

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

▶ **FILE #:** 12-SD-17-C **AGENDA ITEM #:** 6
 POSTPONEMENT(S): 12/14/2017 **AGENDA DATE:** 2/8/2018

▶ **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 March 8, 2018 MPC meeting as requested by the applicant.**

The applicant has requested a postponement in order to modify the concept plan based on the requested rezoning from A (Agricultural) to PR (Planned Residential) (1-F-18-RZ) and to incorporate additional property into the subdivision.

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.

ESTIMATED TRAFFIC IMPACT: 54 (average daily vehicle trips)

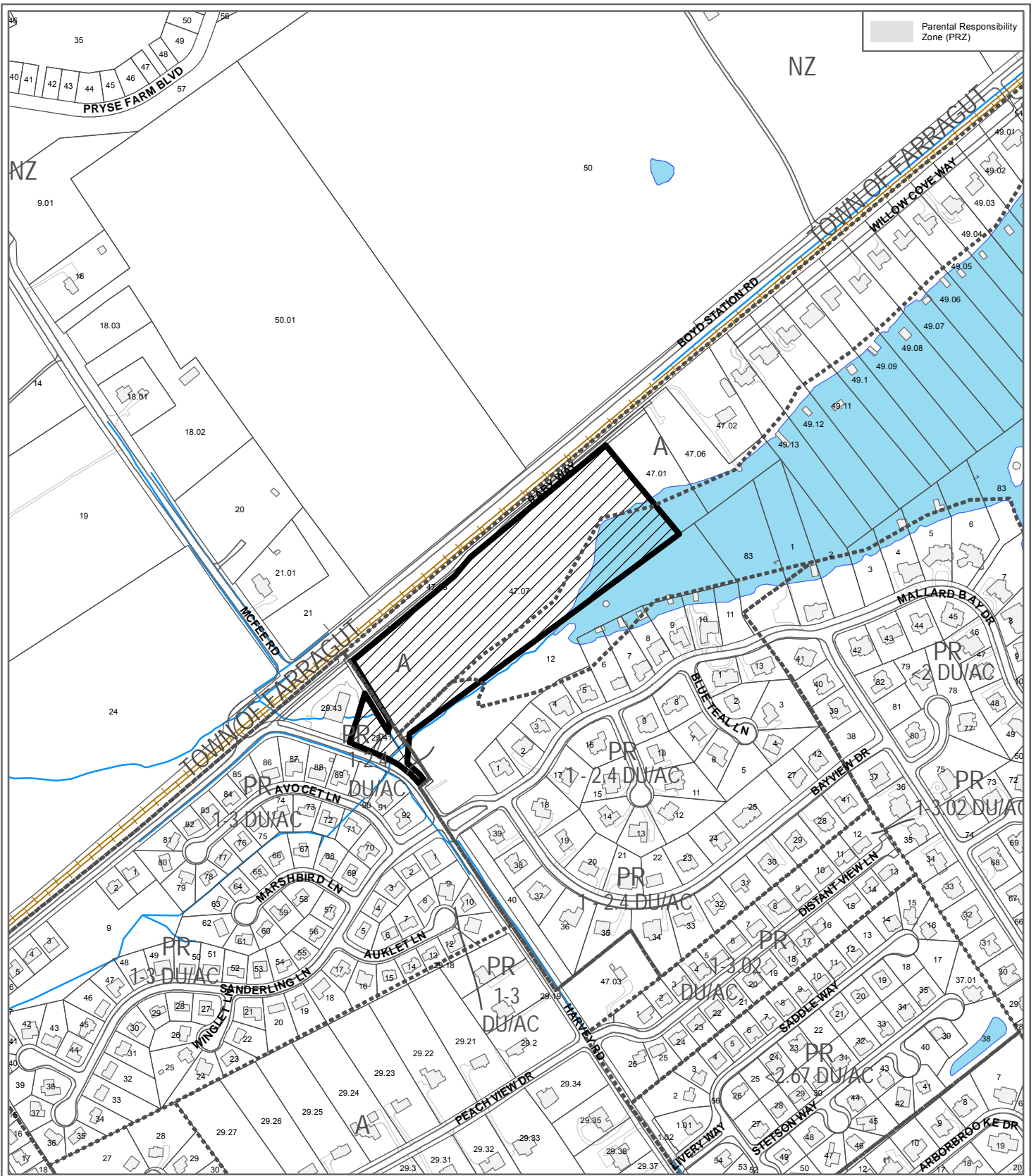
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

