

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

▶ **FILE #:** 1-SF-17-C **AGENDA ITEM #:** 11  
 1-J-17-UR **AGENDA DATE:** 6/8/2017

POSTPONEMENT(S): 1/12/2017-4/13/2017

▶ **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:**

▶ TABLE as requested by the applicant.

▶ TABLE as requested by the applicant.

**COMMENTS:**

The applicant is proposing to subdivide this 1.87 acre tract into 7 residential lots at a density of 3.74 du/ac. The

property is zoned PR (Planned Residential) and is located on the southwest side of Andes Road, southeast of Ball Camp Pike and north of Wisteria Way.

The applicant has requested this application be tabled.

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.

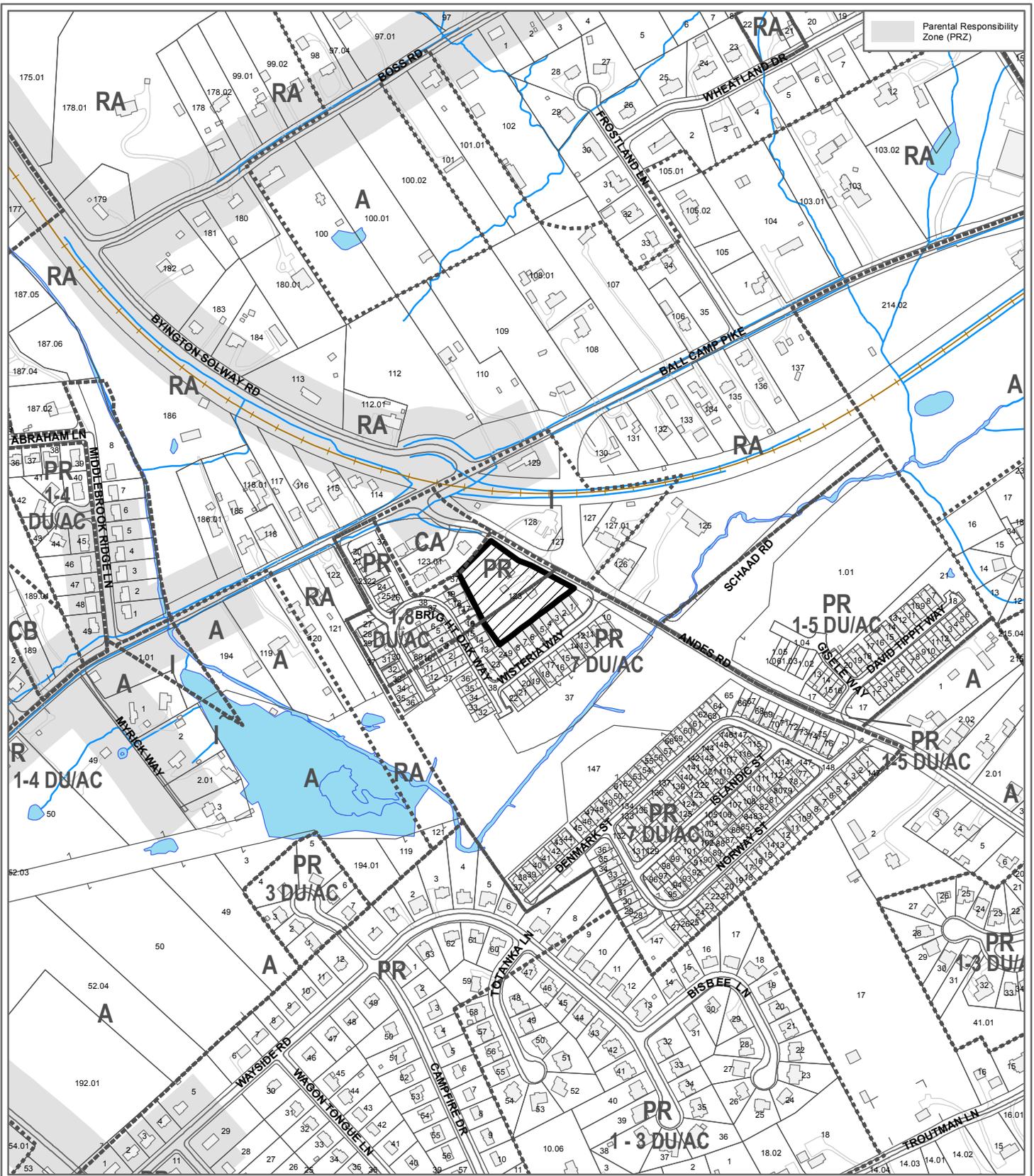
ESTIMATED STUDENT YIELD: 4 (public school children, ages 5-18 years)

