



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

▶ **FILE #:** 6-SA-08-C

AGENDA ITEM #: 12

AGENDA DATE: 6/12/2008

▶ **SUBDIVISION:** CITY VIEW AT RIVERWALK

▶ **APPLICANT/DEVELOPER:** CITY VIEW AT RIVER WALK

OWNER(S): KCDC

TAX IDENTIFICATION: 108 E A 1, 2, 2.01 & 2.02

JURISDICTION: City Council District 1

▶ **LOCATION:** Northwest side of W. Blount Ave., north end of Donaldson St. and west of Chapman Highway.

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 7.275 acres

▶ **ZONING:** SW-4 (City View, Campus Cove & Quay Village - South Waterfront) & F-1 (Floodway)

▶ **EXISTING LAND USE:** Access for condominium development

▶ **PROPOSED USE:** Public right-of-way/street

SURROUNDING LAND USE AND ZONING:
North: Tennessee River / F-1 (Floodway)
South: Mixed business and residential development / SW-4 (City View, Campus Cove & Quay Village - South Waterfront)
East: Railroad right-of-way / SW-6 (Henley Gateway - South Waterfront)
West: Business / SW-4 (City View, Campus Cove & Quay Village - South Waterfront)

▶ **NUMBER OF LOTS:** 4

SURVEYOR/ENGINEER: Michael Brady, Inc.

ACCESSIBILITY: Access is via W. Blount Ave., a major collector street with a 24' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Variance from the turnaround standards for a dead-end public street.
