

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

▶ **FILE #:** 12-SD-17-C **AGENDA ITEM #:** 6
 3-D-18-UR (REVISED) **AGENDA DATE:** 3/8/2018

POSTPONEMENT(S): 12/14/2017-2/8/2018

▶ **SUBDIVISION:** CORNERSTONE COVE

▶ **APPLICANT/DEVELOPER:** STEVE BETHEL

OWNER(S): Steve Bethel

TAX IDENTIFICATION: 162 04701, 04706, 04707, 04708 AND PART OF [View map on KGIS](#)
 02941 AND 04702

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:** 15.27 acres

▶ **ZONING:** PR (Planned Residential) pending & 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: Residences - A (Agricultural)
 West: Convenience store and utility substation - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 7

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:**

1. Horizontal curve variance at STA 0+50, from 250' to 55'.
2. Horizontal curve variance at STA 2+20, from 250' to 180'.
3. Horizontal curve variance at STA 3+39.1, from 250' to 150'.
4. Broken back curve tangent variance at STA 0+67, from 150' to 100.5'.
5. Cul-de-sac transition radius variance for right-of-way and edge of pavement, from 75' to 25'
6. Variance to allow an access easement to serve as a legal access connection between a private right-of-way/street and a public street (Harvey Rd.)

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-6 because the existing site and access conditions restrict compliance with the

Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 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 (County Ord. 91-1-102).
3. Construction of the private right-of-way/street with a pavement width of 20' meeting all public street standards as required by the Subdivision Regulations.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation, the Tennessee Valley Authority, and U.S. Army Corps of Engineers.
6. Certification on the final plat by the applicant's surveyor that there is sight distance at the intersection of the proposed private right-of-way/street with Harvey Rd. that meets or exceeds the minimum requirement of the Subdivision Regulations.
7. Placing a note on the final plat that all lots in this subdivision, including the Robertson property will have legal access to the private right-of-way/street that is being constructed as part of this project.
8. When the private right-of-way/street is completed and access is provided to all lots, the existing asphalt driveway running along the northern side of tax parcel 162-02943 shall be removed and a physical barrier shall be added to prohibit vehicular access out to the Harvey Rd./Boyd Station Rd intersection.
9. Prior to final plat approval, obtaining from the First Utility District of Knox County an access easement for the purpose of constructing the private right-of-way/street as shown on this concept plan across the First Utility District of Knox County property (Tax Parcel 162-02941) out to Harvey Rd.
10. Prior to final plat certification, recording the required access easement across the First Utility District of Knox County property.
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the private right-of-way/street, common area and drainage system.
12. As required by the Subdivision Regulations, submitting the certification of design plan approval form to Planning Commission staff as a part of the final plat review process.

► **APPROVE the request for up 7 detached dwellings and reduction of the peripheral boundary setback along the eastern boundary of lot #7 from 35' to 15' as shown on the concept plan subject to 2 conditions.**

1. Prior to final plat approval, the Knox County Commission approving the rezoning of this site (1-F-18-RZ) to PR (Planned Residential) at a density high enough to meet or exceed the development density proposed by this concept plan/use on review.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval in the PR (Planned Residential) Zone and the general criteria for approval of a use on review

COMMENTS:

The applicant is proposing to subdivide this 15.27 acre site into 7 detached residential lots. The property which is currently zoned A (Agricultural) and F (Floodway) is located on the southeast side of Raby Way, northeast of Harvey Rd. The proposal is to resubdivide 3 existing lots into the 7 lots. On August 11, 2016, The Planning Commission recommended approval of the rezoning of this site to PR (Planned Residential) at a density of up to 2 du/ac at the February 8, 2018 meeting. The Knox County Commission will consider the rezoning request on March 26, 2018. The 15.27 acre site includes approximately 11.53 acres that would be rezoned PR with the remaining 3.74 acres being zoned F (Floodway). The density for the proposed subdivision within the PR zoned property will be 0.607 du/ac. The property boundaries for the lots extend out into Fort Loudon Lake. The concept plan identifies both the 813' contour which is the summer lake level established by the Tennessee Valley Authority (TVA), and the TVA flowage easement which is the 820' contour in this area.

The proposed lots will be served by a private right-of-way/street (formerly called a Joint Permanent Easement) with a 20' pavement width within a 40' right-of-way. The private street is required to meet public street design standards. Under the recently amended Subdivision Regulations the Planning Commission can approve the 20' pavement width within the 40' right-of-way.

