



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

▶ **FILE #:** 9-SB-13-C

**AGENDA ITEM #:** 12

**AGENDA DATE:** 9/12/2013

▶ **SUBDIVISION:** RIVERS EDGE

▶ **APPLICANT/DEVELOPER:** JOHN GUMPERT - CAMDEN MANAGEMENT

**OWNER(S):** John Gumpert

**TAX IDENTIFICATION:** 95 O D 011 & 012

**JURISDICTION:** City Council District 1

▶ **LOCATION:** North, south and west side of Island Home Ave., west end of Maplewood Dr.

**SECTOR PLAN:** South City

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

**WATERSHED:** Tennessee River

▶ **APPROXIMATE ACREAGE:** 6.2 acres

▶ **ZONING:** SW-2 (River Road, Goose Creek Row & Island Home Avenue)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Multi-Dwelling Development

**SURROUNDING LAND USE AND ZONING:**  
North: Tennessee River / F-1 (Floodway)  
South: Vacant land / SW-2 (River Road, Goose Creek Row & Island Home Avenue)  
East: Residences / R-1 (Low Density Residential)  
West: Business / SW-2 (River Road, Goose Creek Row & Island Home Avenue)

▶ **NUMBER OF LOTS:** 4

**SURVEYOR/ENGINEER:** Map Engineers

**ACCESSIBILITY:** Access is via Island Home Ave., a minor collector street with a 21'-24' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
1. Reduction of required right-of-way for Island Home Ave. on the east side of Lot 3, from 30' to 26' from the centerline of the street.  
2. Right-of-way corner radius variance for the two intersections of Road "A" with Island Home Ave., from 25' to 5'.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1 and 2 because site conditions and the Form Based Code restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

**APPROVE the Concept Plan subject to 5 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 Knoxville (City Ord. 0-280-90).
3. Meeting all applicable requirements of the Knoxville Department of Engineering.

4. Meeting all applicable requirements of the Knoxville Zoning Ordinance and the Knoxville South Waterfront Form Based Development Code.

5. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan in the South Waterfront district.

**COMMENTS:**

The applicant is proposing to subdivide approximately 6.2 acres located within the Knoxville South Waterfront Form Based Development Code District into 4 lots. The property is located on the north and south side of Island Home Ave. just west of the intersection with Maplewood Dr. The subdivision includes a lot of approximately one acre on the north side of Island Home Ave. along the Tennessee River and three lots on the south side of Island Home Ave that will be served by a new public street.

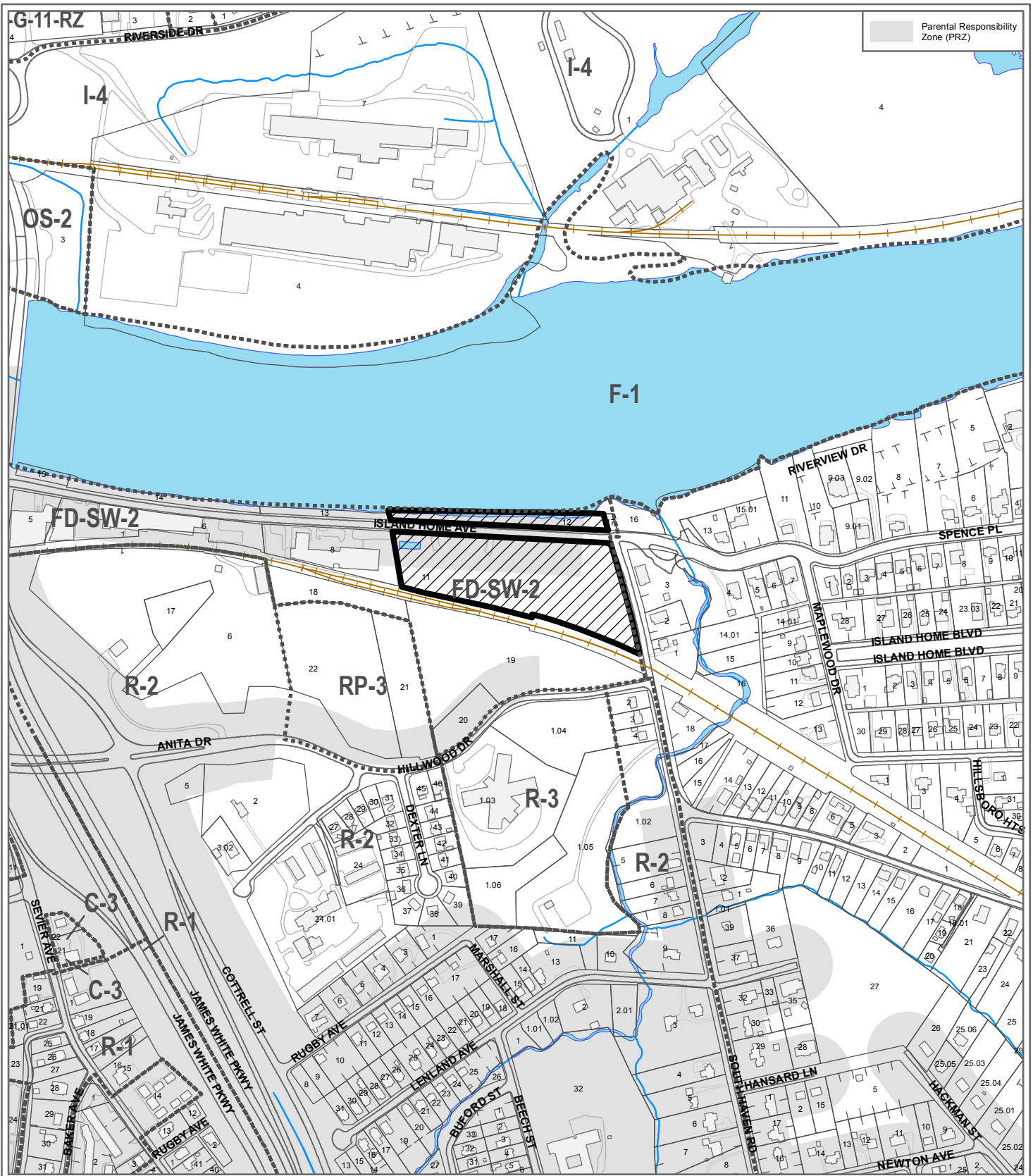
Streets within the Knoxville South Waterfront Form Based Development Code District are required to meet the Streetscape Standards in the Code in addition to the requirements of the Minimum Subdivision Regulations. Island Home Ave. along the frontage of the subdivision west of Maplewood Dr. will be upgraded to the Streetscape Standard in Section 6-8 of the Code (see attachment). The new street serving Lots 1-3 will the Streetscape Standard in Section 6-7 of the Code (see attachment). Island Home Ave. south of Maplewood Dr., which is not within the Knoxville South Waterfront District, will be upgraded south to the railroad crossing to two travel lanes with a bike lane on each side.