2. Variance from intersection corner radius minimum standard from 25' to 15'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2 because of existing site restrictions, the street design complies with SW Form Based Code, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 3 conditions

1. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
2. Meeting all applicable requirements of the Knoxville Engineering Division.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the SW-4 zoning district.

COMMENTS:

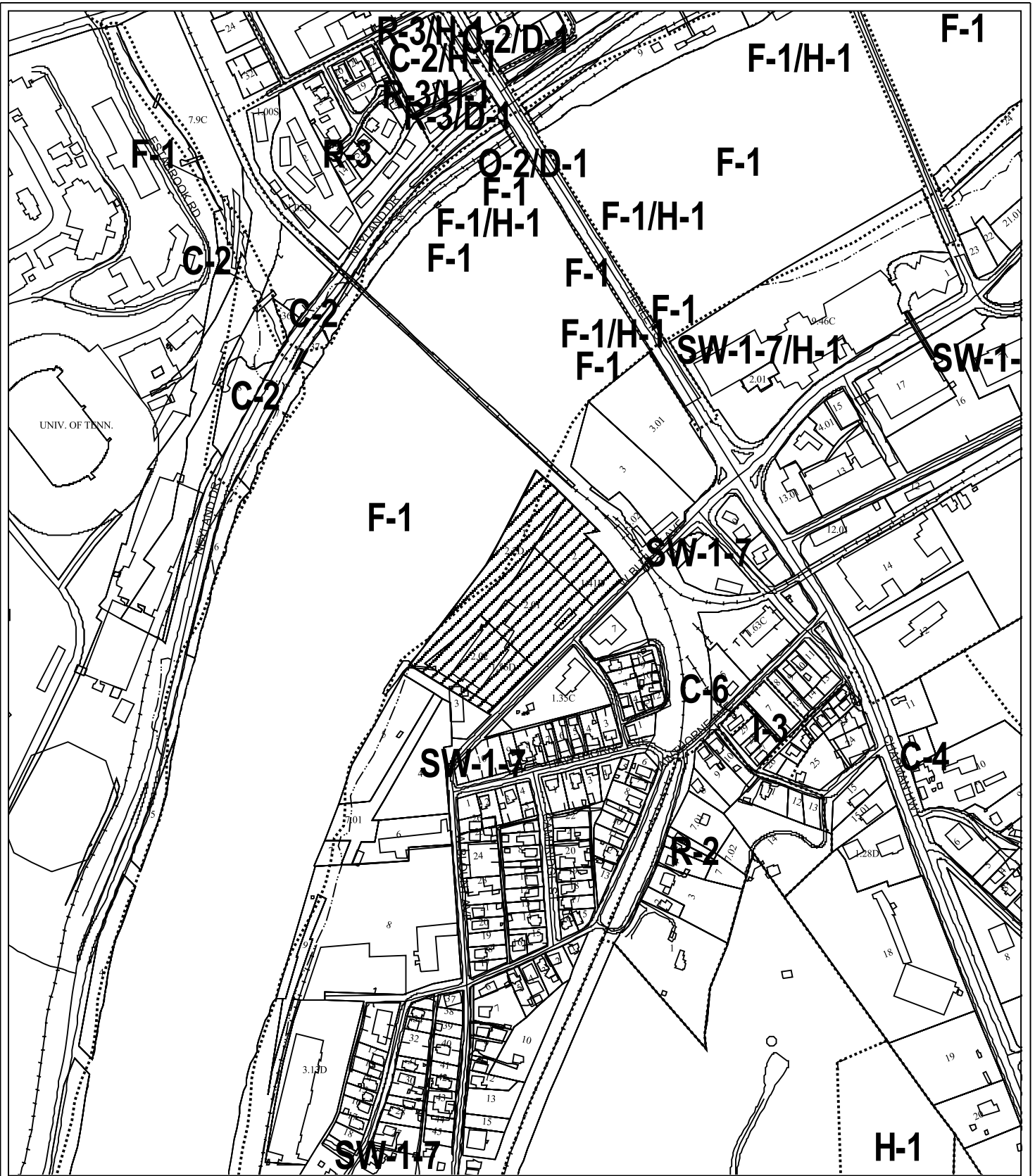
The applicant is proposing to resubdivide the three lots that make up the City View at Riverwalk development into three lots that will be served by two new public streets approximately 300' in length. While the two public streets will comply with the streetscape standards of the Knoxville South Waterfront Form Based Development Code, variances are required at this time from the Minimum Subdivision Regulations. Due to the limited area at the northern terminus for each street a modified turnaround area is being provided. The two streets will provide access to the parking garages for the three phases of the residential development along with public access to the City's river walk park.

