

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

▶ **FILE #:** 5-SD-16-C

**AGENDA ITEM #:** 12

**AGENDA DATE:** 5/12/2016

▶ **SUBDIVISION:** FIVE POINTS PHASE 2 INFRASTRUCTURE IMPROVEMENTS

▶ **APPLICANT/DEVELOPER:** KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION

**OWNER(S):** Knoxville's Community Development Corporation

**TAX IDENTIFICATION:** 82 O K 001, 00101, 013, 014, 015 095CA028

[View map on KGIS](#)

**JURISDICTION:** City Council District 6

**STREET ADDRESS:** 407 S Olive St

▶ **LOCATION:** East side of McConnell St., North and South side of Bethel Ave., South and North side of S. Olive St., and East side of Martin Luther King Jr. Ave.

**SECTOR PLAN:** Central City

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

**WATERSHED:** Williams Creek

▶ **APPROXIMATE ACREAGE:** 15 acres

▶ **ZONING:** R-2 (General Residential) & R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Multi family residential

▶ **PROPOSED USE:** New roads in existing multi-dwelling development

**SURROUNDING LAND USE AND ZONING:** This site is located along Martin Luther King Jr. Ave. with commercial uses in the C-3 zone and surrounded by low density residential and medium density residential uses in the R-1, R-2, and RP-1 zones.

▶ **NUMBER OF LOTS:** 3

**SURVEYOR/ENGINEER:** CEC

**ACCESSIBILITY:** Access is via McConnell St., a minor collector street with 28' of pavement width within 54' of right-of-way, Bethel Ave., a local street with 39' of pavement width within an undefined right-of-way, Martin Luther King, Jr. Ave., a three lane, major collector street within 66' of right-of-way, Olive St., a local street with 15' of pavement width within a right-of-way of 15', and Ben Hur Ave., a major collector street with 36' of pavement within a 62' right-of-way. The site is also along a transit route.

- ▶ **SUBDIVISION VARIANCES REQUIRED:**
- 1) Reduce the right-of-way along the southwestern edge of S. Olive St. between Martin Luther King Jr. Ave. and Bethel Ave. from 25 feet from centerline to 21 feet.
  - 2) Reduce the traveled way along proposed Kenner Ave. between McConnell St. and Ben Hur Ave. from 26 feet to 24 feet.
  - 3) Reduce the traveled way along proposed S. Olive St. between Martin Luther King Jr. Ave. and Ben Hur Ave. from 26 feet to 24 feet.
  - 4) Reduce the vertical curve K value from 25 to 15 along proposed Kenner Ave. between S. Olive St. and Ben Hur Ave.
  - 5) Reduce the intersection curve K value of S. Olive St. at the intersection with Bethel Ave. from 15 to 10.
  - 6) Reduce the utility and drainage easements to zero on Lot 2

**7) Reduce the intersection spacing between McConnell St. and S. Olive St., along Martin Luther King Jr. Ave., from 300 feet to 260 feet.**

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**STAFF RECOMMENDATION:**

- ▶ **APPROVE** variances 1-7 because the existing site conditions and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

**APPROVE** the concept plan subject to 6 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 (City Ord. 0-280-90).
3. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act ( ADA). The sidewalks shall be installed at the time the street improvements.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Obtaining all necessary zoning variances.
6. 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 R-1 (Low Density Residential) District and R-2 (General Residential) District.

**COMMENTS:**

This proposal is phase 2 of the Five Points Revitalization effort by the Knoxville Community Development Corporation, which includes improvements to existing roads, the installation of a new road segment, and the creation of 3 large lots from 5 smaller lots.

