

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

▶ **FILE #:** 3-SA-17-C

AGENDA ITEM #: 17

AGENDA DATE: 3/9/2017

▶ **SUBDIVISION:** WESTLAND COVE

▶ **APPLICANT/DEVELOPER:** CLEARWATER PARTNERS, LLC

OWNER(S): John Huber

TAX IDENTIFICATION: 144 02002 & 02003

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 Emory Church Rd

▶ **LOCATION:** South side of Emory Church Rd., east side of I-140.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Sinking Creek

▶ **APPROXIMATE ACREAGE:** 10.37 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land - PR (Planned Residential)

South: Sinking Creek and vacant land - F (Floodway) & PR (Planned Residential)

East: Vacant land and Sinking Creek - F (Floodway) & PR (Planned Residential)

West: I-140 - OS-1 (Open Space Preservation) & F-1 (Floodway)

▶ **NUMBER OF LOTS:** 6

SURVEYOR/ENGINEER: Nathan Silvus

ACCESSIBILITY: Access is via Emory Church Rd., a minor collector street with a 19' pavement width with a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Final plat to identify any required right-of-way dedication in compliance with Major Road Plan for Emory Church Rd.(60' right-of-way required).
4. Final plat to include the sight distance easement and restrictions across Lots 2-6 as identified on the Concept Plan.
5. 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) District.

COMMENTS:

The applicant is proposing to subdivide this 10.37 acre tract into six (6) detached residential lots. This property which is zoned A (Agricultural) is located on the south side of Emory Church Rd., and on the east side of I-140. The A (Agricultural) zoning district has a minimum lot size requirement of one acre with a minimum lot width requirement of 100'. All proposed lots have at least one acre of land area above the 813 contour (summer pool level for the lake).

The proposed subdivision includes a sight distance easement area with restrictions along the Emory Church Rd. frontage in order to maintain 480' of sight distance in both directions along Emory Church Road at driveway locations.

ESTIMATED TRAFFIC IMPACT: 78 (average daily vehicle trips)

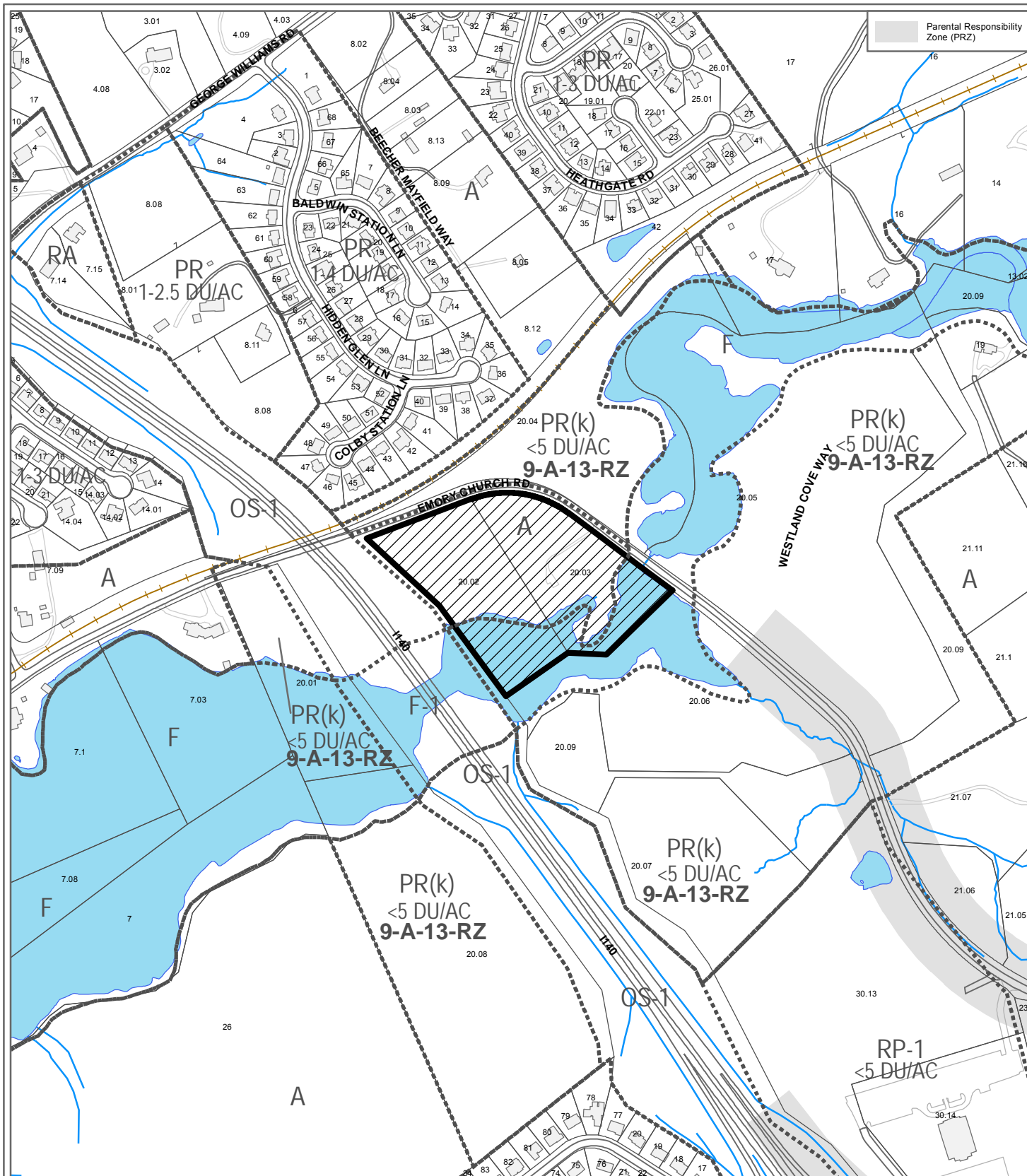
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