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.
- 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 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

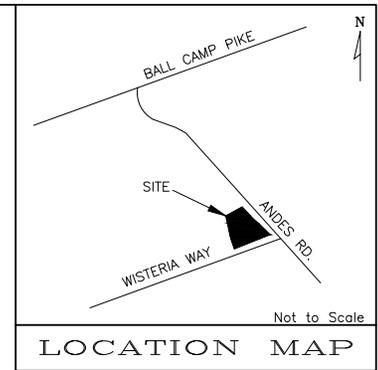
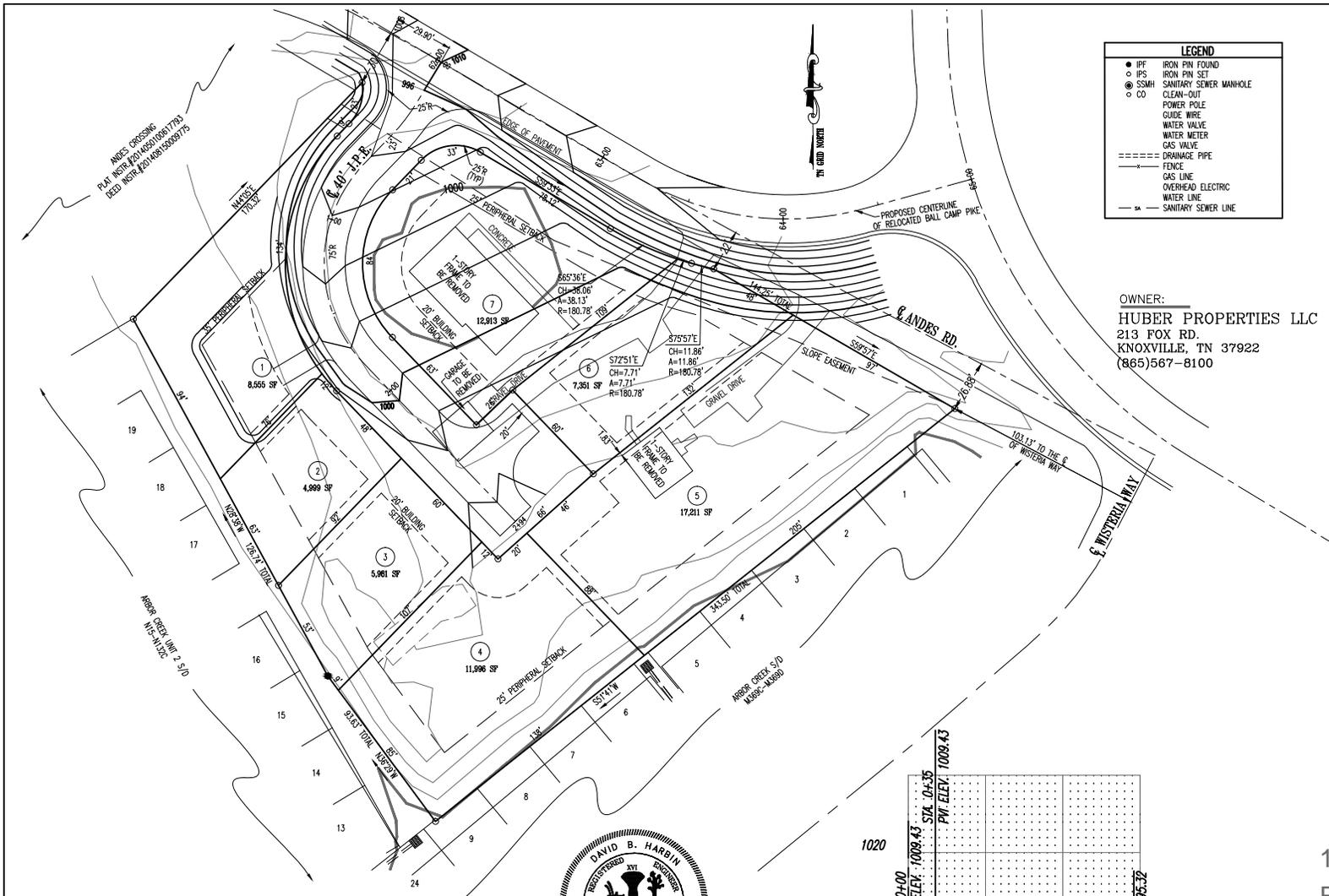