The proposed development of the four lots is under separate review by the South Waterfront Administrative Review Committee (ARC).

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.



**9-SB-13-C  
CONCEPT PLAN**

Subdivision: Rivers Edge

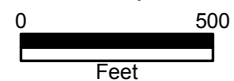


Approval of Concept Plan

Original Print Date: 8/16/2013  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

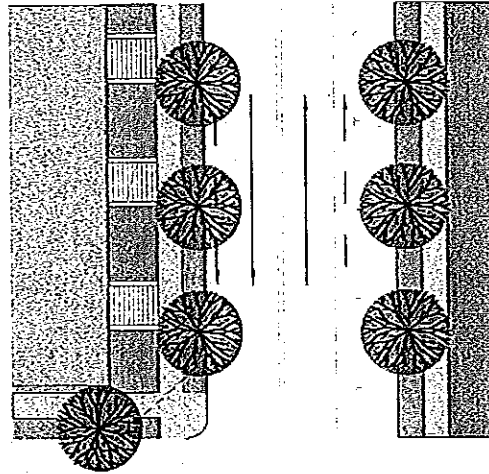
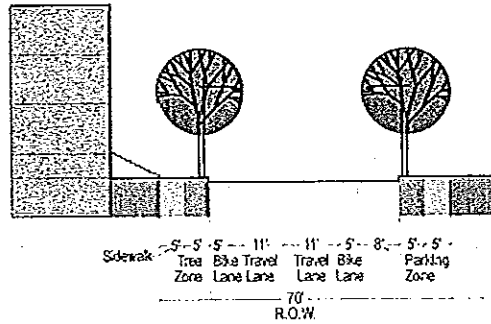
Map No: 95  
 Jurisdiction: City



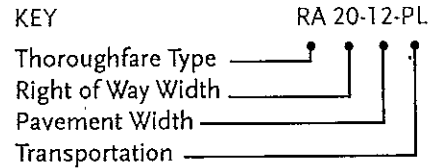
# STREETScape STANDARDS

## 6-8 STREET: ST-70-40-PL-2BL

9-SB-13-C



THOROUGHFARE TYPE: Street, ST-70-40-PL-2BL  
 RIGHT-OF-WAY WIDTH: 70'  
 PAVEMENT WIDTH: 40'  
 MOVEMENT: Free Movement  
 DESIGN SPEEDS: 30-35 mph  
 PEDESTRIAN CROSSING TIME: 11.4 seconds  
 TRAFFIC LANES: 2 lanes  
 PARKING LANES: One side @ 8' marked  
 BIKE LANES: Both sides @ 5' marked  
 CURB RADIUS: 15'  
 WALKWAY TYPE: 5' Sidewalk  
 PLANTER TYPE: 5' Continuous Planter  
 CURB TYPE: Curb or Swale  
 LANDSCAPE TYPE: Trees @ 30' O.C.  
 TRANSPORTATION PROVISION: na  
 UTILITIES: All Underground