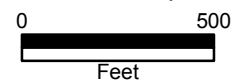
Subdivision: Cornerstone Cove



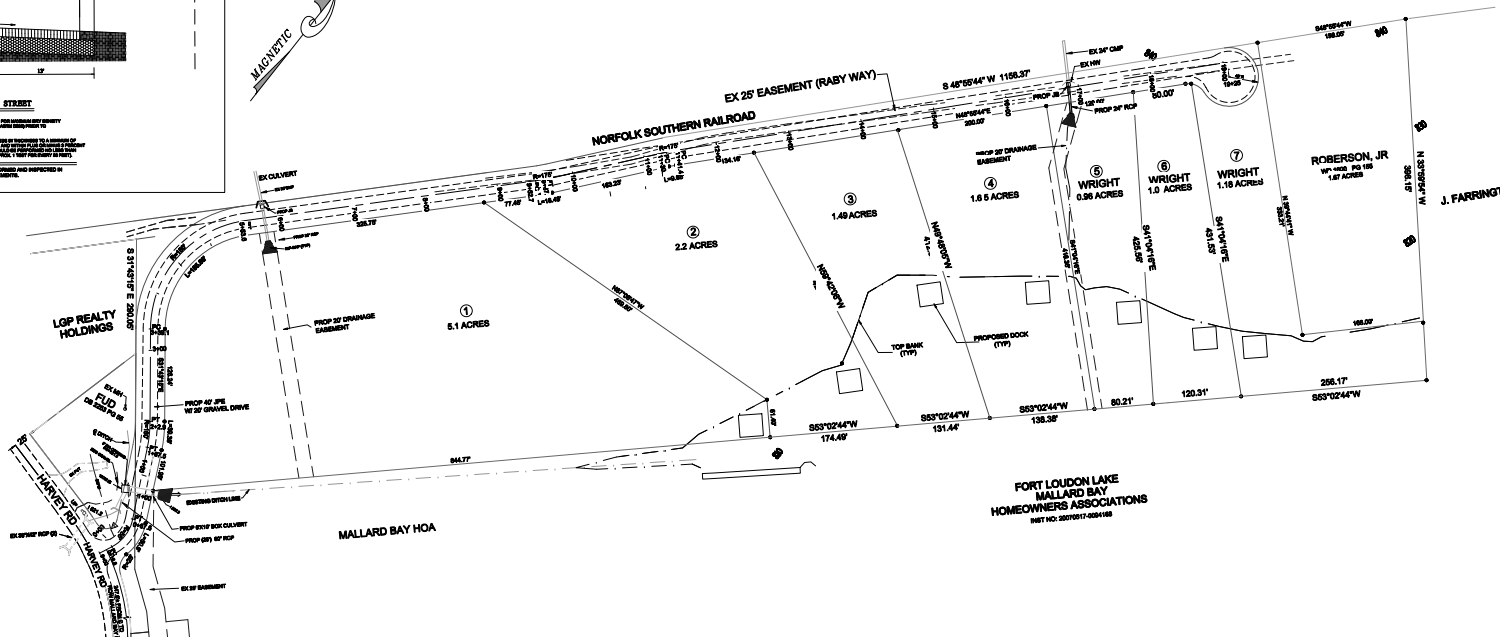
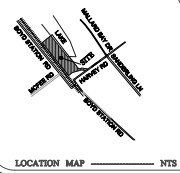
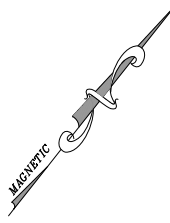
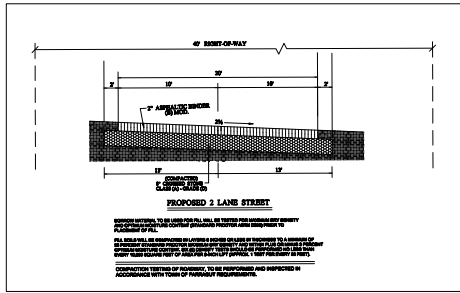
Approval of Concept Plan