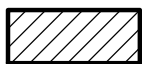
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 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.



**3-SA-17-C
CONCEPT PLAN**

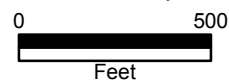
Subdivision: Westland Cove

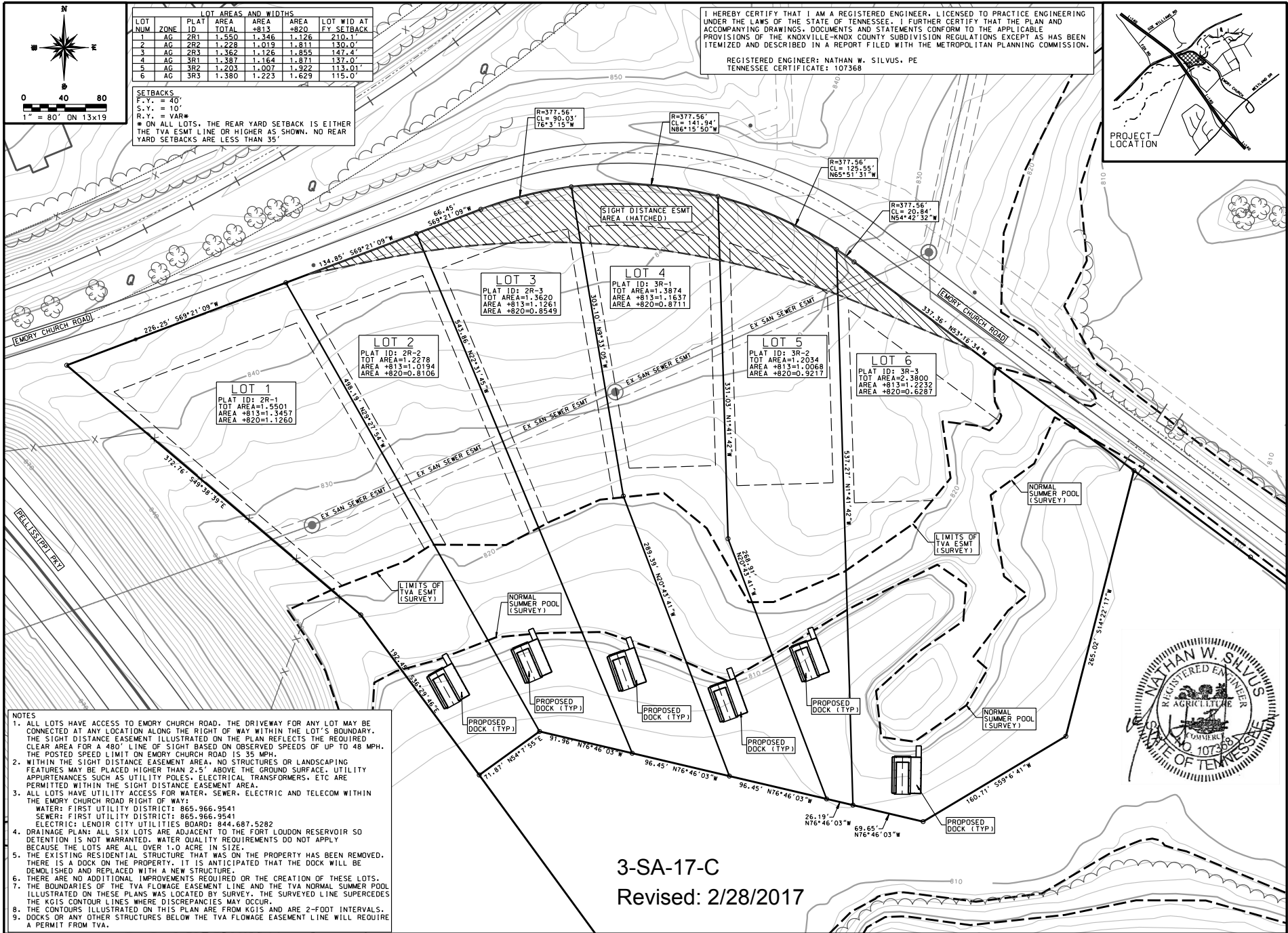


Approval of Concept Plan

Original Print Date: 2/15/2017
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 144
 Jurisdiction: County

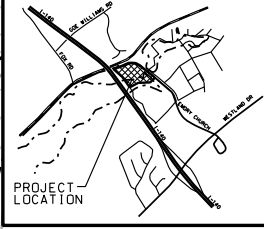




LOT AREAS AND WIDTHS						
LOT NUM	ZONE	PLAT ID	AREA TOTAL	AREA +813	AREA +820	LOT WID AT FY SETBACK
1	AG	2R-1	1,550	1,346	1,126	210.1'
2	AG	2R-2	1,228	1,019	1,811	130.0'
3	AG	2R-3	1,362	1,126	1,855	147.4'
4	AG	3R-1	1,387	1,164	1,871	137.0'
5	AG	3R-2	1,203	1,007	1,322	113.0'
6	AG	3R-3	1,380	1,223	1,652	115.0'

SETBACKS
 F.Y. = 40'
 S.Y. = 10'
 R.Y. = VAR*
 * ON ALL LOTS, THE REAR YARD SETBACK IS EITHER THE TVA ESMT LINE OR HIGHER AS SHOWN. NO REAR YARD SETBACKS ARE LESS THAN 35'

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 THE 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: NATHAN W. SILVUS, PE
 TENNESSEE CERTIFICATE: 107368