### THOROUGHFARE TYPES

Rear Alley	RA
Street	ST
Side Road	SR
Commercial Street	CS

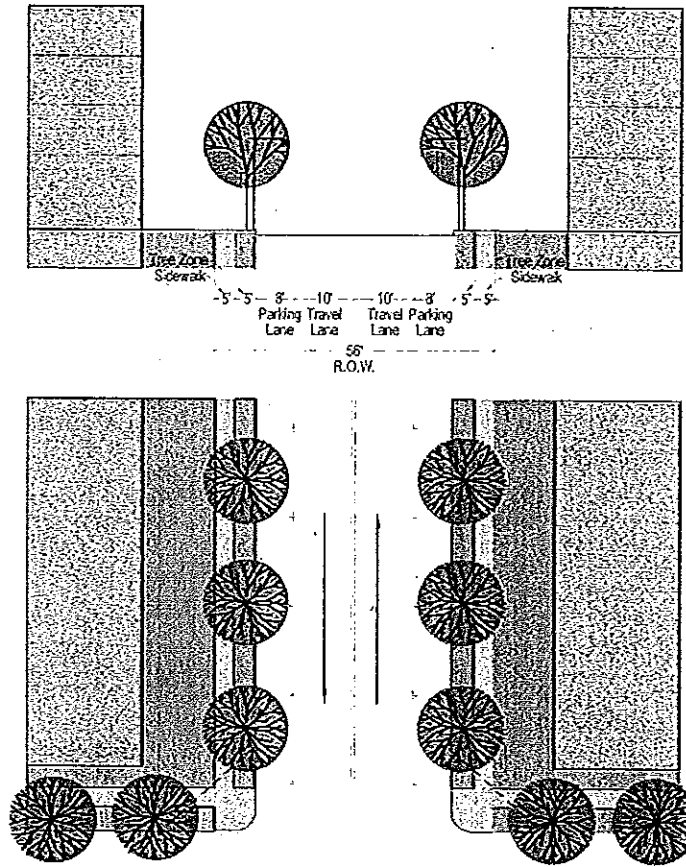
### TRANSPORTATION TYPES

Parking Lane(s)	PL / 2PL
Bike Lane(s)	BL / 2PL

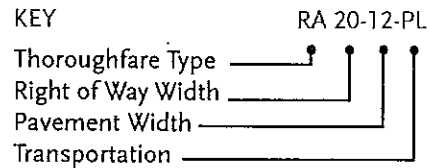
# STREETSCAPE STANDARDS

## 6-7 SIDE ROAD: SR-56-36-2PL

9-SB-13-C



THOROUGHFARE TYPE: Side Road, SR-56-36-2PL  
 RIGHT-OF-WAY WIDTH: 56'  
 PAVEMENT WIDTH: 36'  
 MOVEMENT: Slow Movement  
 DESIGN SPEEDS: 20 mph  
 PEDESTRIAN CROSSING TIME: 10.3 seconds  
 TRAFFIC LANES: 2 lanes  
 PARKING LANES: Both sides @ 8' marked  
 BIKE LANES: na  
 CURB RADIUS: 15'  
 WALKWAY TYPE: 5' Sidewalk  
 PLANTER TYPE: 5' Continuous Planter  
 CURB TYPE: Curb or swale  
 LANDSCAPE TYPE: Trees @ 30' O.C.  
 TRANSPORTATION PROVISION: na  
 UTILITIES: All Underground



### THOROUGHFARE TYPES

Rear Alley	RA
Street	ST
Side Road	SR
Commercial Street	CS

### TRANSPORTATION TYPES

Parking Lane(s)	PL / 2PL
Bike Lane(s)	BL / 2PL

**PROPOSED SUBDIVISION NAME: RIVERS EDGE**

**BLOCK CALCULATIONS (LOT #1)**

TOTAL LOT #1 AREA:	1.44 ACRES
BLDG. COVERAGE:	0.524 ACRES
OPEN/OPEN SPACE:	0.916 ACRES
FLOOR AREA BLDG. (F.A.B.):	27,187 sq. ft.
FLOOR AREA BLDG. (F.A.S.):	1,274 sq. ft.
OPEN/OPEN SPACE:	0.468 ACRES
GREEN/OPEN SPACE:	0.508 ACRES

**BLOCK CALCULATIONS (LOT #2)**

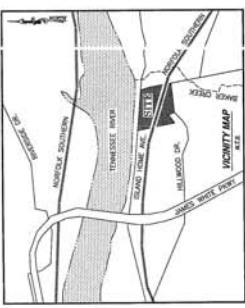
TOTAL LOT #2 AREA:	1.01 ACRES
BLDG. COVERAGE:	0.324 ACRES
OPEN/OPEN SPACE:	0.686 ACRES
FLOOR AREA BLDG. (F.A.B.):	15,100 sq. ft.
FLOOR AREA BLDG. (F.A.S.):	807 sq. ft.
OPEN/OPEN SPACE:	0.359 ACRES
GREEN/OPEN SPACE:	0.379 ACRES

**BLOCK CALCULATIONS (LOT #3)**

TOTAL LOT #3 AREA:	1.73 ACRES
BLDG. COVERAGE:	0.524 ACRES
OPEN/OPEN SPACE:	1.206 ACRES
FLOOR AREA BLDG. (F.A.B.):	27,187 sq. ft.
FLOOR AREA BLDG. (F.A.S.):	1,433 sq. ft.
OPEN/OPEN SPACE:	0.689 ACRES
GREEN/OPEN SPACE:	0.747 ACRES