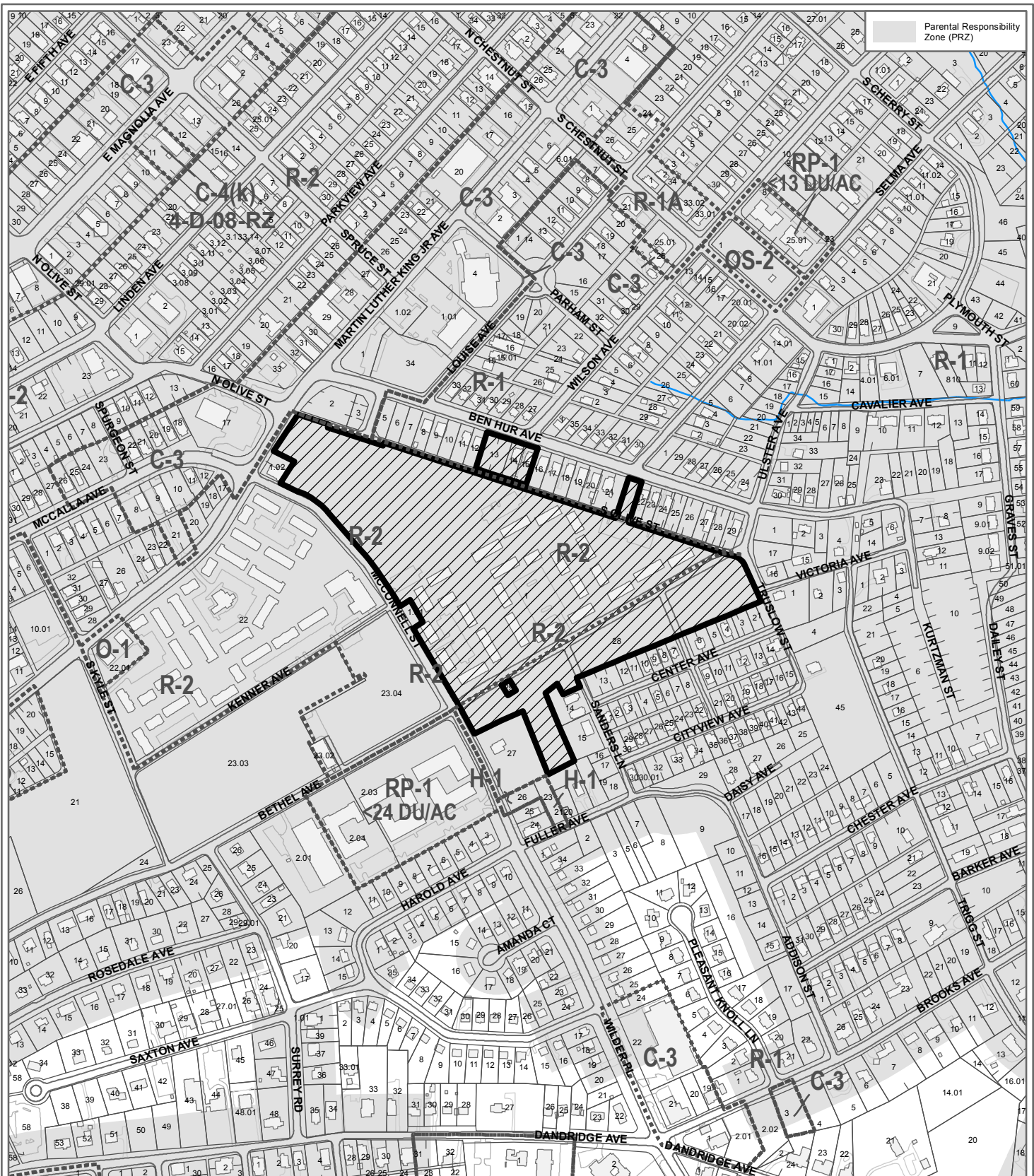
KCDC developed a Master Plan for the area, which included an extensive public input process, to determine how to improve their housing and better integrate the development into the surrounding community (<http://www.kcdc.org/en/Redevelopment/FivePointsRevitalization.aspx>). The property is primarily zoned R-2 so the housing development portion of this project does not require Planning Commission review, though the footprint of the proposed structures are shown for the large lot immediately south of Martin Luther King Jr. Ave.

The road improvements include the following: 1) Developing an extension to Keener Rd. that includes two travel lanes and on-street parking. This will create a new connection between McConnell St. and Ben Hur Ave., 2) Widening Olive St. and extending it one block to Martin Luther King Jr. Ave. at the existing signalized intersection of N. Olive Street. A sidewalk will be installed on one side of Olive St., and 3) Dedicating right-of-way for Bethel Ave.

ESTIMATED TRAFFIC IMPACT: Not required.

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.



**5-SD-16-C  
CONCEPT PLAN**



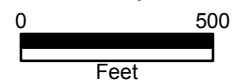
New roads in existing multi-dwelling development in R-2 (General Residential) & R-1 (Low Density Residential)

Original Print Date: 4/19/2016  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Knoxville's Community Development Corporation  
Five Points Phase 2  
Infrastructure Improvements

Map No: 82  
Jurisdiction: City



# FIVE POINTS PHASE 2 INFRASTRUCTURE IMPROVEMENTS FIVE POINTS, KNOXVILLE, TN

Prepared For:  
**PREPARED FOR  
KNOXVILLE'S COMMUNITY  
DEVELOPMENT CORPORATION**

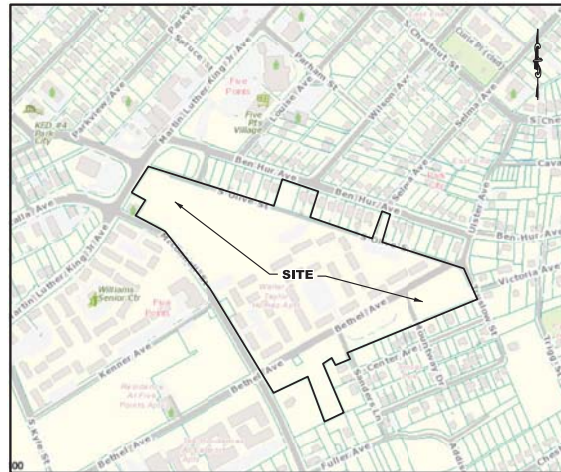
## PROPERTY INFORMATION

**TOTAL ACREAGE:** ± 14.52 ACRES  
**PROPERTY ZONE:** R-2 AND R-1 RESIDENTIAL  
**TYPE OF DEVELOPMENT:** RESIDENTIAL  
**PARCEL ID'S:** 082OK001, 095CA028, 082OK013, 082OK014,  
 082OK015  
**CITY BLOCK #** 51011  
**PROPERTY ADDRESS:** S OLIVE ST., BETHEL AVENUE,  
 MCCONNELL ST. AND BEN HUR AVE.  
 KNOXVILLE, TN