When the two access drives were proposed for this residential development, the names Cityside Way and Rocky Shore Way were reserved for the development. With the recording of the final plat for this resubdivision, the two new public streets will be officially identified as Cityside Lane and Rocky Shore Lane.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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.




6-SA-08-C
CONCEPT PLAN

Subdivision: City View at Riverwalk

Map No: 108

Jurisdiction: City

 Approval of a Concept Plan

Original Print Date: 06/05/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



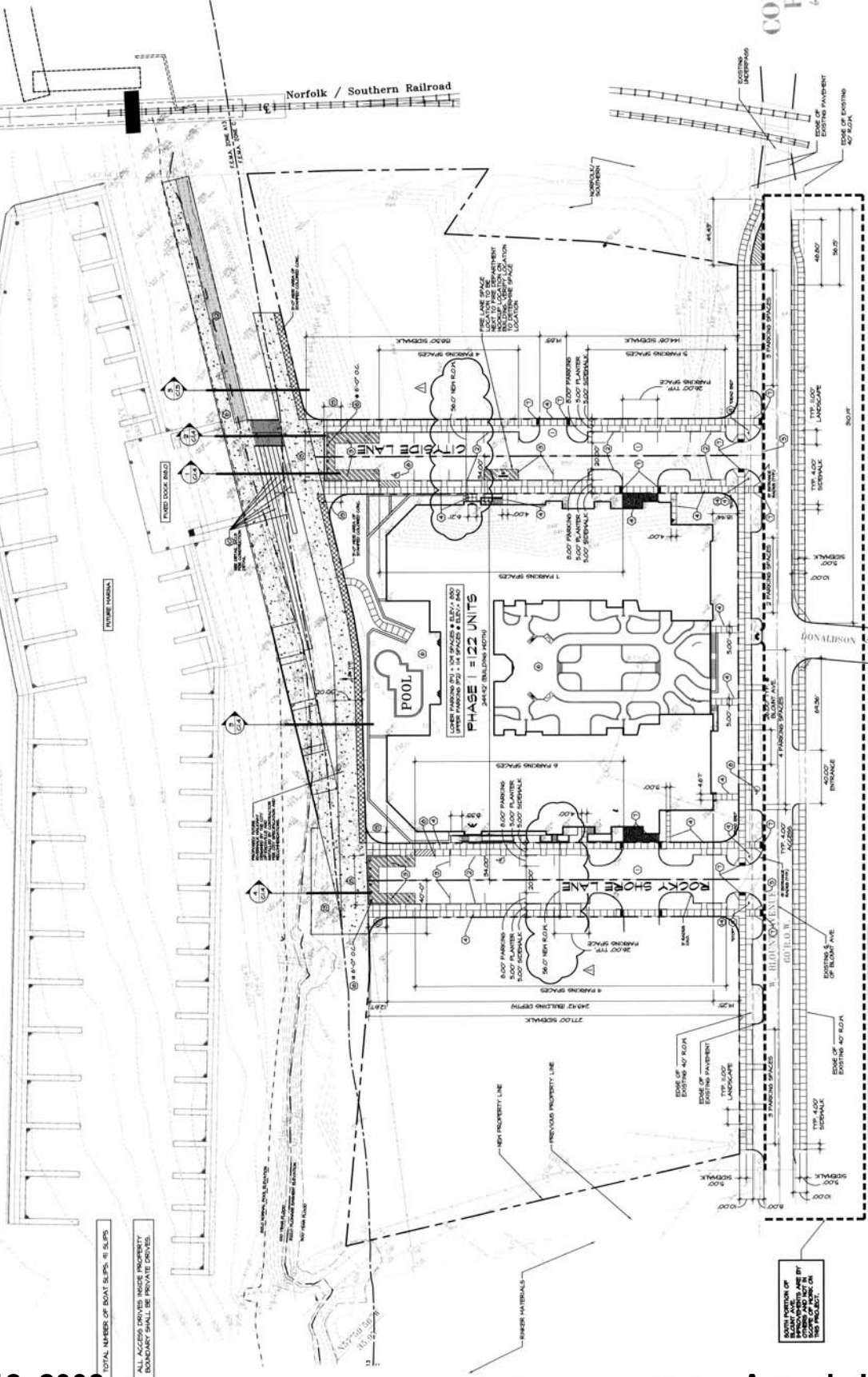


CITY BLOCK # 2502.1 25000
PARKING SPACES
5 HANDICAP SPACES

NO FLOOD ELEVATION DATA
500 YEAR FLOOD ELEVATION: 621.7
REAR MAINTENANCE POOL: 619
NO FILL LINE ELEVATION: 621.5

LANDSCAPE TREE NOTES:
1. ALL TREES RETAINED OR NEW SHALL BE PROPERLY MAINTAINED
2. TREES SHALL BE IN PLACE IN A MANNER AS TO BEHAVE
3. TREES SHALL BE IN PLACE IN A MANNER AS TO BEHAVE
4. TREES SHALL BE IN PLACE IN A MANNER AS TO BEHAVE

- 1. ASPHALT PAVING: SEE SCHEDULE 1.01
- 2. ASPHALT PAVING: SEE SCHEDULE 1.01
- 3. ASPHALT PAVING: SEE SCHEDULE 1.01
- 4. ASPHALT PAVING: SEE SCHEDULE 1.01
- 5. ASPHALT PAVING: SEE SCHEDULE 1.01
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- 9. ASPHALT PAVING: SEE SCHEDULE 1.01
- 10. ASPHALT PAVING: SEE SCHEDULE 1.01
- 11. ASPHALT PAVING: SEE SCHEDULE 1.01
- 12. ASPHALT PAVING: SEE SCHEDULE 1.01
- 13. ASPHALT PAVING: SEE SCHEDULE 1.01
- 14. ASPHALT PAVING: SEE SCHEDULE 1.01
- 15. ASPHALT PAVING: SEE SCHEDULE 1.01
- 16. ASPHALT PAVING: SEE SCHEDULE 1.01