- NOTES**
- ALL LOTS HAVE ACCESS TO EMORY CHURCH ROAD. THE DRIVEWAY FOR ANY LOT MAY BE CONNECTED AT ANY LOCATION ALONG THE RIGHT OF WAY WITHIN THE LOT'S BOUNDARY. THE SIGHT DISTANCE EASEMENT ILLUSTRATED ON THE PLAN REFLECTS THE REQUIRED CLEAR AREA FOR A 480' LINE OF SIGHT BASED ON OBSERVED SPEEDS OF UP TO 48 MPH. THE POSTED SPEED LIMIT ON EMORY CHURCH ROAD IS 35 MPH.
 - WITHIN THE SIGHT DISTANCE EASEMENT AREA, NO STRUCTURES OR LANDSCAPING FEATURES MAY BE PLACED HIGHER THAN 2'-5" ABOVE THE GROUND SURFACE, UTILITY APPURTENANCES SUCH AS UTILITY POLES, ELECTRICAL TRANSFORMERS, ETC ARE PERMITTED WITHIN THE SIGHT DISTANCE EASEMENT AREA.
 - ALL LOTS HAVE UTILITY ACCESS FOR WATER, SEWER, ELECTRIC AND TELECOM WITHIN THE EMORY CHURCH ROAD RIGHT OF WAY:
 WATER: FIRST UTILITY DISTRICT: 865.966.9541
 SEWER: FIRST UTILITY DISTRICT: 865.966.9541
 ELECTRIC: LENOIR CITY UTILITIES BOARD: 844.687.5282
 - DRAINAGE PLAN: ALL SIX LOTS ARE ADJACENT TO THE FORT LOUDON RESERVOIR SO DETENTION IS NOT WARRANTED. WATER QUALITY REQUIREMENTS DO NOT APPLY BECAUSE THE LOTS ARE ALL OVER 1.0 ACRE IN SIZE.
 - THE EXISTING RESIDENTIAL STRUCTURE THAT WAS ON THE PROPERTY HAS BEEN REMOVED. THERE IS A DOCK ON THE PROPERTY. IT IS ANTICIPATED THAT THE DOCK WILL BE DEMOLISHED AND REPLACED WITH A NEW STRUCTURE.
 - THERE ARE NO ADDITIONAL IMPROVEMENTS REQUIRED OR THE CREATION OF THESE LOTS.
 - THE BOUNDARIES OF THE TVA FLOWAGE EASEMENT LINE AND THE TVA NORMAL SUMMER POOL ILLUSTRATED ON THESE PLANS WAS LOCATED BY SURVEY. THE SURVEYED LINE SUPERCEDES THE KGIS CONTOUR LINES WHERE DISCREPANCIES MAY OCCUR.
 - THE CONTOURS ILLUSTRATED ON THIS PLAN ARE FROM KGIS AND ARE 2-FOOT INTERVALS.
 - DOCKS OR ANY OTHER STRUCTURES BELOW THE TVA FLOWAGE EASEMENT LINE WILL REQUIRE A PERMIT FROM TVA.

3-SA-17-C
 Revised: 2/28/2017



DATE	
BY	
REVISIONS:	
NO.	
PREPARED FOR:	CLEAR WATER PARTNERSHIP 213 FOX ROAD KNOXVILLE, TN 37922
PROJECT:	Westland Cove PARCEL ID: 194-02002 & 194-02001 IMPROV: 10.37 ACRES
OWNER:	CLEAR WATER PARTNERS 213 FOX ROAD KNOXVILLE, TN 37922 865.966.9541
ENGINEER:	SEE NATHAN W. SILVUS, P.E. 186 NANTASSET ROAD KNOXVILLE, TN 37922 865.448.0801
DATE:	01-18-2017
DATE:	C3.1
	LOTS 1-6 LAYOUT

SUBDIVISION - CONCEPT

Name of Applicant: ClearWater Partners, LLC
Date Filed: 1/20/2017 Meeting Date: March 9, 2017
Application Accepted by: Thomas Brechler
Fee Amount: \$680.00 File Number: Subdivision - Concept 3-SA-17-C
Fee Amount: — Related File Number: Development Plan —

PROPERTY INFORMATION

Subdivision Name: Westland Cove

Unit/Phase Number: _____

General Location: South side of Emory Church Rd, east of I-140

Tract Size: 10.37 ac. No. of Lots: 6

Zoning District: A + F

Existing Land Use: A9 ~~SP~~

Planning Sector: Southwest County

Growth Policy Plan Designation: _____

Census Tract: 57.07

Traffic Zone: 234

Parcel ID Number(s): 144 02002 + 02003

Jurisdiction: City Council _____ District
 County Commission 5 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: John Ueber

Company: Clear Water Partners, LLC

Address: P.O. Box 2303 F

City: Knoxville State: TN Zip: 37933

Telephone: 865-966-1600

Fax: _____

E-mail: John@SouthChemSignature.net

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT Name: NATHAN SILVUS, PE

Company: SEC

Address: 1815 NANTASKET RD

City: KNOXVILLE State: TN Zip: 37922

Telephone: 865-414-0524

Fax: N/A

E-mail: NATHAN@SILVUS.US

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer FWD

Water FWD

Electricity LCNB

Gas N/A

Telephone _____

APPLICATION CORRESPONDENCE

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

PLEASE PRINT Name: Same as above

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

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. _____
Justify variance by indicating hardship: N/A

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: John Huber

Address: P.O. Box 23038

City: Knoxville State: TN Zip: 37932

Telephone: 865-966-1600

Fax: _____

Signature: 

Date: 1-19-17

E-mail: John@southernsignature.net