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**
- ⊙ SMH SANITARY SEWER MANHOLE
 - ⊙ PMH PHONE MANHOLE
 - ⊙ WMH WATER MANHOLE
 - ⊙ SMH STORM DRAIN MANHOLE
 - ▣ CB CATCH BASIN
 - ⊙ SP SERVICE POLE
 - ⊙ PJP POWER POLE
 - ⊙ W GW GUY WIRE
 - ⊙ FH FIRE HYDRANT
 - ⊙ N IRRIGATION VALVE
 - ⊙ MW MONITOR WELL
 - ⊙ WM WATER METER
 - ⊙ LS LIGHT STANDARD
 - ⊙ SP STAND PIPE
 - ⊙ EL ELECTRIC BOX
 - ⊙ SP GAS METER
 - ⊙ FL FLOOD LIGHT
 - ⊙ IR(O) IRON ROD (OLD)
 - ⊙ IR(N) IRON ROD (NEW)
 - ⊙ CMP CORRUGATED METAL PIPE
 - ⊙ RCP REINFORCED CONCRETE PIPE
 - W WATER LINE
 - G GAS LINE
 - OE OVERHEAD ELECTRIC
 - UE UNDERGROUND ELECTRIC
 - OP OVERHEAD PHONE LINE
 - UP UNDERGROUND PHONE LINE
 - DU OVERHEAD UTILITY LINE
 - LU UNDERGROUND UTILITY LINE
 - ND NATURAL DRAINAGE

- VARIANCE REQUEST:**
- ROAD WIDTH FROM 26' TO 20' FOR PRIVATE DRIVE.

12-SD-17-C
Revised: 1/24/2018

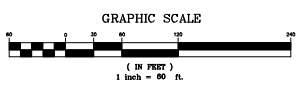
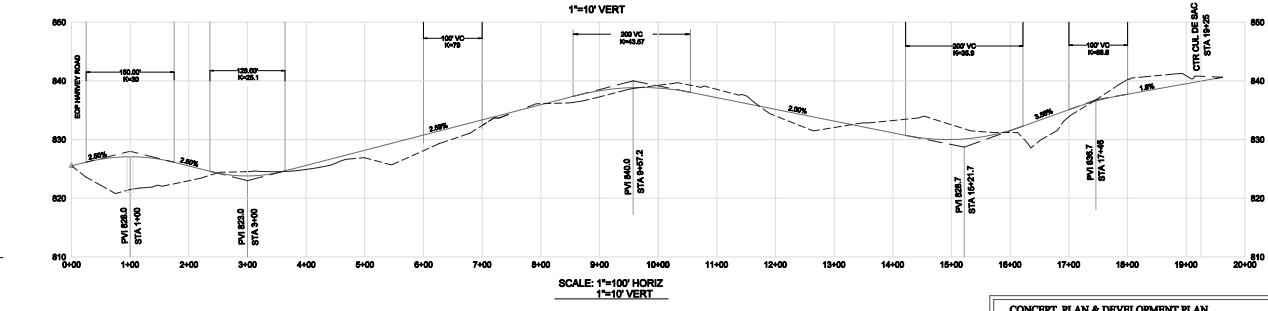
- SITS UTILITIES**
- SANITARY SEWER : FUD
 - WATER : FUD
 - ELECTRIC : E.U.D.
 - GAS : E.I.B.
 - TELEPHONE : BELL/ROUTE
 - CABLE : COMCAST