BLUESKY AVE ROAD WORK NOTES
1. BLUESKY AVE ROAD WORK NOTES
2. BLUESKY AVE ROAD WORK NOTES
3. BLUESKY AVE ROAD WORK NOTES

REVISIONS
DATE: 04/17/09
SHEET NUMBER: 01.2

CONCEPT PLAN
6-SA-108-C
REVISIONS
6-2-09

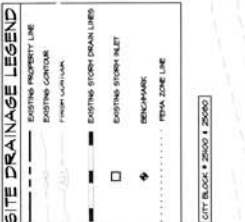
Michael Brady, Inc.
2200 Peachtree Street, N.E.
Atlanta, Georgia 30309
Ph: (404) 584-0999
Fax: (404) 584-0998
E-mail: mbrady@bradyinc.com

REES/DESIGN ASSOCIATES, P.C.
ARCHITECTURE • PLANNING • INTERIORS
2965 PHARR COURT SOUTH
SUITE 1
ATLANTA, GEORGIA 30305 (404) 240-9299

KNOXVILLE

SITE DRAINAGE NOTES

1. ALL DRAINAGE CONSTRUCTION SHALL BE VERIFIED BY THE CONTRACTOR TO FIELD VERIFY CRITICAL CONNECTIONS TO EXISTING DRAINAGE SYSTEMS.
2. CONTRACTOR TO FIELD VERIFY CRITICAL CONNECTIONS TO EXISTING DRAINAGE SYSTEMS.
3. CONTRACTOR TO COORDINATE ALL NEW DRAINAGE SYSTEMS WITH EXISTING DRAINAGE SYSTEMS TO AVOID CONFLICTS.
4. VERIFY EXACT SIZE, DEPTH AND LOCATION OF ALL EXISTING DRAINAGE SYSTEMS.
5. CONTRACTOR TO VERIFY ALL EXISTING DRAINAGE SYSTEMS ARE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
6. CONTRACTOR TO VERIFY ALL EXISTING DRAINAGE SYSTEMS ARE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
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10. CONTRACTOR TO VERIFY ALL EXISTING DRAINAGE SYSTEMS ARE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.



BEFORE YOU STOP CALL AND TENSURE ONE CALL ITS THE LAW

FIELD VERIFY ALL EXISTING DRAINAGE SYSTEMS AND LOCATIONS TO AVOID CONFLICTS WITH NEW DRAINAGE SYSTEMS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR VERIFYING ALL EXISTING DRAINAGE SYSTEMS AND LOCATIONS TO AVOID CONFLICTS WITH NEW DRAINAGE SYSTEMS.

REES/DESIGN ASSOCIATES, P.C.
 ARCHITECTURE • PLANNING • INTERIORS
 2955 PHARR COURT SOUTH SUITE 1
 ATLANTA, GEORGIA 30305 (404)240-9299