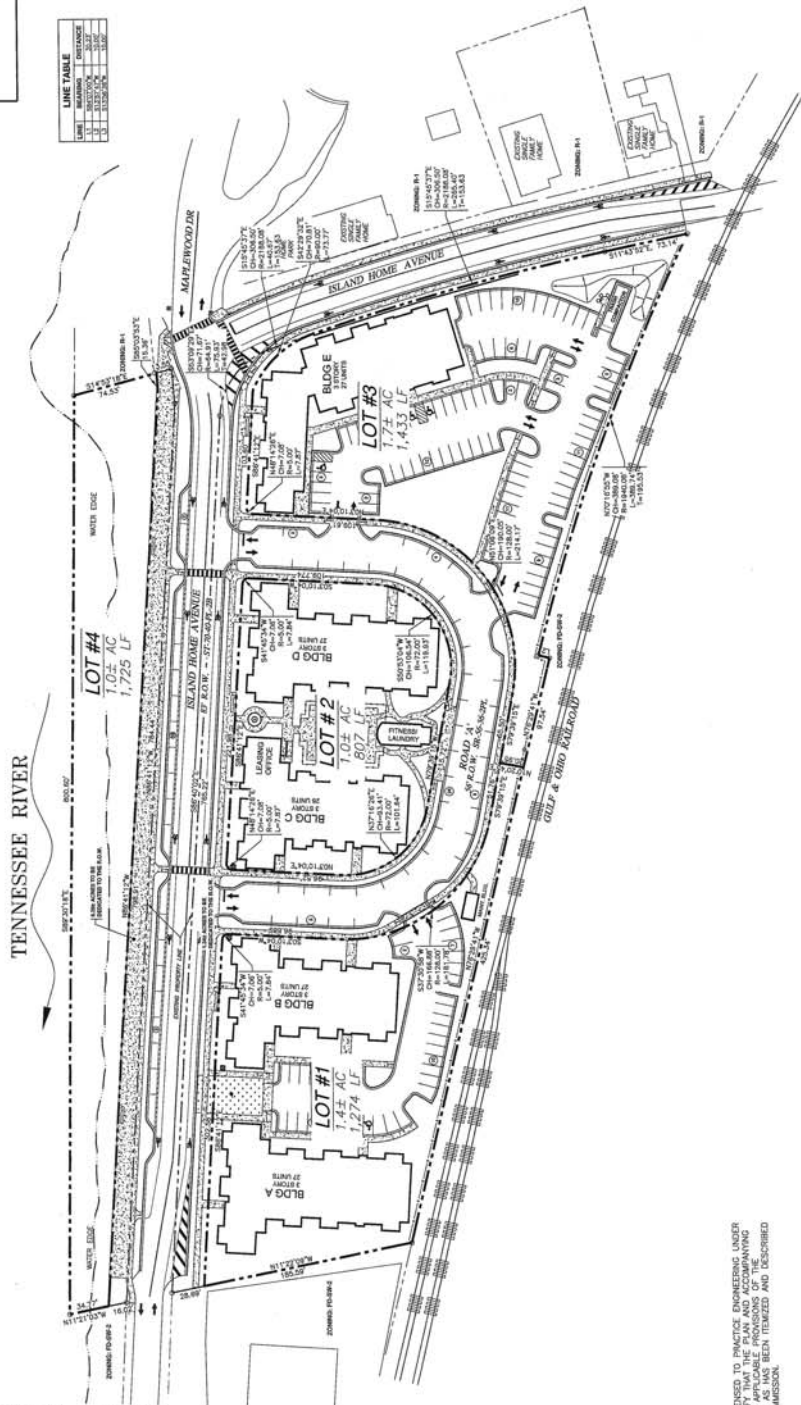
**BLOCK CALCULATIONS (LOT #4)**

TOTAL LOT #4 AREA:	1.01 ACRES
BLDG. COVERAGE:	0.524 ACRES
OPEN/OPEN SPACE:	0.486 ACRES
FLOOR AREA BLDG. (F.A.B.):	15,100 sq. ft.
FLOOR AREA BLDG. (F.A.S.):	807 sq. ft.
OPEN/OPEN SPACE:	0.359 ACRES
GREEN/OPEN SPACE:	0.379 ACRES



**LINE TABLE**

LINE	DESCRIPTION	SCALE
1	PROPERTY BOUNDARIES	1"=100'
2	EXISTING BUILDINGS	1"=100'
3	EXISTING DRIVEWAYS	1"=100'
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99	EXISTING DRIVEWAYS	1"=100'
100	EXISTING DRIVEWAYS	1"=100'



9-58-13-C  
REVISED  
8-30-13



**Island Home Apartments**  
**CONCEPT PLAN**  
KNOXVILLE, TENNESSEE

CERTIFICATION OF CONCEPT PLAN  
I, THE UNDERSIGNED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE, FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DOCUMENTS, DRAWINGS AND STATEMENTS CONFORM TO ALL APPLICABLE STANDARDS AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER  
TENNESSEE CERTIFICATE NO. 22,302  
*[Signature]*

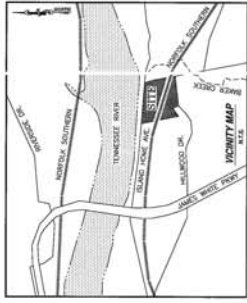
**MAP ENGINEERS L.L.C.**  
11202 BISHOP PARKWAY  
KNOXVILLE, TN 37921  
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NOTE: SUBJECT PLAN IS A CONCEPTUAL PLAN. ANY CHANGES TO THE PLAN OR AS DEVELOPMENT IS CONSTRUCTED.  
MAP # 001 NUMBER: 04-110  
DATE: MAY 06, 2013  
REVISED: AUGUST 28, 2013  
SHEET NUMBER: C-2