## PERSON IDENTIFICATION

**OWNER / DEVELOPER**  
**KNOXVILLE'S COMMUNITY  
 DEVELOPMENT CORPORATION**  
 901 N. BROADWAY  
 KNOXVILLE TN 37917  
 865-403-1117

**ENGINEER**  
**CIVIL & ENVIRONMENTAL CONSULTANTS**  
**CONTACT GUY WANTIEZ**  
 308 CATES STREET  
 MARYVILLE, TN 37801  
 865-977-9997  
 GWANTIEZ@CECINC.COM



**Site Location Map**  
N.T.S.

## Sheet No. Title

Sheet No.	Title
	<b>COVER</b>
	<b>SURVEY SURVEY</b>
<b>CP200</b>	<b>CONCEPT SITE LAYOUT PLAN &amp; PROFILES</b>
<b>CP201</b>	<b>CONCEPT SITE LAYOUT</b>
<b>CP202</b>	<b>CONCEPT SITE LAYOUT</b>
<b>CP300</b>	<b>CONCEPT SITE GRADING &amp; DRAINAGE PLAN</b>
<b>CP500</b>	<b>CONCEPT SITE UTILITY PLAN</b>
<b>CP800</b>	<b>CONCEPT DETAILS</b>

## LIST OF REQUIRED AND PROPOSED IMPROVEMENTS

### PROPOSED IMPROVEMENTS

**KENNER AVENUE**  
 PAVEMENT  
 CURB AND GUTTER  
 SIDEWALK ON BOTH SIDES OF STREET  
 STORM DRAINAGE  
 SANITARY SEWER  
 STREET LIGHTING

**S OLIVE STREET**  
 PAVEMENT  
 CURB AND GUTTER  
 SIDEWALK ON ONE SIDE OF STREET  
 STORM DRAINAGE  
 STREET LIGHTING

**EXISTING**  
**BETHEL AVENUE**  
 PAVEMENT  
 CURB AND GUTTER  
 SIDEWALK ON ONE BOTH SIDES OF STREET  
 STORM DRAINAGE

**WATER AND SEWER SERVICES ARE PROVIDED  
 BY KUB AND ARE AVAILABLE TO ALL LOTS**

Revised: 4/25/2016

5-SD-16-C

MARCH 28, 2016

Issue Date

Revision Date

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140-828

Project No.

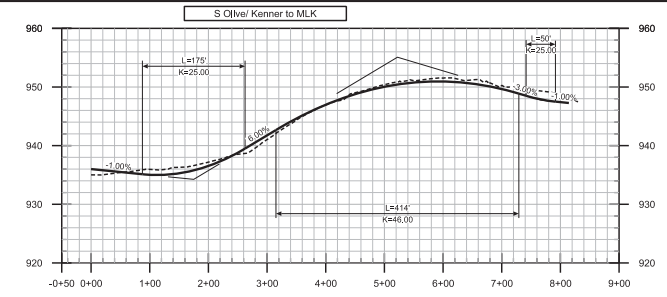
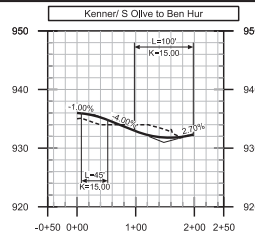
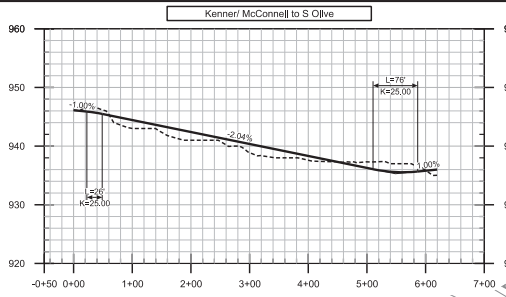
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Site No.