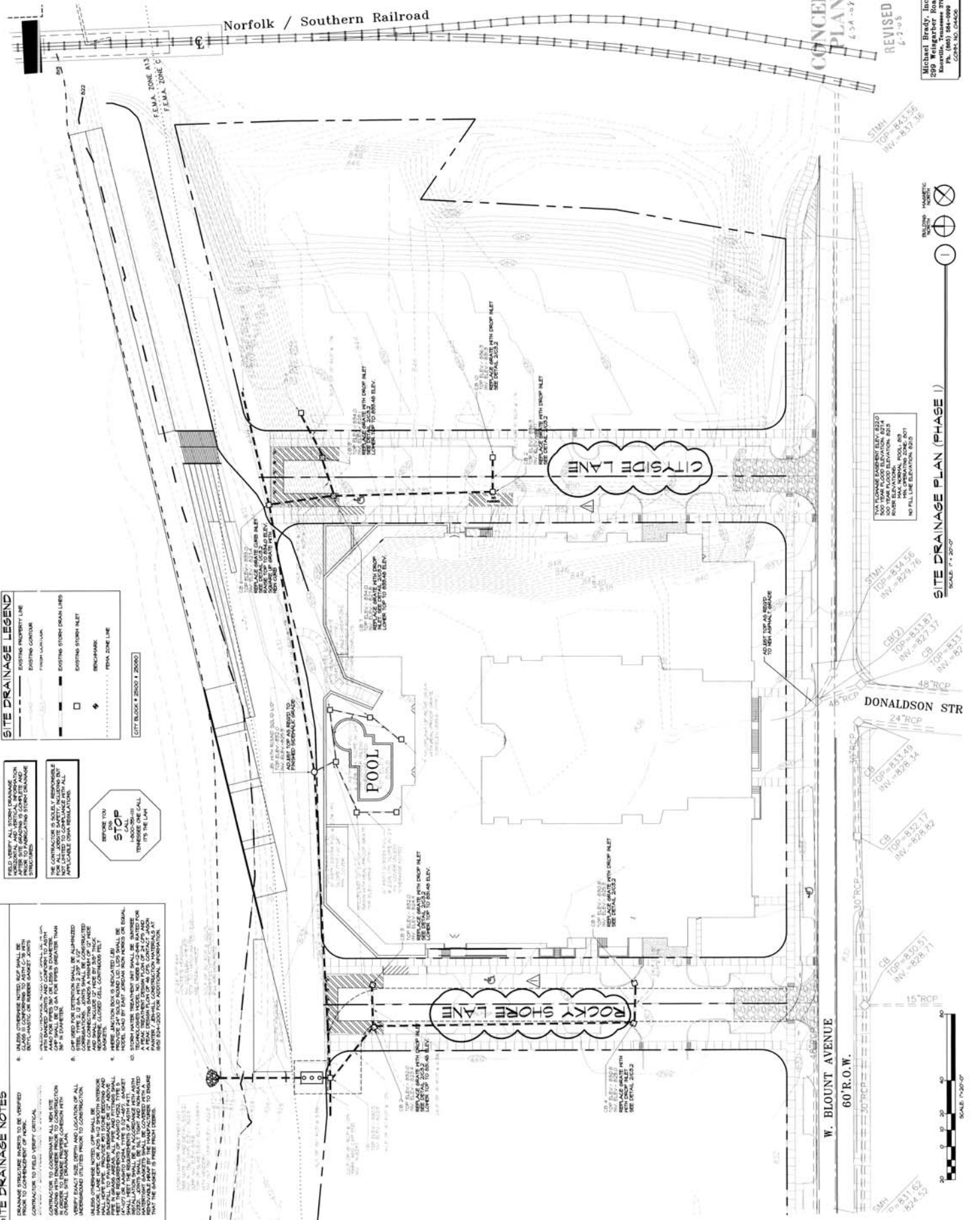
KNOXVILLE

CONCEPT PLAN
 6.24.08.C
 REVISED 6.23.08

COR. NO. 04/17/08
 DATE: 04/17/08

SHEET NUMBER
 03.1

Michael Brady, Inc.
 299 Weingerber Road
 Knoxville, TN 37919
 (615) 585-1100
 GCPN: NO. 04406



MPC June 12, 2008

Agenda Item # 12

SITE DRAINAGE PLAN (PHASE 1)
 SCALE: 1" = 20'-0"





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 ARCHITECTURE * PLANNING * INTERIORS
 2955 PHARR COURT SOUTH SUITE 1
 ATLANTA, GEORGIA 30305 (404)240-9299