TENNESSEE RIVER

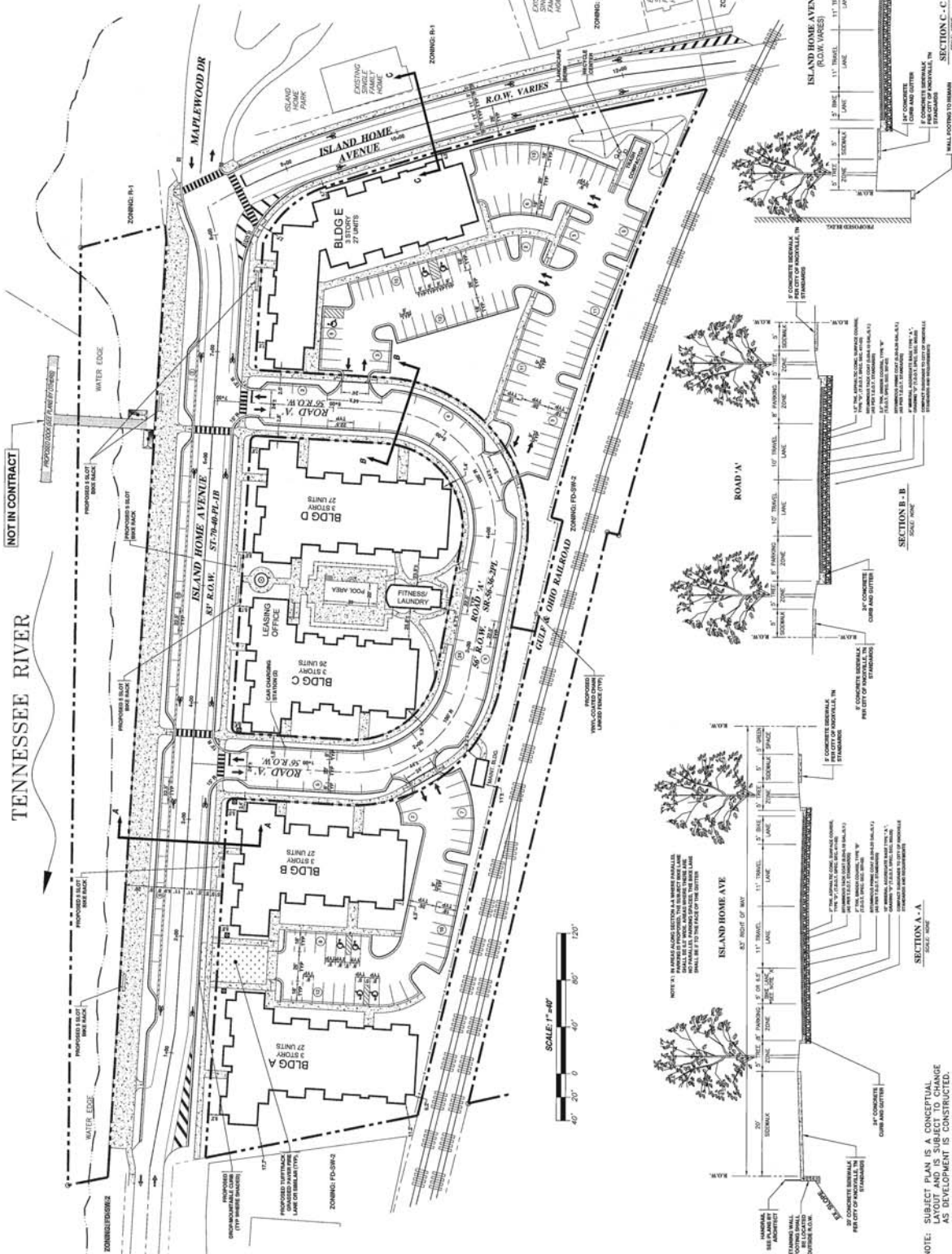
NOT IN CONTRACT



ZONING INFORMATION

PRINCIPAL BUILDING SITING: SETBACKS - FRONT: 10' MAXIMUM REAR: 5' MINIMUM BUILDING FRONTAGE AT SETBACK: 75% LOT SIZE - 3 ACRES MAXIMUM OPEN SPACE COVERAGE: 30% MINIMUM PRINCIPAL BUILDING CONFIGURATION: BUILDING HEIGHT MINIMUM: 2.5 & 2.5 STORY BUILDING HEIGHT MAXIMUM: 10' & 1 STORY MAX. AT SETBACK - 10'

FLAUM PANEL: 478050284F MAY 2, 2007



SCALE: 1" = 40'

9-58-13-C REVIEWED 8-30-13



MAP # 101 NUMBER: 15-110 REV# 002 August 28, 2013

SHEET NUMBER: C-3

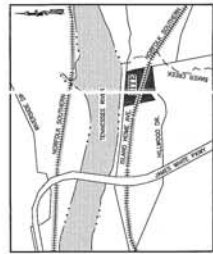
Island Home Apartments DIMENSIONAL SITE PLAN

KNOXVILLE, TENNESSEE

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MAP ENGINEERS L.L.C. 7500 ARLINGTON LANE KNOXVILLE, TN 37920

NOTE: SUBJECT PLAN IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE AS DEVELOPMENT IS CONSTRUCTED.



**SHEET INDEX**

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**SCHOOL DISTRICT INFORMATION:**  
 ELEMENTARY SCHOOL: SOUTH HAVEN VILLE ELEMENTARY  
 JUNIOR HIGH SCHOOL: SOUTH HAVEN VILLE JUNIOR HIGH  
 HIGH SCHOOL: SOUTH HAVEN VILLE HIGH SCHOOL

Ownership Name: 1701 Island Home Drive, LLC  
 5665 Artichoke Drive  
 Atlanta, GA 30318  
 Project Contact Persons: John Gumpert  
 Phone Numbers: (404) 456-4688  
 Email Address: johngumpert@camframingmanagement.net

- SITE AMENITIES:**
1. CLUBHOUSE
  2. BUSINESS CENTER
  3. 24-HOUR STATE-OF-THE-ART FITNESS CENTER
  4. RESORT-STYLE SALT WATER SWIMMING POOL
  5. OUTDOOR GRILLS
  6. FOUNTAIN
  7. RIVER WALK
  8. CAR RECHARGING STATION (2)
  9. TRASH COMPACTOR
  10. TRASH COMPACTOR
  11. RECYCLE CENTER
  12. BOAT HOUSE
  13. DOCK/PIER

**SITE ANALYSIS**

PARCEL ID:	1720 ISLAND HOME DR
EXISTING SITE AREA:	6,829 ACRES
TOTAL # OF ACRES DEVELOPED:	5 ACRES
TOTAL # OF BLDG FLOOR AREA:	89 UNITS
TOTAL # OF BLDG UNIT:	114 UNITS
TOTAL # OF UNITS:	114 UNITS
PROPOSED DENSITY:	21.8 UNITS/ACRE

**ADDITION**

ADDITIONAL PARKING SPACES (SEE A/E)	23 SPACES
PROPOSED PARKING ROAD 'A' SPACES	44 SPACES
PROPOSED PARKING ROAD 'B' SPACES	17 SPACES
PROPOSED ON-SITE MULTIPURPOSE PARKING SPACES	17 SPACES
TOTAL # PARKING SPACES:	207 SPACES
TOTAL # BIKE SPACES:	207 SPACES
BIKEWAY SPACES PROVIDED:	20 SLOTS
BIKEWAY SPACES PROVIDED:	20 SLOTS

