leveled the ground, taking everything down to dirt. They have raped and pillaged nature for profit with no thought for the damage they were doing to the ecosystem. Is it necessary to allow them to continue this march through our county with no regard?

Please, I urge you to vote NO to these re-zoning requests.

Sincerely,

Susan Randolph

Susan B. Randolph

susanbrandolph@gmail.com

[865.724.3968](tel:865.724.3968)

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This message was directed to commission@knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: Glen Blafenstein
 Date Filed: 4/24/17 Meeting Date: 6/8/17
 Application Accepted by: Marc Payne
 Fee Amount: ~~1,200.00~~ #500.00 File Number: Subdivision - Concept 6-SE-17-C
 Fee Amount: _____ Related File Number: Development Plan (Use 6-SE-17-C)



PROPERTY INFORMATION

Subdivision Name: Childress Property

Unit/Phase Number: _____

General Location: Term. of Owl Cove 1/2 S. Northshore
See location map

Tract Size: ± 19.094 No. of Lots: 5

Zoning District: District 6

Existing Land Use: _____

Planning Sector: Southwest County

Growth Policy Plan Designation: Planned

Census Tract: 58.12

Traffic Zone: 176

Parcel ID Number(s): 162 058

Jurisdiction: City Council _____ District
 County Commission 5th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Betty Childress (Herr)

Company: _____

Address: 12252 Northshore Dr.

City: Knoxville State: TN Zip: 37934

Telephone: _____

Fax: _____

E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Chris Rosser

Company: Sterling Engineering

Address: 1020 William Blount Dr

City: Maryville State: TN Zip: 37801

Telephone: 865-984-3908

Fax: 865-981-2815

E-mail: cmrosser@sterling.us.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer LCUB

Water _____

Electricity _____

Gas _____

Telephone _____

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): 5 residential lots in Ag Zone

VARIANCE(S) REQUESTED

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

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Chris Rosser

Company: (Same as Above)

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: Shawn D. Carroll

Address: 1020 William Blount Dr.

City: Maryville State: TN Zip: 37801

Telephone: 865-984-3905

Fax: 865-981-2815

Signature: 

Date: 04/24/2017

E-mail: sdc Carroll@sterling-us.com