KNOXVILLE

DATE: 02/10/06
 PROJECT: REES/DESIGN ASSOCIATES, P.C.
 SHEET NUMBER: L1.1

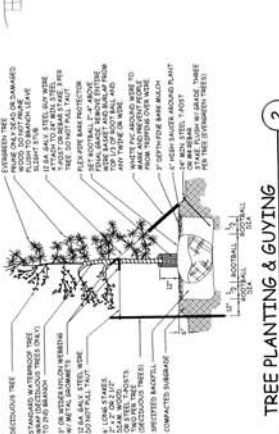
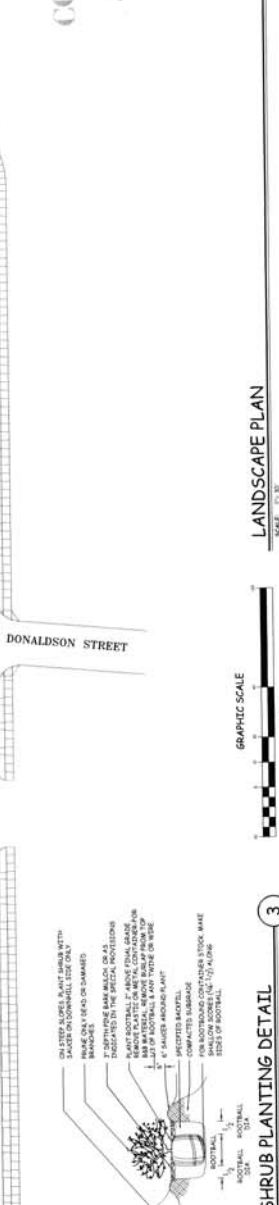
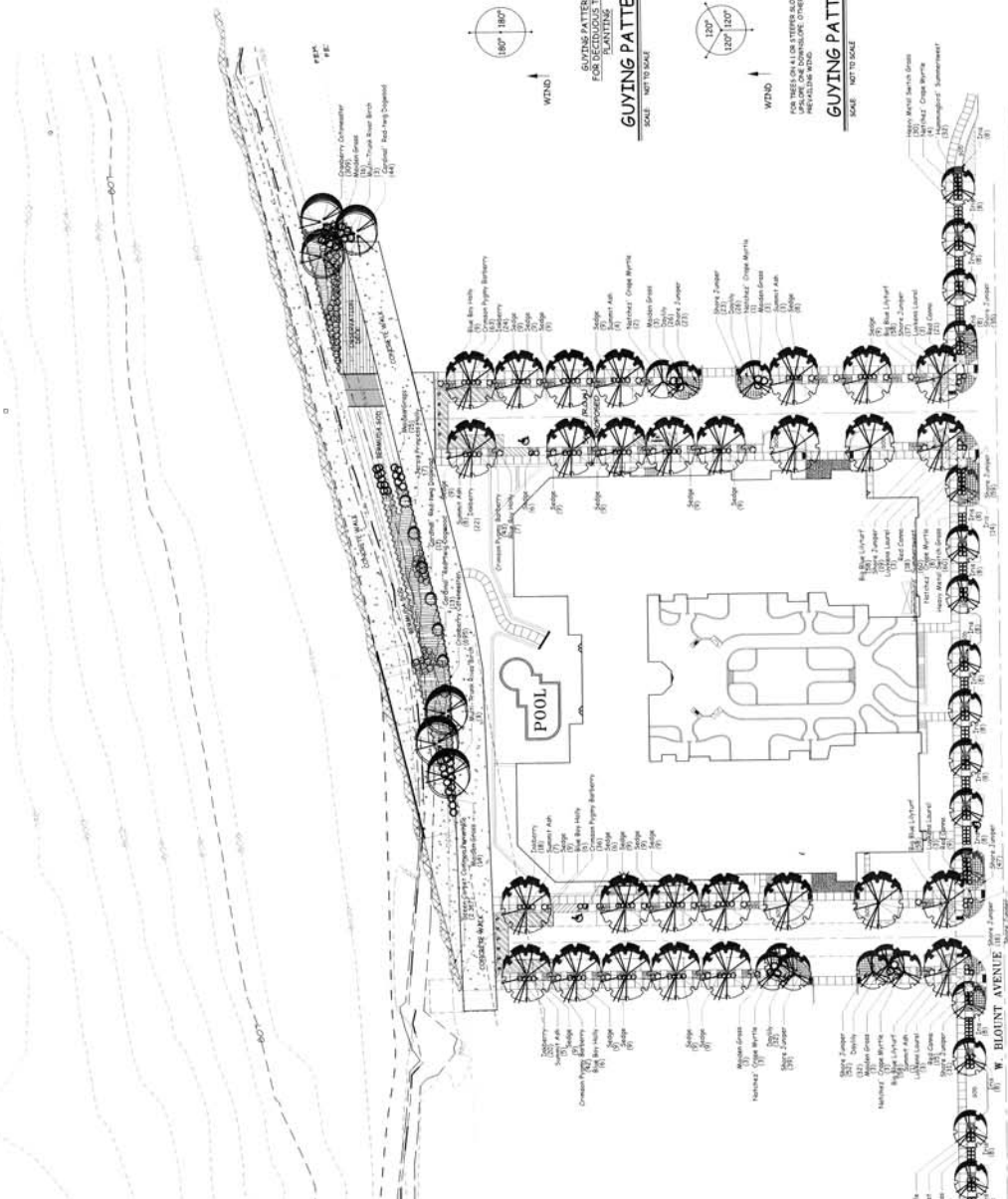
CONCEPT PLAN
 4-2-10-6