**ADDITION**

ADDITIONAL PARKING SPACES (SEE A/E): 23 SPACES  
 PROPOSED PARKING ROAD 'A' SPACES: 44 SPACES  
 PROPOSED PARKING ROAD 'B' SPACES: 17 SPACES  
 PROPOSED ON-SITE MULTIPURPOSE PARKING SPACES: 17 SPACES  
 TOTAL # PARKING SPACES: 207 SPACES  
 TOTAL # BIKE SPACES: 207 SPACES  
 BIKEWAY SPACES PROVIDED: 20 SLOTS  
 BIKEWAY SPACES PROVIDED: 20 SLOTS  
 TOTAL # GREEN/OPEN SPACE: 46,138 S.F.

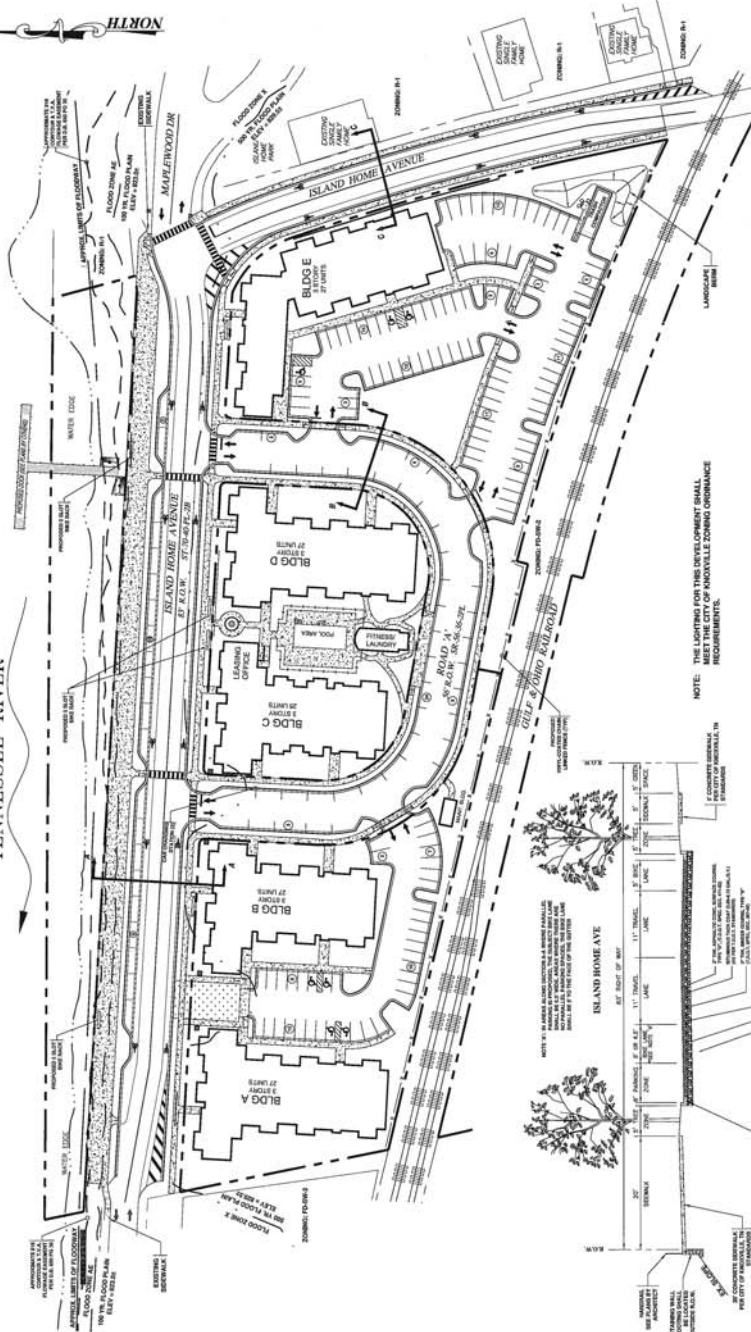


**CURRENT ZONING**  
 9-5E-73-C  
 REUSED  
 8-15-13

NOTE: SUBJECT PLAN IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE AS DEVELOPMENT IS CONSTRUCTED.  
 MAP NUMBER: 15-110  
 DATE: MAY 04, 2013  
 IN VIDEO: AUGUST 28, 2013

SHEET NUMBER: C-1

PLAN PANEL: ETW000034P  
 MAY 2, 2007



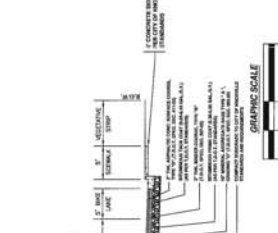
**ZONING INFORMATION**

PROPERTY IS ZONED SR 2 (SINGLE MULTIFAMILY RESIDENT)

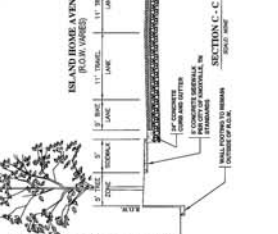
**MULTIFAMILY RESIDENT:**  
 SETBACKS: 10' MINIMUM  
 SIDE W/A: 10' MINIMUM  
 REAR W/A: 10' MINIMUM  
 REAR FENCE: AS SETBACK

**SR 2 (SINGLE MULTIFAMILY RESIDENT):**  
 SETBACKS: 10' MINIMUM  
 SIDE W/A: 10' MINIMUM  
 REAR W/A: 10' MINIMUM  
 REAR FENCE: AS SETBACK