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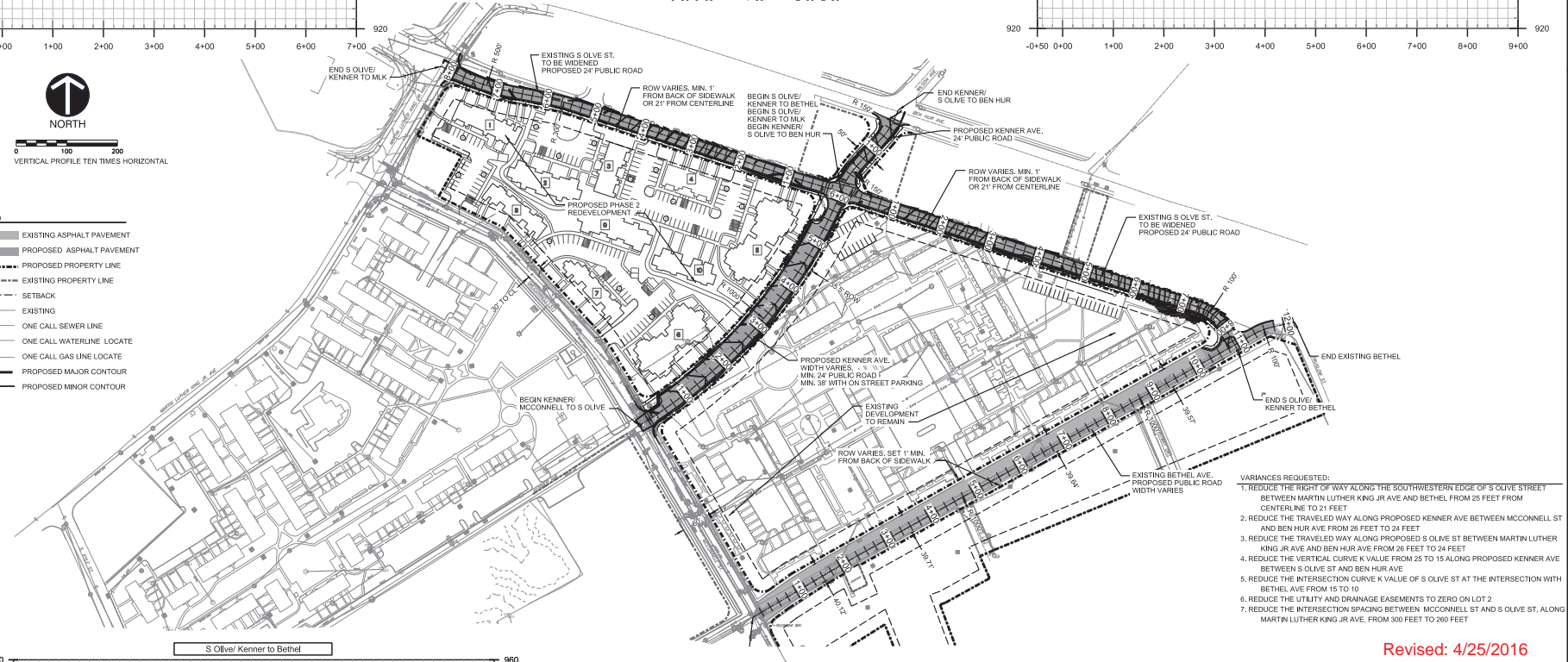


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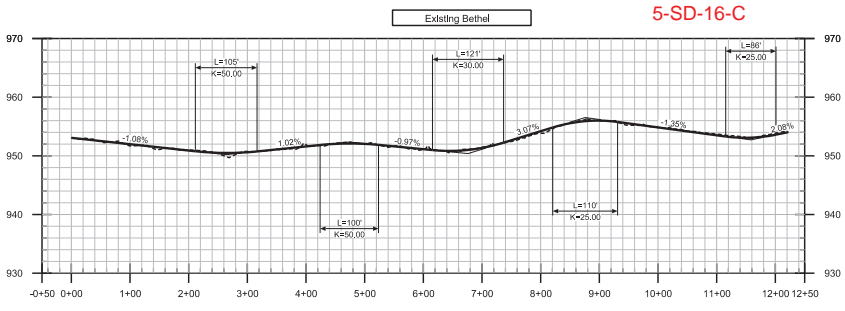
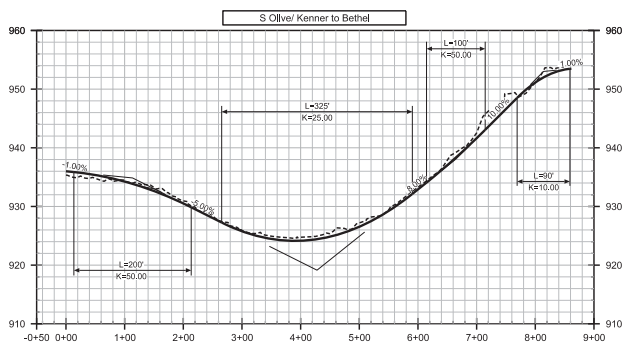


VERTICAL PROFILE TEN TIMES HORIZONTAL

- LEGEND**
- EXISTING ASPHALT PAVEMENT
  - PROPOSED ASPHALT PAVEMENT
  - PROPOSED PROPERTY LINE
  - EXISTING PROPERTY LINE
  - SETBACK
  - EXISTING
  - ONE CALL SEWER LINE
  - ONE CALL WATERLINE LOCATE
  - ONE CALL GAS LINE LOCATE
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR



- VARIANCES REQUESTED:**
1. REDUCE THE RIGHT OF WAY ALONG THE SOUTHWESTERN EDGE OF S OLIVE STREET BETWEEN MARTIN LUTHER KING JR AVE AND BETHEL FROM 25 FEET FROM CENTERLINE TO 21 FEET
  2. REDUCE THE TRAVELED WAY ALONG PROPOSED KENNER AVE BETWEEN MCCONNELL ST AND BEN HUR AVE FROM 26 FEET TO 24 FEET
  3. REDUCE THE TRAVELED WAY ALONG PROPOSED S OLIVE ST BETWEEN MARTIN LUTHER KING JR AVE AND BEN HUR AVE FROM 26 FEET TO 24 FEET
  4. REDUCE THE VERTICAL CURVE K VALUE FROM 25 TO 15 ALONG PROPOSED KENNER AVE BETWEEN S OLIVE ST AND BEN HUR AVE
  5. REDUCE THE INTERSECTION CURVE K VALUE OF S OLIVE ST AT THE INTERSECTION WITH BETHEL AVE FROM 15 TO 10
  6. REDUCE THE UTILITY AND DRAINAGE EASEMENTS TO ZERO ON LOT 2
  7. REDUCE THE INTERSECTION SPACING BETWEEN MCCONNELL ST AND S OLIVE ST. ALONG MARTIN LUTHER KING JR AVE. FROM 300 FEET TO 280 FEET