Single family house lots in PR (Planned Residential)

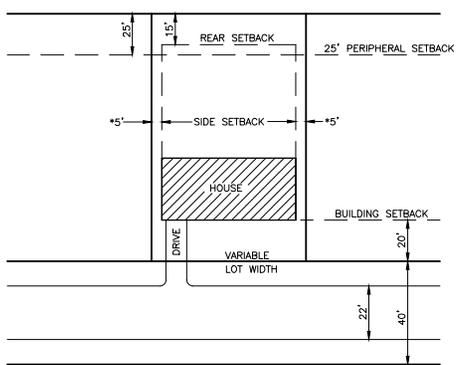
Map No: 91  
Jurisdiction: County

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





- 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.)

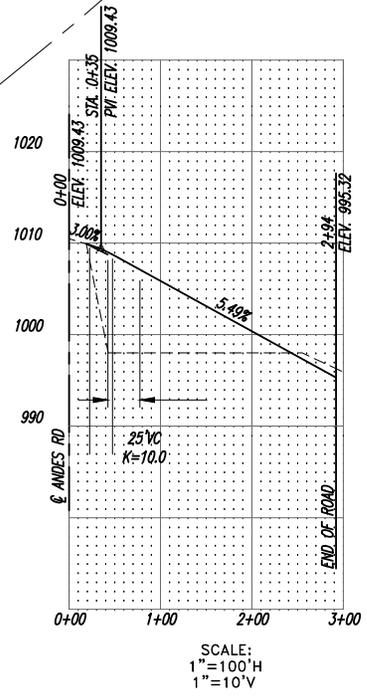
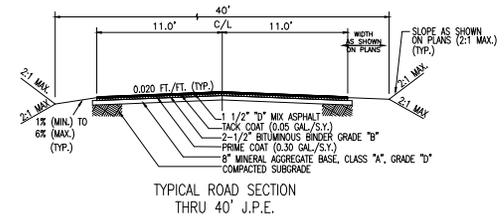


NOTE: A 25' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS (WHERE APPLICABLE)



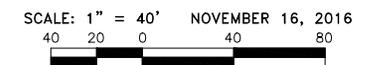
**CERTIFICATION OF CONCEPT PLAN.**  
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX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

REGISTERED ENGINEER \_\_\_\_\_  
TENNESSEE CERTIFICATE NO. \_\_\_\_\_



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

# 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

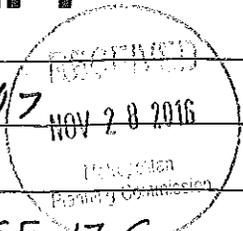
Date Filed: 11/28/16

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

**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)

**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

**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: 11/28/11