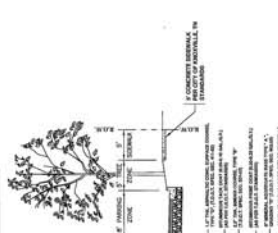
**SECTION A-A**



**SECTION B-B**



**SECTION C-C**



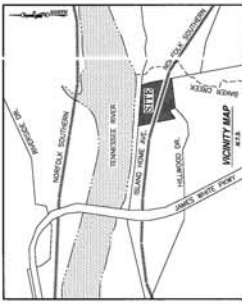
**MASTER SITE PLAN**

Island Home Apartments  
 KNOXVILLE, TENNESSEE

**MAP ENGINEERS L.L.C.**  
 2500 AMERICAN BLVD  
 KNOXVILLE, TN 37912

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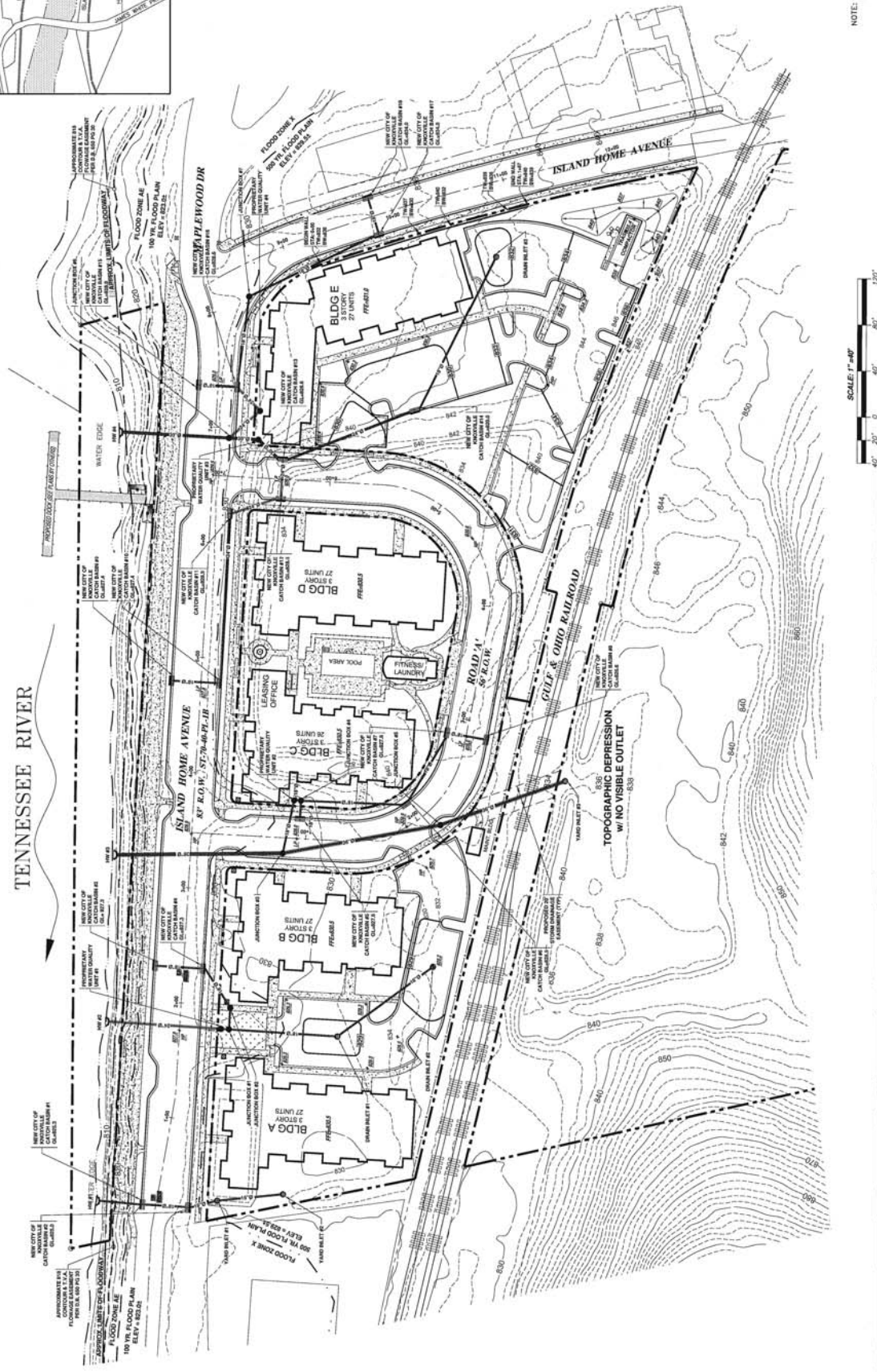
**FOR REVIEW ONLY**

9-28-13-1-1  
 REVISION  
 8-30-13

NOTE: SUBJECT PLAN IS A CONCEPTUAL GRADING AND STORMWATER PLAN AS DEVELOPMENT IS CONSTRUCTED.  
 MAP NO. 13-13-119  
 DATE: MAY 06, 2013  
 REVISION: AUGUST 08, 2013

SHEET NUMBER: C-4

NOTE: IT IS UNDERSTOOD THAT ANY PROPOSED STORM DRAINAGE ELEMENTS THAT CONFLICT WITH PROPOSED DEVELOPMENT DURING THE FINAL DESIGN PHASE AS REQUIRED.