Revised: 4/25/2016  
5-SD-16-C

NO.	DATE	REVISION RECORD	DESCRIPTION

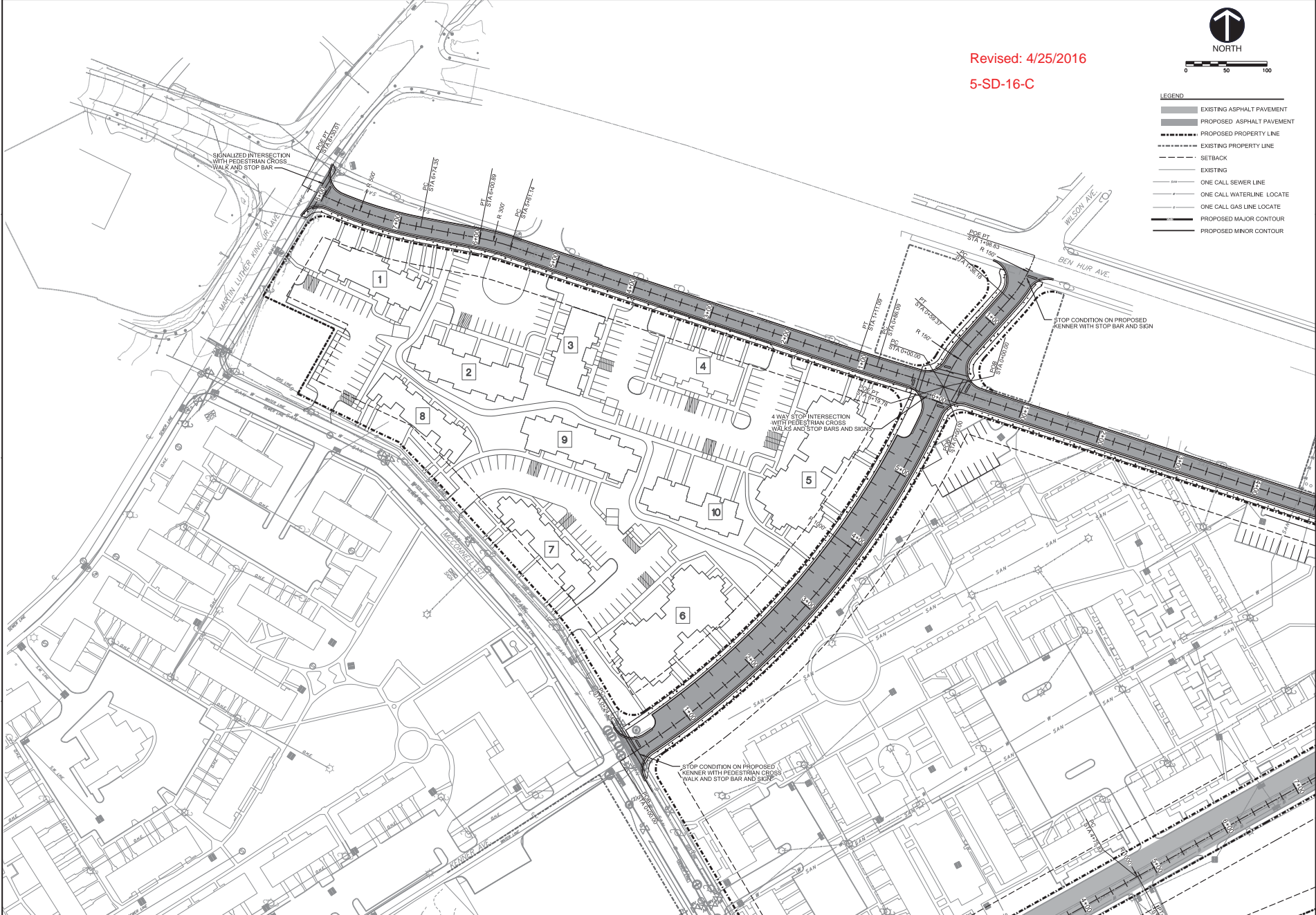
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**FIVE POINTS PHASE 2  
 INFRASTRUCTURE IMPROVEMENTS  
 FIVE POINTS, KNOXVILLE, TN  
 PREPARED FOR  
 KNOXVILLE'S COMMUNITY  
 DEVELOPMENT CORPORATION**

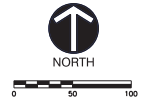
**CONCEPT SITE LAYOUT PLAN & PROFILES**

DATE:	APRIL 20, 2016	DRAWN BY:	GMW
SCALE:	AS SHOWN	CHECKED BY:	GP
PROJECT NO.:		PROJECT MGR.:	
DRAWING NO.:		PROJECT ENGR.:	