In order to provide the private right-of-way/street access out to Harvey Rd., the applicant must obtain an access easement across property owned by the First Utility District of Knox County (Tax Parcel 162-02941). The Board of the First Utility District of Knox County has agreed to allow access across their property once

they approve the plan configuration for crossing their property (See attached letter).

The Planning Commission has previously considered concept plans for this property back in 2015 and 2016.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development at a density of 0.607 du/ac is compatible with other development that has occurred in this area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the subdivision has direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential use. The PR zoning (1-F-18-RZ) recommended for approval by the Planning Commission will allow consideration of a development density of up to 2.0 du/ac . The actual proposed development of 0.607 du/ac is consistent with the Sector Plan and the recommended zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.

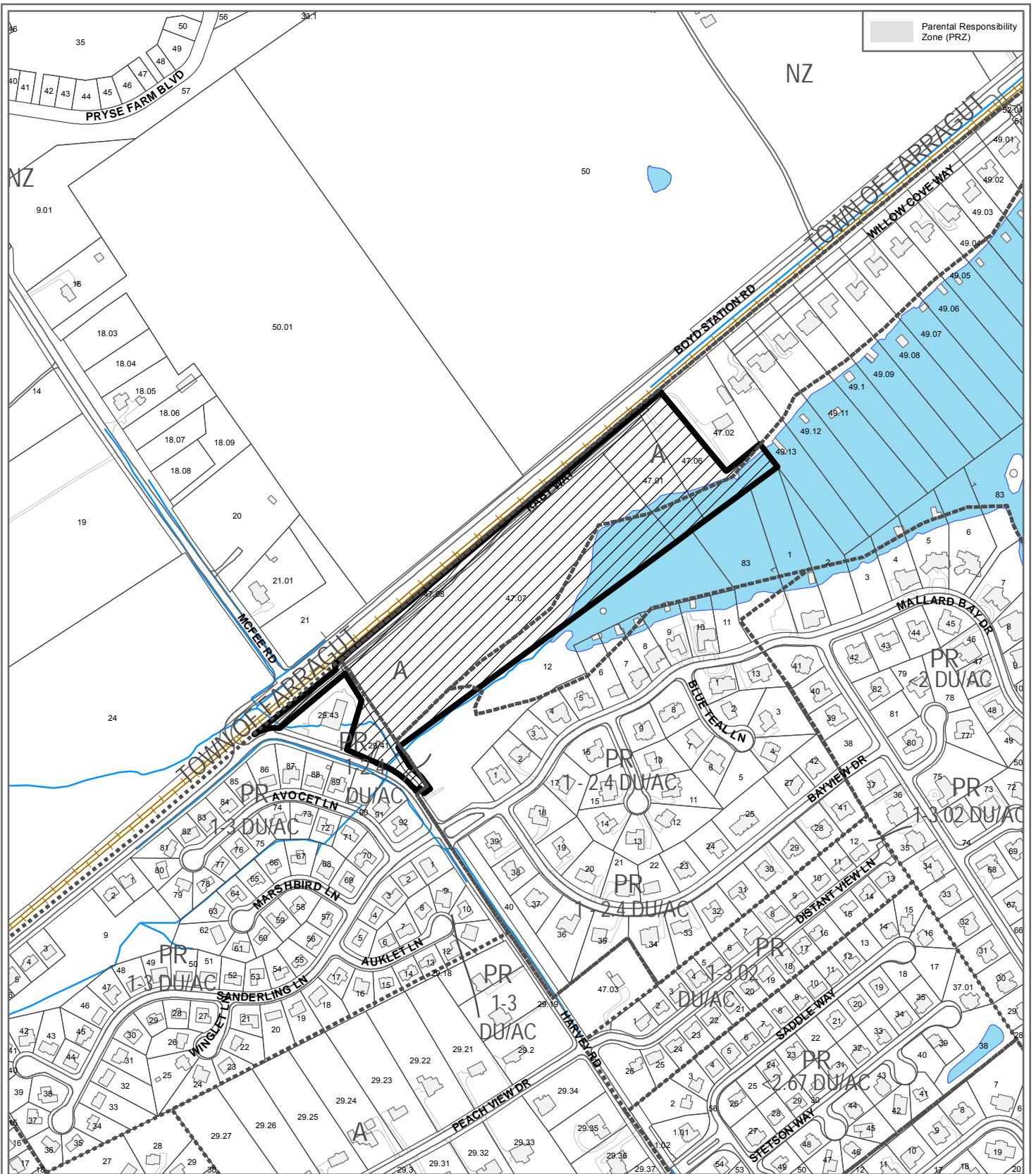
ESTIMATED STUDENT YIELD: 3 (public school children, ages 5-18 years)

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 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.



