

**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

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400 Main Street  
Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 6-SE-08-C                      **Related File Number:** 6-F-08-UR  
**Application Filed:** 5/5/2008              **Date of Revision:**  
**Applicant:** STONEY POINT FARM, LLC

**PROPERTY INFORMATION**

**General Location:** South side of S. Northshore Dr., southwest of Nolina Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 154 PT. 091                      **Jurisdiction:** County  
**Size of Tract:** 4.54 acres  
**Accessibility:** Access is via S. Northshore Dr., a two lane arterial street with a pavement width of 20' within a 65' wide right-of-way at this location

**GENERAL LAND USE INFORMATION**

**Existing Land Use:** 1 dwelling and vacant land  
**Surrounding Land Use:** Property in the area is zoned PR residential and A agricultural. Development in the area consists of numerous detached residential dwellings and a Knox County Park. Fort Loudon Lake adjoins the site's southern boundary.  
**Proposed Use:** Residential subdivision                      **Density:** 1.99 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:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

**ZONING INFORMATION (where applicable)**

**Current Zoning:** PR (Planned Residential) pending  
**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: Stoney Point Farm  
No. of Lots Proposed: 9                      No. of Lots Approved: 0  
Variances Requested: None  
S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Dan Kelly  
Staff Recomm. (Abbr.): APPROVE the Concept Plan subject to 14 conditions  
Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works  
2. Prior to obtaining a grading permit, provide 450' of sight distance and establish a sight distance easement at the intersection of the proposed joint permanent easement with S. Northshore Dr.  
3. Construction of an acceptable type of turnaround at the end of the joint permanent easement as required by the Knox County Dept. of Engineering and Public Works  
4. Provision of a 50' buffer/setback from the highest hachured contour of the two sinkholes along the eastern boundary of the site  
5. Provision of water quality basins(s) as may be required by the Knox County Dept. of Engineering and Public Works  
6. Call out the required 25' property line and pavement radius at the intersection of the proposed joint permanent easement and S. Northshore Dr.  
7. Meeting all applicable requirements and obtaining all required permits from the Tennessee Valley Authority  
8. Provision of a name for the joint permanent easement which is consistent with the Uniform Street Naming and Addressing System within Knox County.  
9. Prior to final plat recording establish a homeowners association for the purpose of owning and maintaining the joint permanent easement, commonly held open space, the drainage facilities and any other commonly held assets  
10. Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.  
11. Obtaining a street connection permit from the Tennessee Dept. of Transportation  
12. Placing a note on the final plat that all lots will have access from the joint permanent easement only  
13. Approval of the rezoning of this site to PR (Planned Residential) by the Knox County Commission at a density that will permit the proposed development  
14. A final plat application based on this concept plan will not be accepted for review by the MPC until a certification of design plan has been submitted to the MPC staff

Comments: The applicant is proposing to divide the 5.02 acre into 9 lots. Approximately 21,000 square feet of the site is located within the TVA flowage easement. This portion of the site can not be used when calculating the permitted development density. As a result, the net development area of the site is 4.54 acres which translates into a proposed density of 1.99 du/ac. The MPC recommended this site be zoned PR (Planned Residential) at a maximum density of 2 du/ac at their June 12, 2008 meeting. This rezoning request will be heard by the Knox County Commission at its July 28, 2008 meeting. This rezoning must be approved in order for this project to move forward.

Access is proposed via a joint permanent easement that will tie into S. Northshore Dr. The applicant's engineer will have to certify 450' of sight distance at that intersection prior to commencing any grading on this site.

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

1. The proposed subdivision will have minimal impact on local services since all utilities can be provided to the site.

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

1. The proposed residential subdivision meets the standards for development within the PR (Planned Residential)) zone and all other requirements of the Knox County Zoning Ordinance.
2. The proposed development is compatible with the character of the neighborhood where it is proposed.
3. The traffic generated from this project will be similar to the traffic that is generated by other detached residential developments.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan identifies this property for Low Density Residential use. The proposed development at 1.99 du/ac complies with the Sector Plan.
2. The site is located in the Planned Growth Area as shown on the Knoxville-Knox County-Farragut Growth Policy Plan.

**MPC Action:** Approved **MPC Meeting Date:** 7/10/2008

- Details of MPC action:**
1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
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**Summary of MPC action:** APPROVE the Concept Plan subject to 14 conditions

**Date of MPC Approval:** 7/10/2008 **Date of Denial:** **Postponements:** 6/12/2008

**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:**