**CP200**



Revised: 4/25/2016  
5-SD-16-C



- LEGEND**
- EXISTING ASPHALT PAVEMENT
  - PROPOSED ASPHALT PAVEMENT
  - PROPOSED PROPERTY LINE
  - EXISTING PROPERTY LINE
  - SETBACK
  - EXISTING
  - ONE CALL SEWER LINE
  - ONE CALL WATERLINE LOCATE
  - ONE CALL GAS LINE LOCATE
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR

REVISION RECORD	
NO.	DATE

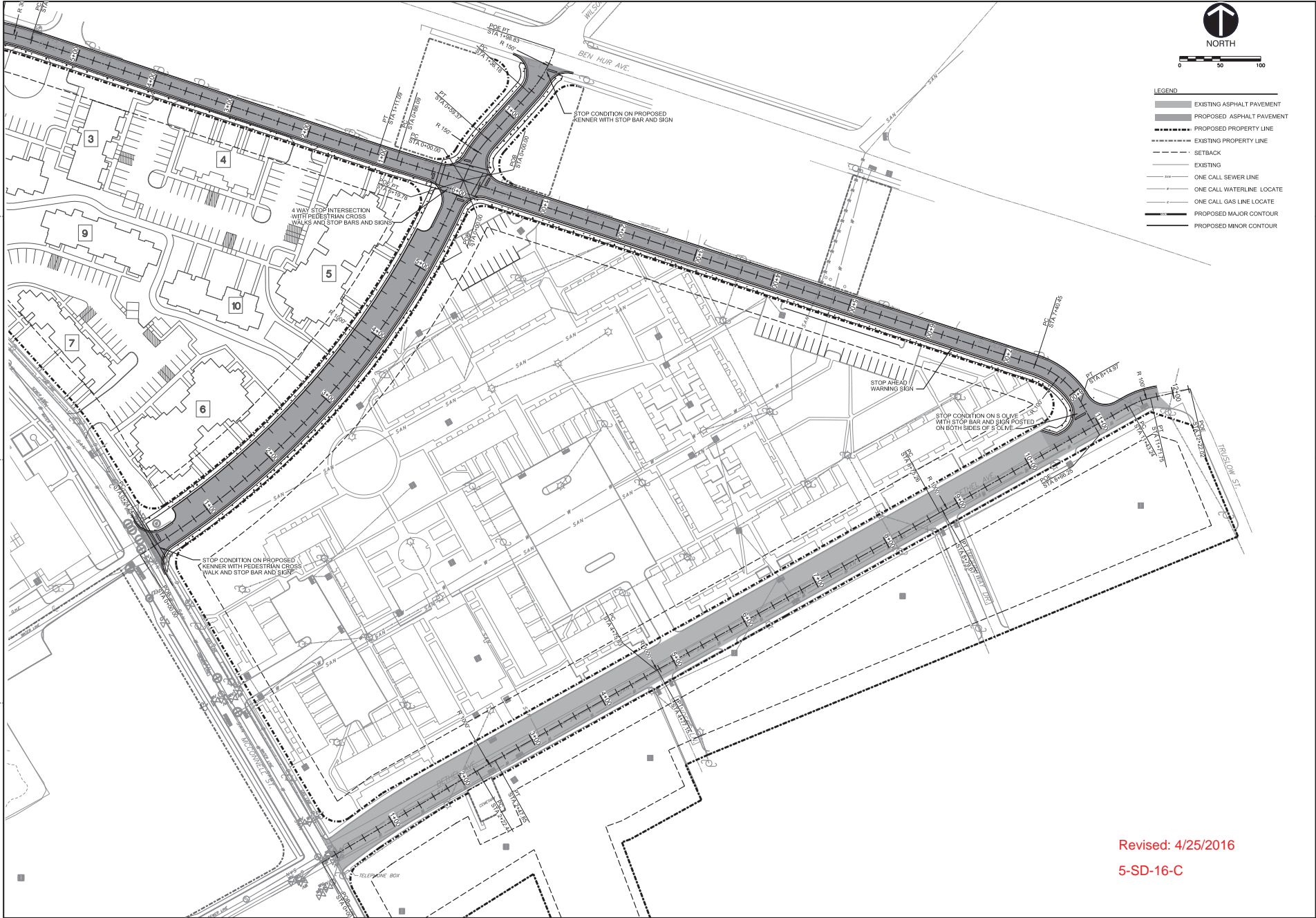
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 FIVE POINTS, KNOXVILLE, TN  
 PREPARED FOR  
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 DEVELOPMENT CORPORATION**

**CONCEPT SITE LAYOUT PLAN**

DATE: APRIL 20, 2016 DRAWN BY: GWP  
 DWG SCALE: AS SHOWN CHECKED BY: GWP  
 PROJECT NO.: 14-00000000  
 PREPARED BY: GWP