**12-SD-17-C / 3-D-18-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential), F (Floodway) and PR pending

Original Print Date: 2/15/2018

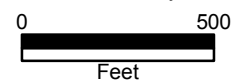
Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Bethel, Steve
Undefined

Map No: 162

Jurisdiction: County





Where community comes first.

04 January 2018

12-SD-17-C / 3-D-18-UR

Metropolitan Planning Commission
City-County Building | Suite 403
400 Main Street
Knoxville, Tennessee 37902

Subject: CLT 162 Parcel 29.41
Access Easement

To whom It Concerns:

The First Utility District of Knox County (FUD) is the owner of the above referenced tract. In order to facilitate access and development of the "land locked" tract CLT 162 Parcel 47.07, the First Utility District of Knox County Board of Commissioners authorized the General Manager to execute, at his discretion, the necessary documents to provide such easement to the tract. This authorization was granted during the Board of Commissioners Meeting on September 21, 2016. Consequently, it is the intent of FUD and its General Manager to grant easement upon its satisfactory review and approval of a plan configuration for crossing our said tract. Please contact me if additional information is needed with regards to this item.

Sincerely;

First Utility District
Of Knox County

A handwritten signature in black ink, appearing to read "Troy A. Wedekind".

Troy A. Wedekind, PE
Engineering Department



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

[MPC Comment] Cornerstone Cove

1 message

Kendell W right <kendellwright@gmail.com>

Mon, Feb 19, 2018 at 10:54 AM

Reply-To: kendellwright@gmail.com

To: tom.brechko@knoxmpc.org

Cc: jcwright@gmail.com, Josh Cell <joshua.a.wright@gmail.com>, commission@knoxmpc.org

Dear Tom,

I am writing in reference to the proposed development of Cornerstone Cove referenced as 12-SD-17-C and 3-D-18-UR and otherwise known as item number six (6) on the March 8, 2019 agenda.

I am in support of the concept plan as proposed by Vertex and Steve Bethel. The developer and I have reached an agreement and I look forward to working with him to make this a successful project.

Thanks,

Kendell Wright

865-386-8736

kendellwright@gmail.com

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This message was directed to commission@knoxmpc.org

SUBDIVISION - CONCEPT



Name of Applicant: Steve Bethel

Date Filed: 10-30-2017 Meeting Date: (12/14/17) 3/8/18

Application Accepted by: M. Payne Thomas Brackbo

Fee Amount: (500) paid previously File Number: Subdivision - Concept ✓ (12-50-17-C)

Fee Amount: \$1200.00 Related File Number: Development Plan 3-D-18-UR
\$700.00 - balance

PROPERTY INFORMATION

Subdivision Name: Cornerstone Cove

Unit/Phase Number: NA

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

Tract Size: 15.28 ac No. of Lots: 7

Zoning District: PR and F pending

Existing Land Use: Vacant

Planning Sector: SW County

Growth Policy Plan Designation: Planned

Census Tract: 58.12

Traffic Zone: 243

Parcel ID Number(s): 162-04707
04701, 04706, 04708 and part of 02941

Jurisdiction: City Council _____ District
 County Commission 5 District

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

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer FUD

Water FUD

Electricity LCUB

Gas TCUB

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)

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: [Signature]

Fax: 671-0213

Date: 10-30-17

E-mail: rlemay@lemayassociates.com

FAR:
R-1

FAR:
R-2

FAR:
R-1

FAR:
A

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1-3 DU/AC

PR
1-2.4 DU/AC

PR
1-3.02 DU/AC

PR
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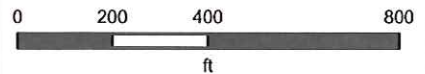
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Letter Portrait

Printed: 1/24/2018 at 2:37:01 PM

Knoxville - Knox County - KUB Geographic Information System



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KNOXVILLE-KNOX COUNTY
M P C
 METROPOLITAN
 PLANNING
 COMMISSION
T E N N E S S E E
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

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 Fee Amount: ~ Related File Number: Development Plan ~

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North of Harvey Rd
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 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

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 E-mail: _____

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USE ON REVIEW No Yes
 Approval Requested:
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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