L1.1

- LANDSCAPE NOTES**
1. CARE IS TO BE TAKEN TO PROTECT ALL UNDERGROUND UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER MAINS, SEWER MAINS, ELECTRIC SERVICE, GAS, FIBER OPTIC, TELEPHONE, AND CABLE TV.
 2. ALL EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED.
 3. ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
 4. ALL UTILITIES SHALL BE DEEPER THAN THE PROPOSED PLANTING BEDS.
 5. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.
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 20. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT THE PROJECT.

PLANT SCHEDULE

| NO. | PLANT SPECIES | SIZE | QUANTITY |
|-----|---------------|----------|----------|
| 1 | Red Oak | 18" O.A. | 10 |
| 2 | White Oak | 18" O.A. | 10 |
| 3 | Live Oak | 18" O.A. | 10 |
| 4 | Black Walnut | 18" O.A. | 10 |
| 5 | Red Maple | 18" O.A. | 10 |
| 6 | White Birch | 18" O.A. | 10 |
| 7 | Yellow Birch | 18" O.A. | 10 |
| 8 | Green Ash | 18" O.A. | 10 |
| 9 | Black Ash | 18" O.A. | 10 |
| 10 | Red Maple | 18" O.A. | 10 |
| 11 | White Birch | 18" O.A. | 10 |
| 12 | Yellow Birch | 18" O.A. | 10 |
| 13 | Green Ash | 18" O.A. | 10 |
| 14 | Black Ash | 18" O.A. | 10 |
| 15 | Red Maple | 18" O.A. | 10 |
| 16 | White Birch | 18" O.A. | 10 |
| 17 | Yellow Birch | 18" O.A. | 10 |
| 18 | Green Ash | 18" O.A. | 10 |
| 19 | Black Ash | 18" O.A. | 10 |
| 20 | Red Maple | 18" O.A. | 10 |
| 21 | White Birch | 18" O.A. | 10 |
| 22 | Yellow Birch | 18" O.A. | 10 |
| 23 | Green Ash | 18" O.A. | 10 |
| 24 | Black Ash | 18" O.A. | 10 |
| 25 | Red Maple | 18" O.A. | 10 |
| 26 | White Birch | 18" O.A. | 10 |
| 27 | Yellow Birch | 18" O.A. | 10 |
| 28 | Green Ash | 18" O.A. | 10 |
| 29 | Black Ash | 18" O.A. | 10 |
| 30 | Red Maple | 18" O.A. | 10 |
| 31 | White Birch | 18" O.A. | 10 |
| 32 | Yellow Birch | 18" O.A. | 10 |
| 33 | Green Ash | 18" O.A. | 10 |
| 34 | Black Ash | 18" O.A. | 10 |
| 35 | Red Maple | 18" O.A. | 10 |
| 36 | White Birch | 18" O.A. | 10 |
| 37 | Yellow Birch | 18" O.A. | 10 |
| 38 | Green Ash | 18" O.A. | 10 |
| 39 | Black Ash | 18" O.A. | 10 |
| 40 | Red Maple | 18" O.A. | 10 |



LANDSCAPE PLAN
 SCALE: 1" = 20'

SHRUB PLANTING DETAIL
 SCALE: 1" = 24"

TREE PLANTING & GUYING
 SCALE: 1" = 24"