DRAWING NO:  
**CP201**



0 50 100

NO.	DATE	REVISION RECORD	DESCRIPTION

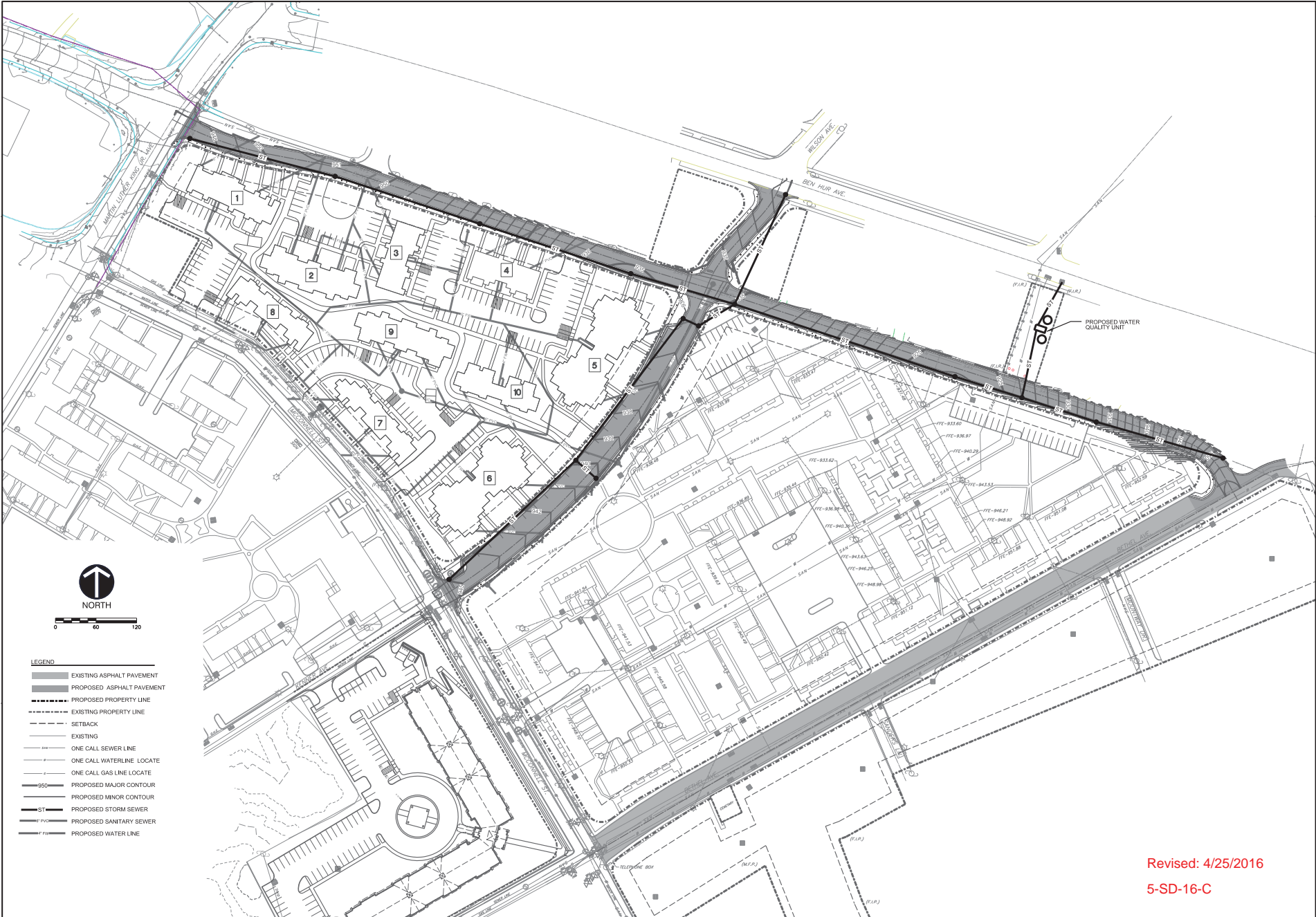
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 INFRASTRUCTURE IMPROVEMENTS  
 FIVE POINTS, KNOXVILLE, TN  
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 DEVELOPMENT CORPORATION

CONCEPT SITE LAYOUT PLAN	
DATE: APRIL 20, 2016	DRAWN BY: GWP
DWG. SCALE: AS SHOWN	CHECKED BY: GWP
PROJECT NO.:	REVISIONS:

DRAWING NO. **CP202**

1911-222-C&E/046/Vgmg



- LEGEND**
- EXISTING ASPHALT PAVEMENT
  - PROPOSED ASPHALT PAVEMENT
  - PROPOSED PROPERTY LINE
  - EXISTING PROPERTY LINE
  - SETBACK
  - EXISTING
  - ONE CALL SEWER LINE
  - ONE CALL WATERLINE LOCATE
  - ONE CALL GAS LINE LOCATE
  - PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - ST PROPOSED STORM SEWER
  - W PROPOSED WATER LINE
  - S PROPOSED SANITARY SEWER

Revised: 4/25/2016  
5-SD-16-C

NO.	DATE	REVISION RECORD	DESCRIPTION

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**FIVE POINTS PHASE 2  
 INFRASTRUCTURE IMPROVEMENTS  
 FIVE POINTS, KNOXVILLE, TN  
 PREPARED FOR  
 KNOXVILLE'S COMMUNITY  
 DEVELOPMENT CORPORATION**