- SITE NOTES**
- CORNER MONUMENTS AS SHOWN HEREON
 - VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - 10' UTILITY AND DRAINAGE EASEMENT INSIDE ALL EXTERIOR BOUNDARY LINES, IF EACH SIDE ALL INTERIOR LOT LINES, EXCEPT UNDER BUILDINGS.
 - DEED REFERENCE: 20000229-0093105
 - PROPERTY SHOWN ON CLT 162, PARCELS 47.01, 47.06, 47.07, 47.08 & PART 29.41
 - PROPERTY ZONED: A (PV) PENDING
 - TOTAL AREA OF SUBDIVISION: 16.28 ACRES
 - TOTAL PROPOSED LOTS: 7
 - PROPERTY SUBJECT TO ALL APPLICABLE EASEMENTS, SETBACKS AND RESTRICTIONS OF RECORD.
 - BEARINGS SHOWN HEREON ARE MAGNETIC AND NOT RELATED TO U.S.G.S. DATUM.
 - ALL LOTS TO HAVE ACCESS TO INTERNAL ROAD SYSTEM ONLY.
 - COMPACTION TESTING OF ROADWAY, TO BE PERFORMED AND INSPECTED IN ACCORDANCE WITH KNOX COUNTY REQUIREMENTS.
 - A PROP 27 DRAINAGE EASEMENT TO BE 10' EITHER SIDE OF STORM PIPES AS INSTALLED.
 - 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 so, and that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Tennessee-Knox County Subdivision Regulations except as has been amended and described in a report filed with the Metropolitan Planning Commission.



- OWNER PARCEL: 47.06 & 47.01**
KENNELL WRIGHT
8901 HOBBSHUBS DRIVE
KNOXVILLE, TENNESSEE 37922
- OWNER PARCEL: 47.07**
JASON C. RABY
4819 SUNFLOWER RD APT 70
KNOXVILLE, TENNESSEE 37909
- OWNER PARCEL: 29.41**
FIRST UTILITY DISTRICT
PO BOX 22380
KNOXVILLE, TENNESSEE 37922
- DEVELOPER**
STEVE METZEL
121 ANCELOX LANE
ANDERSONVILLE, TN 37915
865-384-8124

Surveyor
Term. Reg. No. 769

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: HANTRY ROAD
PROPERTY SHOWN ON CLT 162, PARCELS 47.01, 47.06, 47.07 & PART 29.41

DRAWN BY: REL
APPROVED BY: REL
DATE: 10-24-2017
NEXT REGISTRATION: 01-20-2019
SCALE: 1"=60'
5645 CP

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 ~

PROPERTY INFORMATION

Subdivision Name: Cornerstone Cove

Unit/Phase Number: NA

General Location: S. Sidg. Raby Ln North of Harvey Rd

Tract Size: 10.6 ac No. of Lots: 4

Zoning District: A

Existing Land Use: Vacant

Planning Sector: SW County

Growth Policy Plan Designation: Planned

Census Tract: 58.12

Traffic Zone: 243

Parcel ID Number(s): 16204707

Jurisdiction: City Council _____ District
 County Commission WG District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer FUD

Water FUD

Electricity LCUB

Gas KUB

Telephone Bell South

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)

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Steve Bethel (option)

Company: _____

Address: 121 Anchor Ln

City: Andersonville State: TN Zip: 37705

Telephone: 384-8124

Fax: _____

E-mail: _____

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Richard LeMay

Company: LeMay and Associates

Address: 10816 Kingston Pike

City: Knoxville State: TN Zip: 37934

Telephone: 671-0183

Fax: 671-0213

E-mail: rlemay@lemayassociates.com

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: (Surveyor)

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

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