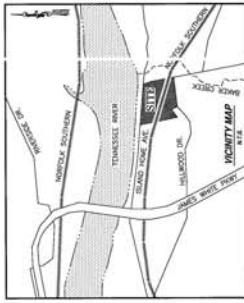


Island Home Apartments  
**CONCEPTUAL GRADING /  
 STORMWATER PLAN**  
 KNOXVILLE, TENNESSEE

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 FAX: 615.582.0010  
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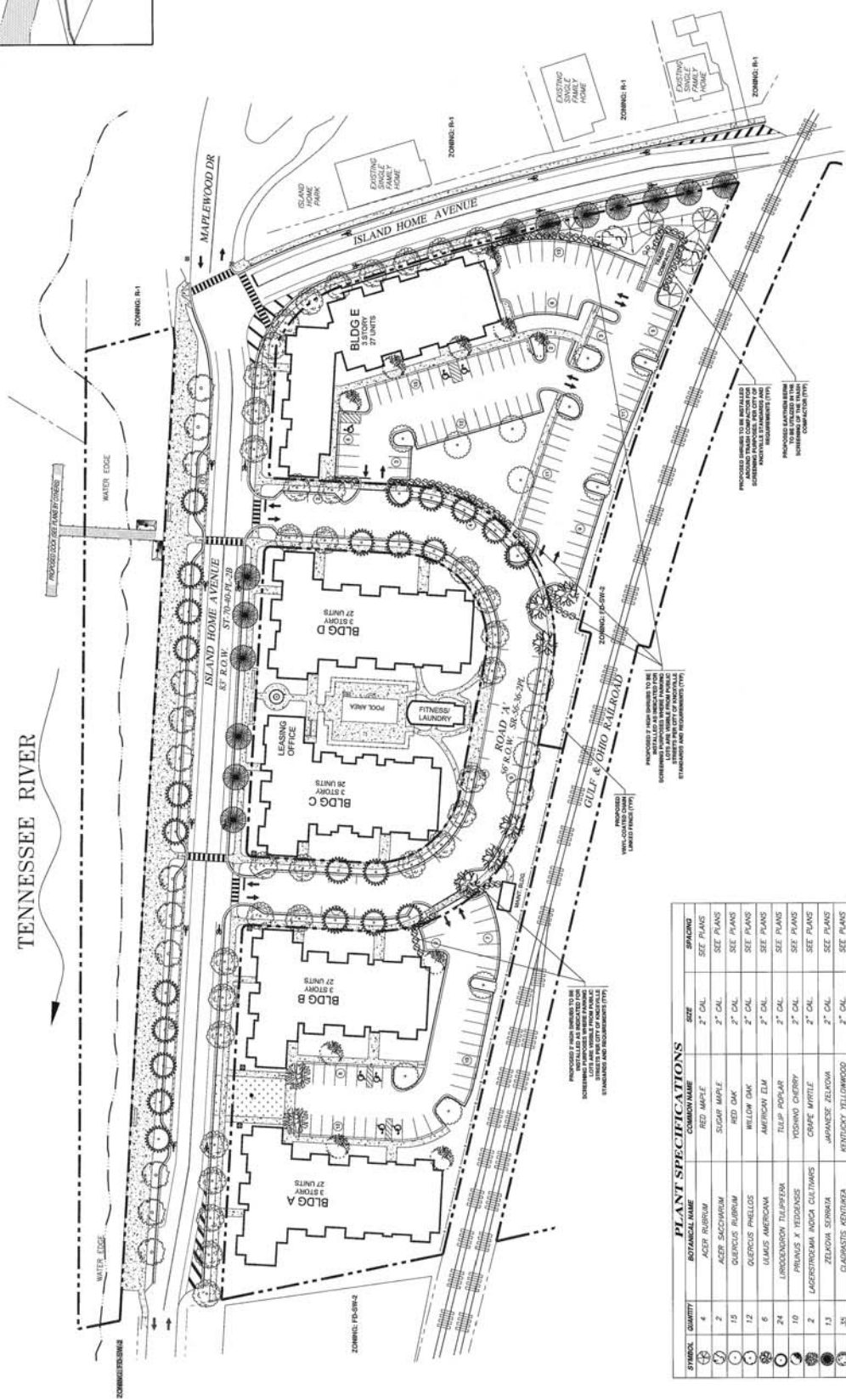


9-28-13  
 REVISION  
 8-30-13

NOTE: SUBJECT PLAN IS A CONCEPTUAL LAYOUT AND IS SUBJECT TO CHANGE AS DEVELOPMENT IS CONSTRUCTED.

MAI PROJECT NUMBER: 13-119  
 DATED: MAY 28, 2013  
 1 REVISED: SEPTEMBER 26, 2013

SHEET NUMBER: C-6



Island Home Apartments  
**LANDSCAPE PLAN**  
 KNOXVILLE, TENNESSEE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
1	4	ACER RUBRUM	RED MAPLE	2" CAL.	SEE PLANS
2	2	ACER SACCHARINUM	SUGAR MAPLE	2" CAL.	SEE PLANS
3	15	QUERCUS RUBRUM	RED OAK	2" CAL.	SEE PLANS
4	12	QUERCUS PAVILLONIS	MELLOW OAK	2" CAL.	SEE PLANS
5	6	ILIAS AMERICANA	AMERICAN ELM	2" CAL.	SEE PLANS
6	24	LIRIODENDRON TULIPIFERA	TULIP POPLAR	2" CAL.	SEE PLANS
7	10	FRAXINUS N. VESPAZIOSA	HONEYLOCUST	2" CAL.	SEE PLANS
8	2	LACINIUM RUCHA CULTIVARS	CRANE WITTLIE	2" CAL.	SEE PLANS
9	13	ZELKOVIA SPINOSA	JAPANESE YEW	2" CAL.	SEE PLANS
10	35	CLARINASTIS SPENTICATA	KENTUCKY YELLOWWOOD	2" CAL.	SEE PLANS

TOTAL PROPOSED TREES = 123 TREES

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