<b>CONCEPT SITE DRAINAGE PLAN</b>	
DATE: APRIL 20, 2016	DRAWN BY: GWP
DWG. SCALE: AS SHOWN	CHECKED BY: GWP
PROJECT NO.:	REVISION NO.:
PROJECT FILE:	PROJECT FILE:

DRAWING NO. **CP300**

191-222-CAD/VP/ing



Revised: 4/25/2016  
5-SD-16-C



0 40 80

- LEGEND**
- EXISTING ASPHALT PAVEMENT
  - PROPOSED ASPHALT PAVEMENT
  - PROPOSED PROPERTY LINE
  - EXISTING PROPERTY LINE
  - SETBACK
  - EXISTING
  - ONE CALL SEWER LINE
  - ONE CALL WATERLINE LOCATE
  - ONE CALL GAS LINE LOCATE
  - 950 PROPOSED MAJOR CONTOUR
  - PROPOSED MINOR CONTOUR
  - ST PROPOSED STORM SEWER
  - 6" PVC PROPOSED SANITARY SEWER
  - 4" PVC PROPOSED WATER LINE

NO.	DATE	DESCRIPTION

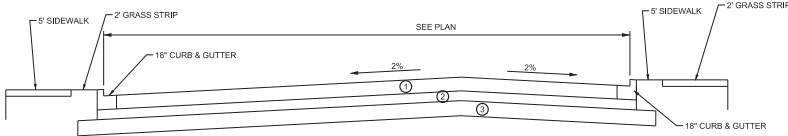
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 FIVE POINTS, KNOXVILLE, TN  
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 DEVELOPMENT CORPORATION**

**CONCEPT SITE UTILITY PLAN**

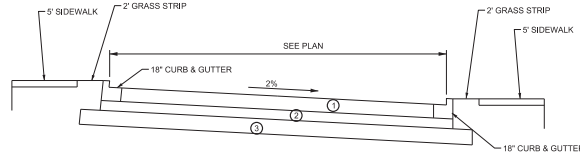
DATE:	APRIL 20, 2016	DRAWN BY:	GMV
DWG SCALE:	AS SHOWN	CHECKED BY:	GMV
PROJECT NO.:			

DRAWING NO. **CP500**



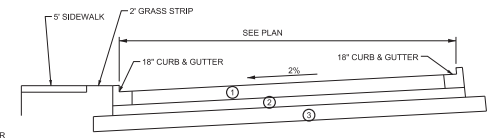
LOCAL STREET PAVEMENT SCHEDULE  
 1. 1.5 INCH ASPHALTIC CONCRETE WEARING SURFACE (GRADING D)  
 2. 2.5 INCH ASPHALTIC CONCRETE BINDER/LEVELER COURSE (GRADING B)  
 3. 8 INCH MINERAL AGGREGATE BASE TYPE A, GRADING D.

KENNER/ MCCONNELL TO S OLIVE  
 LOCAL STREET SECTION  
 N.T.S.



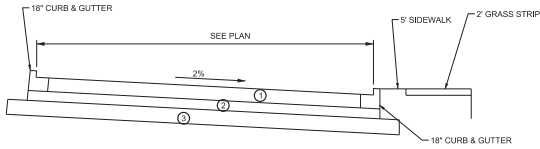
LOCAL STREET PAVEMENT SCHEDULE  
 1. 1.5 INCH ASPHALTIC CONCRETE WEARING SURFACE (GRADING D)  
 2. 2.5 INCH ASPHALTIC CONCRETE BINDER/LEVELER COURSE (GRADING B)  
 3. 8 INCH MINERAL AGGREGATE BASE TYPE A, GRADING D.

KENNER/ S OLIVE TO BEN HUR  
 LOCAL STREET SECTION  
 N.T.S.



LOCAL STREET PAVEMENT SCHEDULE  
 1. 1.5 INCH ASPHALTIC CONCRETE WEARING SURFACE (GRADING D)  
 2. 2.5 INCH ASPHALTIC CONCRETE BINDER/LEVELER COURSE (GRADING B)  
 3. 8 INCH MINERAL AGGREGATE BASE TYPE A, GRADING D.

S OLIVE/ KENNER TO MLK  
 LOCAL STREET SECTION  
 N.T.S.



LOCAL STREET PAVEMENT SCHEDULE  
 1. 1.5 INCH ASPHALTIC CONCRETE WEARING SURFACE (GRADING D)  
 2. 2.5 INCH ASPHALTIC CONCRETE BINDER/LEVELER COURSE (GRADING B)  
 3. 8 INCH MINERAL AGGREGATE BASE TYPE A, GRADING D.

S OLIVE/ KENNER TO BETHEL  
 LOCAL STREET SECTION  
 N.T.S.

NO.	DATE	DESCRIPTION

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FIVE POINTS PHASE 2  
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 FIVE POINTS, KNOXVILLE, TN  
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 DEVELOPMENT CORPORATION

CONCEPT DETAILS	DATE: APRIL 20, 2016	DRAWN BY: GWP	CHECKED BY: GWP

Revised: 4/25/2016  
 5-SD-16-C

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION  
 DATE

DRAWING NO:  
**CP800**