

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 12-SD-17-C **Related File Number:** 3-D-18-UR
Application Filed: 10/30/2017 **Date of Revision:**
Applicant: STEVE BETHEL

PROPERTY INFORMATION

General Location: Southeast side of Raby Way, northeast side of Harvey Rd.
Other Parcel Info.:
Tax ID Number: 162 04701, 04706, 04707, OTHER: 04708 AND PART O **Jurisdiction:** County
Size of Tract: 15.27 acres
Accessibility: Access is via Harvey Rd., a major collector street with a pavement width of 19' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: 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)
Proposed Use: Detached Residential Subdivision **Density:** 0.607 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 Harvey Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) pending & F (Floodway)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cornerstone Cove

No. of Lots Proposed: 7 No. of Lots Approved: 0

Variations Requested:

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.)

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): 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.

Staff Recomm. (Full):

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.

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.

Action: Approved **Meeting Date:** 3/8/2018

- Details of Action:**
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 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.
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Summary of Action: 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.

Date of Approval: 3/8/2018 **Date of Denial:** **Postponements:** 12/14/2017-2/8/2018

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

Date of Legislative Action: **Date of Legislative Action, Second Reading:**

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal:

Effective Date of Ordinance: