

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

▶ **FILE #:** 8-SC-16-C **AGENDA ITEM #:** 14
 8-H-16-UR **AGENDA DATE:** 4/13/2017

POSTPONEMENT(S): 8/11/2016-3/9/2017

▶ **SUBDIVISION:** **MILLSTONE**
 ▶ **APPLICANT/DEVELOPER:** **ERIC MOSELEY**
 OWNER(S): S&E Properties

TAX IDENTIFICATION: 132 04909, 04917 & 04918 [View map on KGIS](#)
 JURISDICTION: County Commission District 5
 STREET ADDRESS:

▶ **LOCATION:** **Southeast side of Millstone Ln., southeast of George Williams Rd.**

SECTOR PLAN: Southwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** **40.34 acres**

▶ **ZONING:** **PR (Planned Residential)**

▶ **EXISTING LAND USE:** **2 detached dwellings and vacant land**

▶ **PROPOSED USE:** **Detached residential subdivision**

SURROUNDING LAND USE AND ZONING: Adjacent development consists of large lots with single-family residences, and attached and detached residences and apartments to the north. West Valley Middle School is immediately to the east and S. Peters Rd. is less than a mile away.

▶ **NUMBER OF LOTS:** **56**

SURVEYOR/ENGINEER: Ideal Engineering Solutions, Inc

ACCESSIBILITY: Access is via Millstone Ln., a local street with a pavement width of 12' to 14' within a 40' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **None**

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 13 conditions**

1. With all costs to be the responsibility of the applicant improve Millstone Ln, to provide a minimum pavement width of 20' as shown on the plan subject to any additional requirements by the Knox County Dept. of Engineering and Public Works
2. With all cost to be the responsibility of the applicant construct a 5' wide sidewalk with a 2' wide planting strip along the south side of the improved portion of Millstone Ln.. All sidewalk construction must meet the requirements of the Americans With Disabilities Act. and the Knox County Dept. of Engineering and Public Works

3. Prior to commencing any grading associated with the improvements to Millstone Ln., stake the property boundaries of all of the adjoining property owners to insure the road construction will not encroach onto private property
4. All road construction associated with improving Millstone Ln. and the associated sidewalk must be completed before a final plat for this subdivision can be approved.
5. Identify on the plan all property owners and option holders with their address and telephone number
6. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
7. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
8. Installation of the internal sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
9. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
10. Placing a note on the final plat that all lots will have access only to the internal street system.
11. Redesigning or eliminating lots 6, 7, & 8 if the request to reduce the periphery setback is denied or provide detailed drawings that would show the lots would have a building site that would not require any variances
12. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation if required
13. 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.

► **APPROVE the Development Plan for up to 56 detached dwelling units on individual lots, and DENY the requested reduction of the peripheral setback to 25' for lots 6 and 7 and to 15' for lot 8 as identified on the Concept Plan, subject to 3 conditions**

1. Create a minimum rear yard setback for all lots that do not adjoin the periphery of the project (15' minimum)
2. Provide the required 35' periphery boundary setback around the entire project including lots 6, 7, 8, 1 & 53
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

COMMENTS:

On January 23, 2017 the Knox County Commission approved the rezoning of this site from A (Agricultural) to PR (Planned Residential) at a density of up 3 dwellings per acre. Based on the stated acreage on the original concept plan, 121 dwellings will be the maximum number of units that may be proposed for this site at the approved 3 dwellings per acre. The applicant submitted a revised concept plan on March 23, 2017 which addresses the entire tract with the development to be concentrated on 17.7 acres of the 40 acre site at this time. The other twenty-three acres of this site is designated as lot #56. The applicant notes that future development of that lot can be submitted for review at a future date..

When the rezoning of this this property was being considered, MPC staff recommended conditions be adopted dealing with the size of lots that would adjoin the large parcels north of this site and a requirement that Millstone Ln. be improved. At the November 10, 2016 meeting, the Metropolitan Planning Commission approved the rezoning as recommended by staff and forwarded their findings to the Knox County Commission. At the January 23, 2017 County Commission meeting the rezoning to PR (Planned Residential) at 3 du/ac was approved. As part of their action the County Commission eliminated the conditions dealing with lots size and substituted a requirement for a 30 foot wide buffer along a portion of the common property boundary. In addition to the 30 foot wide buffer they required the 35 foot wide peripheral boundary setback which effectively created a 65 foot wide setback for a portion of the site. Additionally, they conditioned the rezoning of the site on the applicant making the improvements to Millstone Ln. as stated in the MPC zoning recommendation.

This concept plan does provide the 30 foot wide buffer that was required by the Knox County Commission. The 35 wide peripheral boundary setback is called out all the way around the proposed subdivision except along the northern boundary of lots 1 and 53 and along the rear boundary of lots 6, 7, and 8. Due to the size of the proposed lots, provision of the required setback along the northern boundary of lots 1 and 53 will be required and should not be an issue. Given the discussion that occurred at the County Commission meeting dealing with the 30 foot wide buffer and the peripheral boundary setback, staff believes the County Commission's intent was to create a minimum of 65 foot wide building setback with the outer 30 feet being

landscaped to provide a buffer between this project and the adjoining property. Based on our understanding of the Commission action, staff will recommend denial of the requested reduction of the peripheral boundary setback for lots 6-8. If staff's recommendation is adopted, due to the size and shape of those proposed lots, it is doubtful that a house could be built on those lots. Staff would recommend that lots 6-8 be eliminated or combined in some way that will result in buildable lots that will not require variances. Additionally, since lots 10, 11, 18-20 are not impacted by the 35 foot peripheral boundary setback, the applicant will need to designate a rear building setback for those lots of not less than 15 feet in width. Building on those lots may be problematic if the 35 foot rear setback as stated on the plan remains in place.

Since this matter was postponed at last month's meeting the applicant has supplied the County Department of Engineering and Public Works with plans for the widening of Millstone Lane and a detailed drainage plan. They have reviewed those plans and are comfortable with the concept plan going forward at this time. Adjoining property owners continue to dispute if there is sufficient public right-of-way available to accommodate the Millstone Ln. widening as required by the zoning. The staff of the Knox County Dept. of Engineering and Public Works has reviewed all of the surveys that have been submitted that address boundary dispute. It is their belief that between the existing right-of-way and right-of-way that will be dedicated by the applicant, the roadway improvement can be completed as shown on the included plans.

The road widening project will improve Millstone Ln. to a 20 foot wide road with a 5 foot wide sidewalk and 2 foot wide planting strip. The improvement will begin approximately 200' east of Freels Ln. and continue to the proposed entrance to this subdivision. Since the subdivision is located within the "parent responsibility zone" for West Valley Middle School, the staff will recommend that sidewalks be constructed internal to the development. In addition to the road and sidewalk plans, the applicant has submitted a drainage plan for the project as requested by the County engineering staff. The plan has been reviewed by County's stormwater engineer and it is his belief that it complies with the Knox County Stormwater Control Ordinance.

The concept plan as submitted is within the density limits established by the rezoning of the property. At present the proposed density is 1.39 dwellings per acre. If lot #56 is further divided in the future the density of the development will increase. The portion of the site that is being developed at this time has no physical constraints that will impact this project. In order to implement this plan, the amount of grading that will be required will be extensive. The Southwest County Sector Plan shows a portion of lot #56 is located in a hillside protection area. Future development and grading of that lot will have to meet the requirements of the Hillside and Ridge Top Protection Plan.

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

1. All utilities are available or will be extended to serve this site.
2. The buffer and the building setbacks established by the rezoning of the site are recommended by staff or provided on the plan as required
3. The proposed low density residential development at a density of 1.39 du/ac is compatible with the mixed residential uses found in this area.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the subdivision has direct access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed Southwest County Sector Plan designates this property for low density residential use. The PR zoning recommended for approved for the property would allow consideration of up to 3.0 du/ac. The proposed development with a density of 1.39 du/ac is consistent with the proposed Sector Plan amendment and recommended zoning designation.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

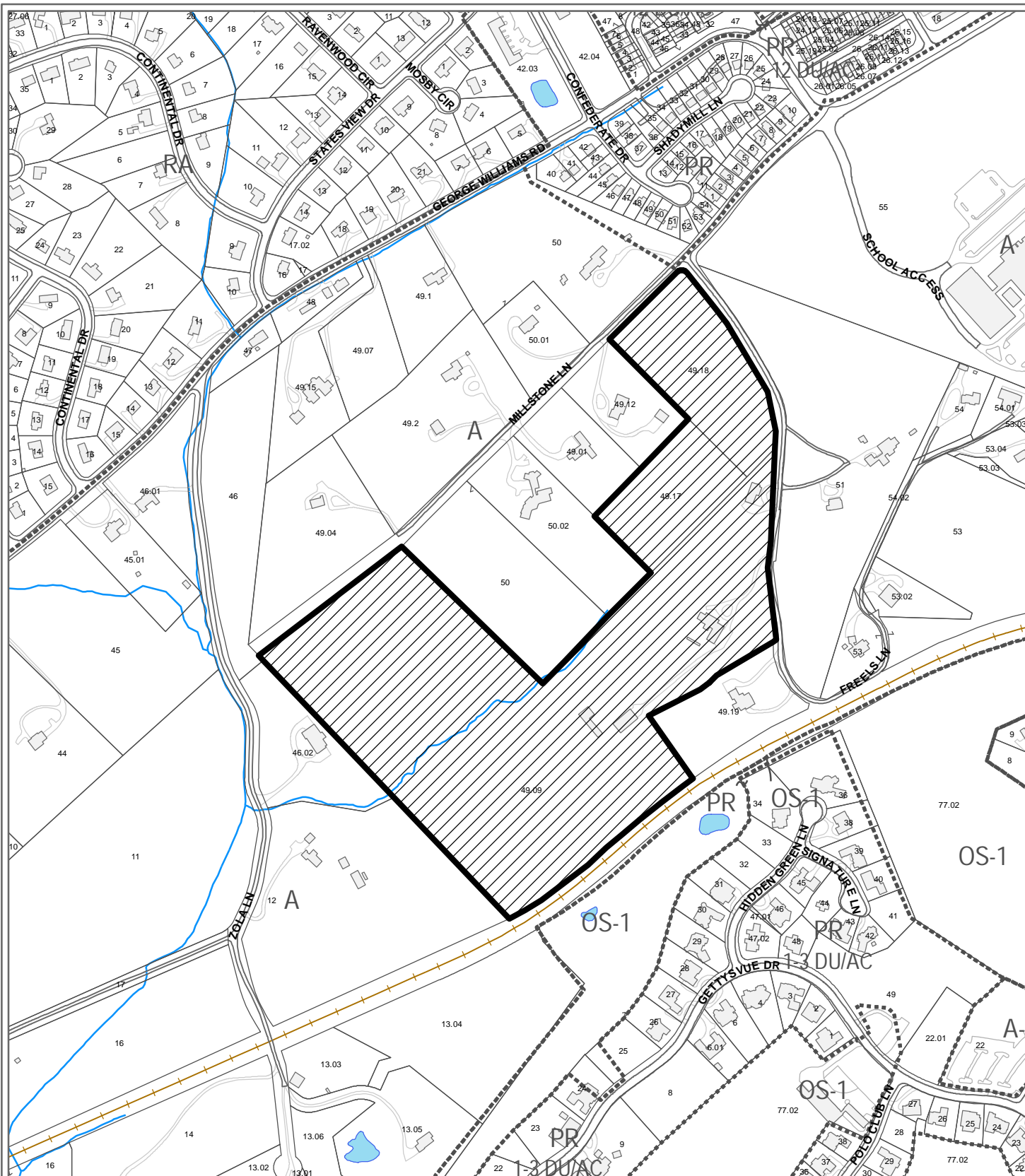
ESTIMATED STUDENT YIELD: 35 (public and private school children, ages 5-18 years)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden High.

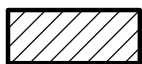
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**8-SC-16-C
USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential) pending

Original Print Date: 7/20/2016
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

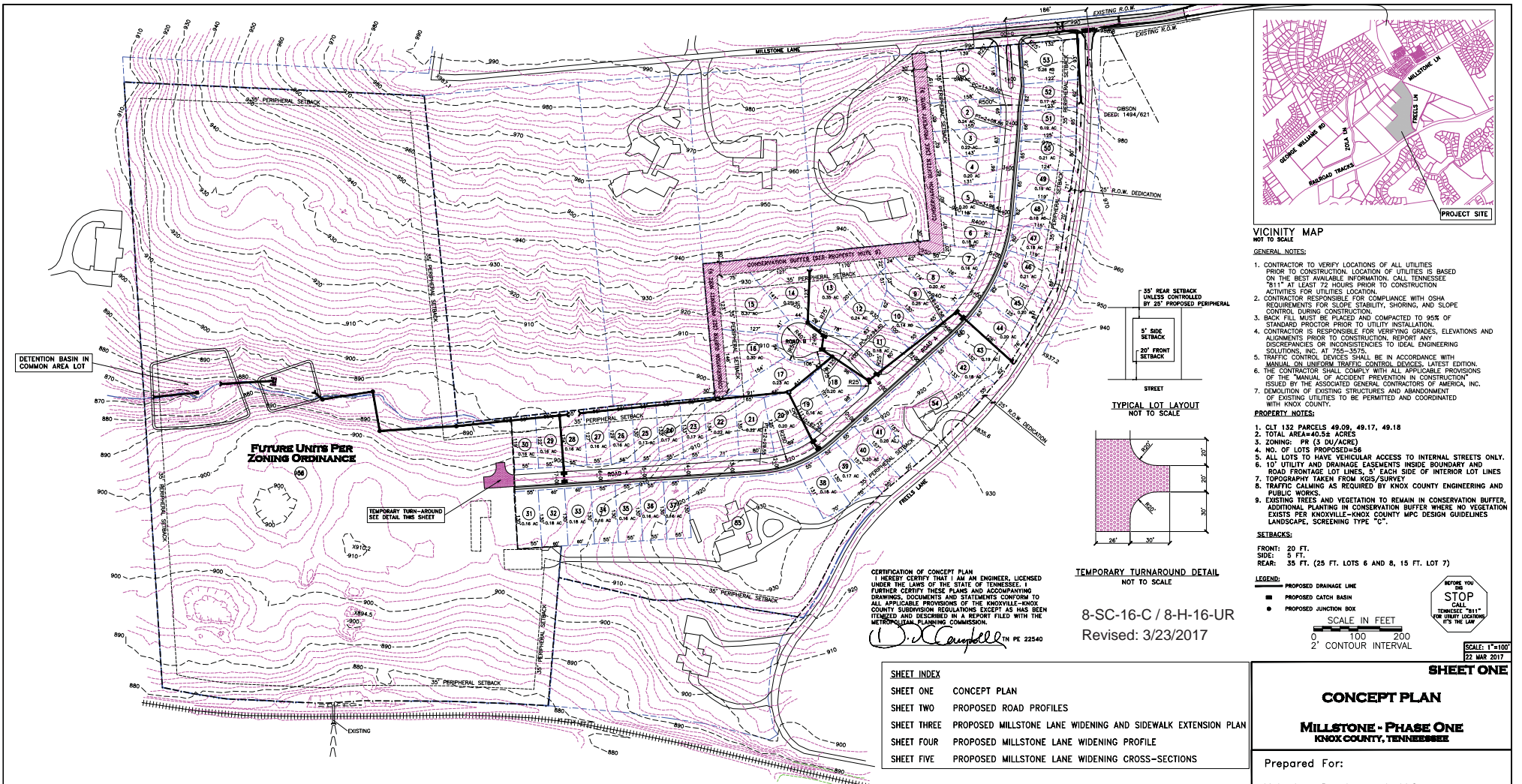
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Moseley, Eric

Map No: 132

Jurisdiction: County



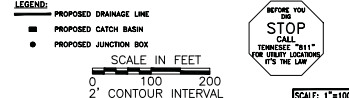


VICINITY MAP
NOT TO SCALE

- GENERAL NOTES:
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE 811 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
 - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
 - BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
 - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON LINEWORK TRAFFIC CONTROL DEVICES, LATEST EDITION.
 - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
 - DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

- PROPERTY NOTES:
- CLT 132 PARCELS 49.09, 49.17, 49.18
 - TOTAL AREA: 40.56 ACRES
 - ZONING: PR (3 DU/ACRE)
 - NO. OF LOTS PROPOSED: 58
 - ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
 - 10' UTILITY AND DRAINAGE EASEMENTS INSIDE BOUNDARY AND FRONT YARD SETBACKS, 5' EACH SIDE OF INTERIOR LOT LINES
 - TOPOGRAPHY TAKEN FROM KGIS/SURVEY
 - TRAFFIC CALMING AS REQUIRED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS.
 - EXISTING TREES AND VEGETATION TO REMAIN IN CONSERVATION BUFFER. ADDITIONAL PLANTING IN CONSERVATION BUFFER WHERE NO VEGETATION EXISTS PER KNOXVILLE-KNOX COUNTY MPC DESIGN GUIDELINES LANDSCAPE, SCREENING TYPE "C".

- SETBACKS:
- FRONT: 20 FT.
SIDE: 5 FT.
REAR: 35 FT. (25 FT. LOTS 6 AND 8, 15 FT. LOT 7)

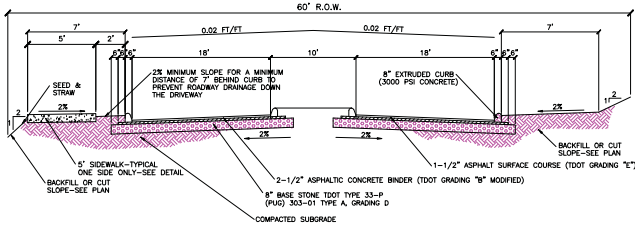


CERTIFICATION OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN INTENDED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
D. Campbell PE 22540

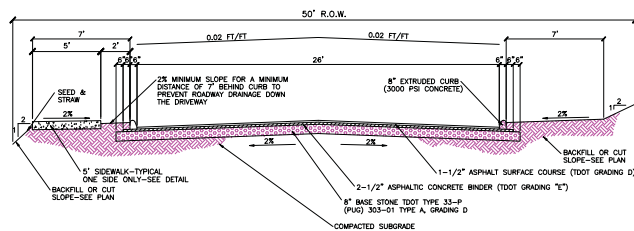
TEMPORARY TURNAROUND DETAIL
NOT TO SCALE
8-SC-16-C / 8-H-16-UR
Revised: 3/23/2017

SHEET INDEX

| | |
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| SHEET ONE | CONCEPT PLAN |
| SHEET TWO | PROPOSED ROAD PROFILES |
| SHEET THREE | PROPOSED MILLSTONE LANE WIDENING AND SIDEWALK EXTENSION PLAN |
| SHEET FOUR | PROPOSED MILLSTONE LANE WIDENING PROFILE |
| SHEET FIVE | PROPOSED MILLSTONE LANE WIDENING CROSS-SECTIONS |



TYPICAL BOULEVARD ROAD CROSS SECTION STA 0+00 - 1+14
NOT TO SCALE



TYPICAL KNOX COUNTY ROAD CROSS SECTION
NOT TO SCALE



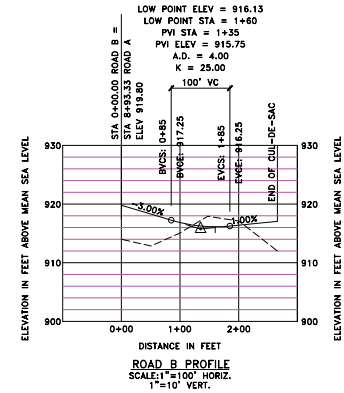
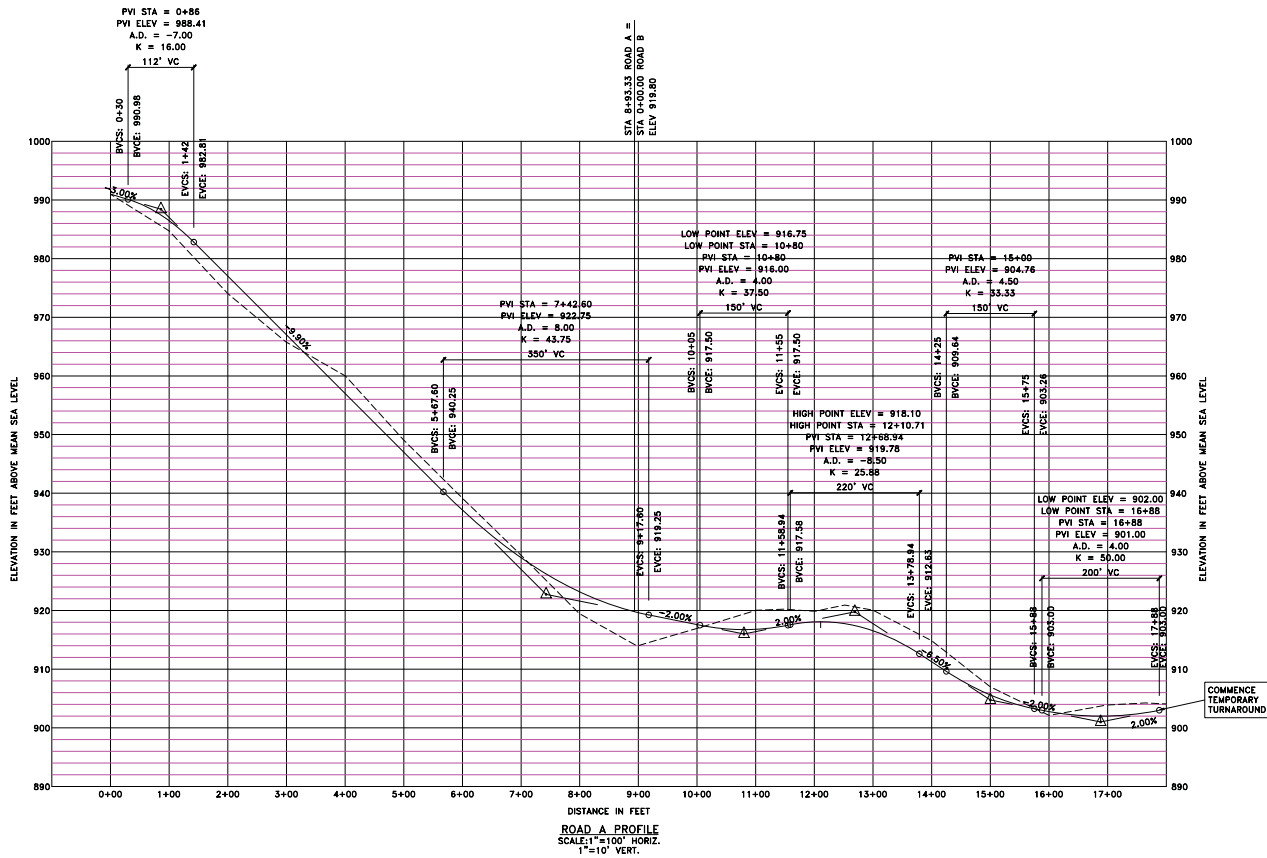
NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances to conform with recommendations set forth in AGC Manual of Accident Prevention in Construction to protect life, property, or works to avoid excessively wide cuts in unstable material.
OSHA RULES SHALL BE ABIDED BY

SHEET ONE
CONCEPT PLAN
MILLSTONE - PHASE ONE
KNOX COUNTY, TENNESSEE

Prepared For:
Volunteer Development, LLC
405 Montbrook Lane
Knoxville, Tennessee 37919
(865) 454-3727

Planning Agency:
Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575



8-SC-16-C / 8-H-16-UR
Revised: 3/23/2017



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OSHA RULES SHALL BE ADHERED BY

22 MAR 2017

SHEET TWO

PROPOSED ROAD PROFILES

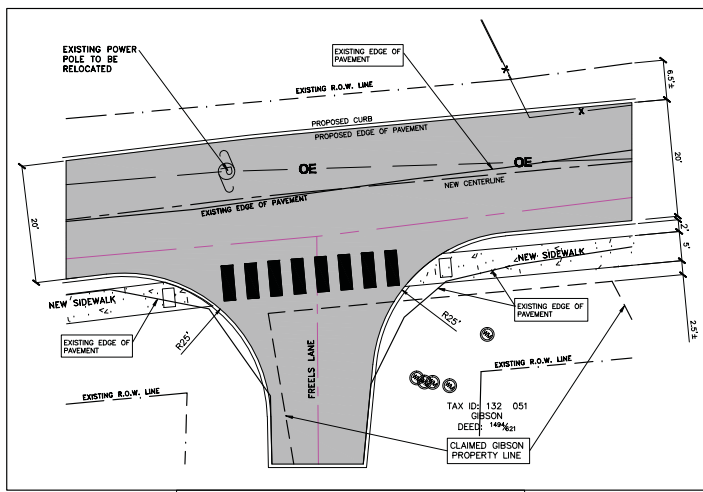
MILLSTONE - PHASE ONE
KNOX COUNTY, TENNESSEE

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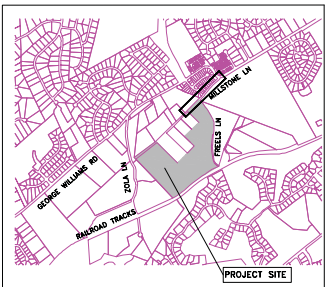
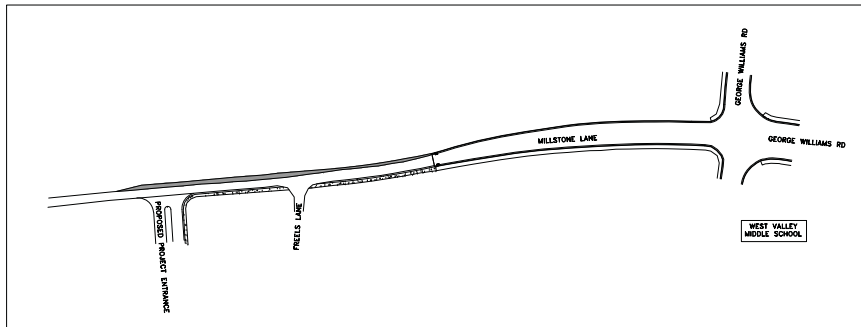
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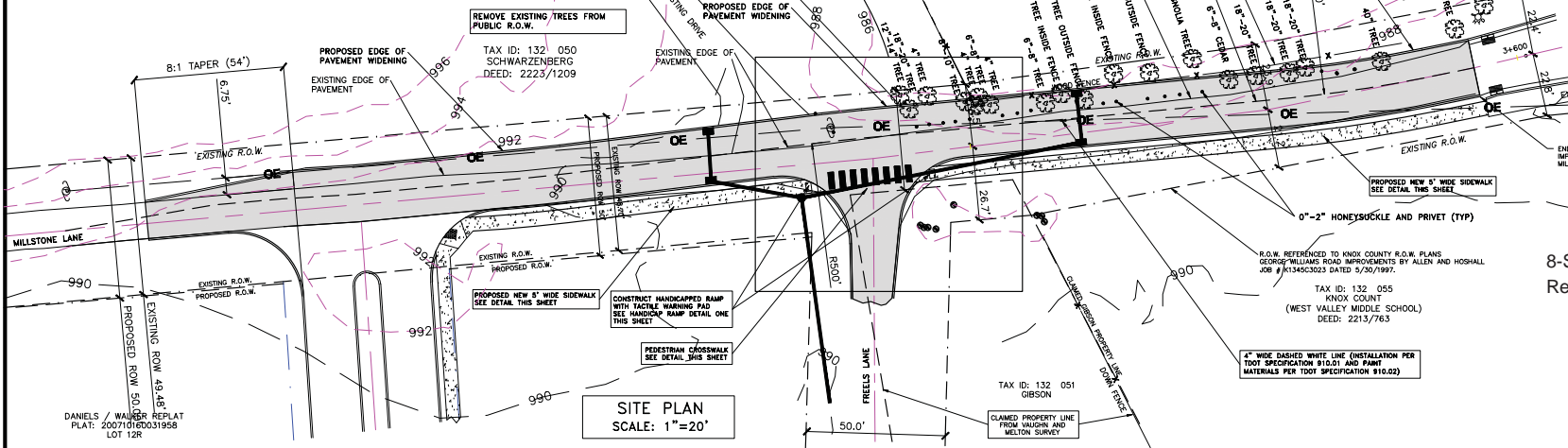


INTERSECTION DETAIL-SCALE: 1"=10'



VICINITY MAP NOT TO SCALE

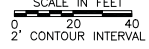
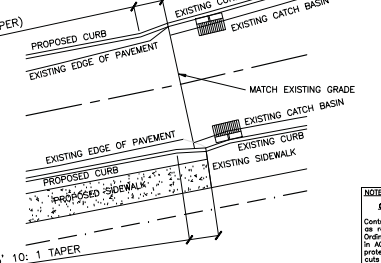
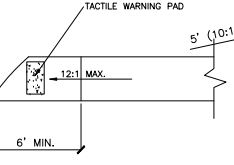
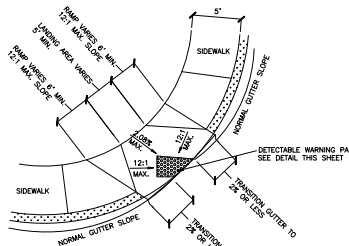
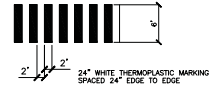
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SITE PLAN SCALE: 1"=20'

DANIELS / WALKER REPLAT
PLAT: 200710160031958
LOT 12R

TAX ID: 132 050
SCHWARZENBERG
DEED: 2223/1209



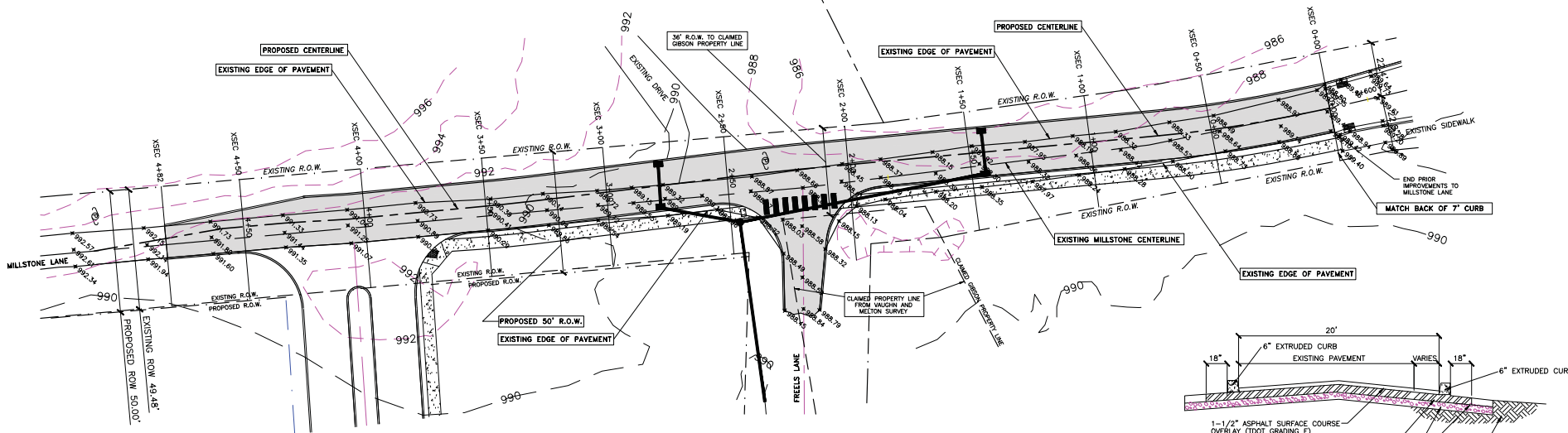
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OSHA RULES SHALL BE ABIDED BY

SHEET THREE
PROPOSED MILLSTONE LANE WIDENING AND SIDEWALK EXTENSION PLAN
MILLSTONE - PHASE ONE
KNOX COUNTY, TENNESSEE

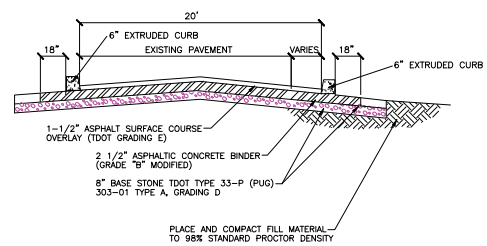
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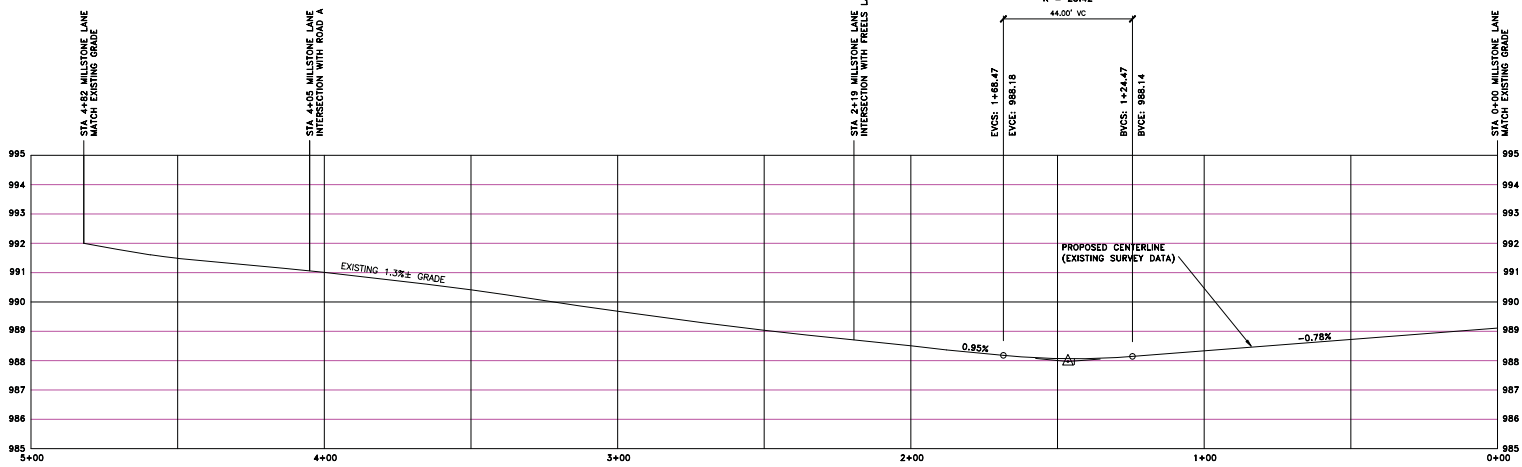


SITE PLAN
SCALE: 1"=20'



TYPICAL ROAD WIDENING SECTION
NOT TO SCALE

LOW POINT ELEV = 988.06
LOW POINT STA = 1+44.25
PVI STA = 1+46.47
PVI ELEV = 987.97
A.D. = 1.73
K = 25.42



MILLSTONE LANE WIDENING PROFILE
SCALE: 1"=20' HORIZ.
1"=2' VERT.

8-SC-16-C / 8-H-16-UR
Revised: 3/23/2017



SCALE: 1"=20'
22 MAR 2017

SHEET FOUR

PROPOSED MILLSTONE LANE WIDENING PROFILE
MILLSTONE - PHASE ONE
KNOX COUNTY, TENNESSEE

Prepared For:
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405 Montbrook Lane
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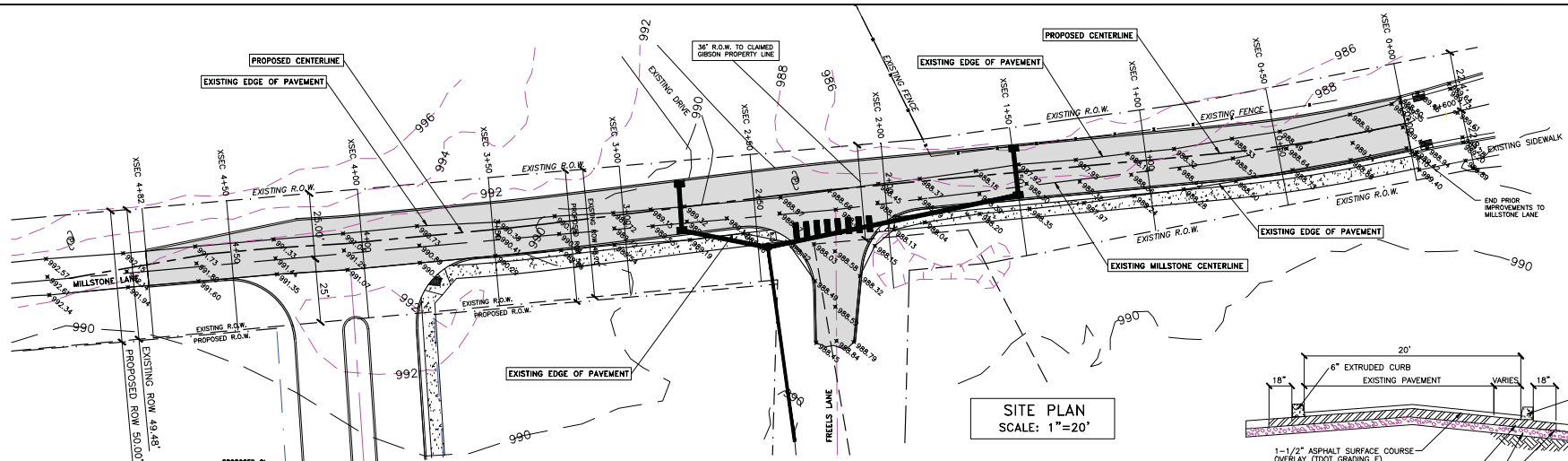
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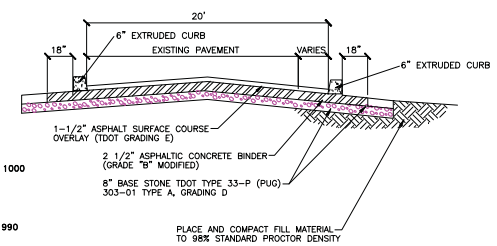
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DETAILED SHALL BE AMENDED BY



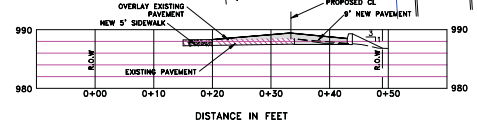
SITE PLAN
SCALE: 1"=20'



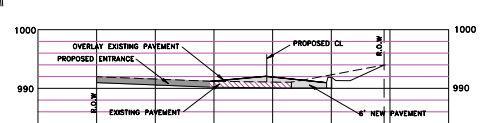
TYPICAL ROAD WIDENING SECTION
NOT TO SCALE

- GENERAL NOTES / SPECIFICATIONS FOR ROAD AND DRAINAGE CONSTRUCTION
1. ALL MATERIALS AND CONSTRUCTION METHODS WILL BE IN ACCORDANCE WITH KNOX COUNTY ENGINEERING AND PUBLIC WORKS STANDARDS.
 2. A MINIMUM 6" COURSE OF TYPE 6 OR 67 STONE MUST BE PLACED AND COMPACTED AROUND THE ENTIRE CONCRETE OF STAIRS AND STRUCTURES. BACKFILL/COMPACTION OF ALL FILL MATERIAL SHALL BE PERFORMED TO ACHIEVE A MINIMUM 98% OF STANDARD PROCTOR DENSITY. ROADWAY COMPACTION SPECIFICATIONS ARE IDENTIFIED IN THE ROADWAY CROSS SECTION (SEE DETAIL THIS SHEET).
 3. CONSTRUCTION, MATERIALS, INSTALLATION, AND TESTING PER KNOX COUNTY PUBLIC WORKS STANDARDS.
 4. ROADWAY SIGNAGE AND MARKINGS PER KNOX COUNTY PUBLIC WORKS STANDARDS.
 5. CATCH BASINS AND JUNCTION BOXES WILL BE EITHER OF PRE-CAST OR MASONRY CONSTRUCTION. CATCH BASIN GRATE/FRAME ASSEMBLIES WILL BE EAST JORDAN IRONWORKS TYPE 7030 WITH M6 GRATE OR APPROVED EQUAL.

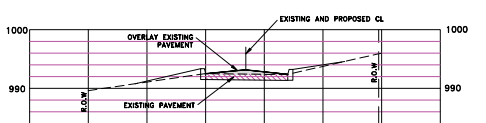
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22 MAR 2017



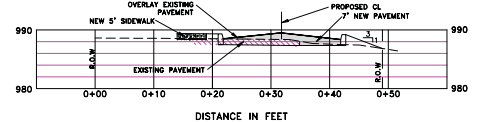
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1"=10' VERT.



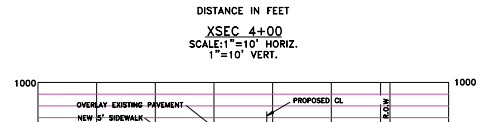
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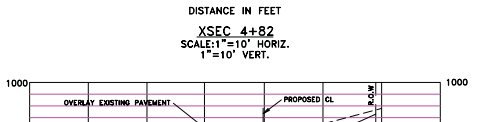
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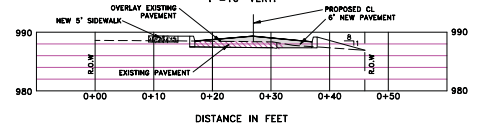
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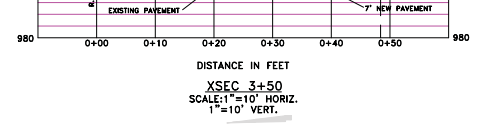
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1"=10' VERT.



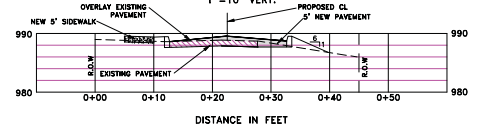
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1"=10' VERT.



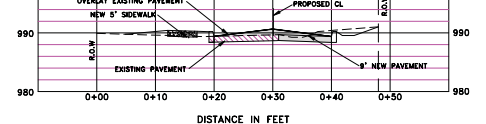
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1"=10' VERT.



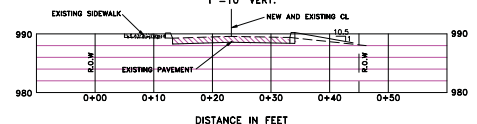
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1"=10' VERT.



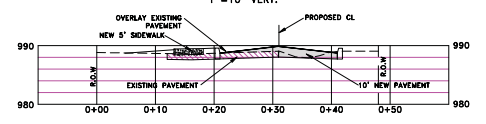
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SCALE: 1"=10' HORIZ.
1"=10' VERT.



XSEC 3+50
SCALE: 1"=10' HORIZ.
1"=10' VERT.

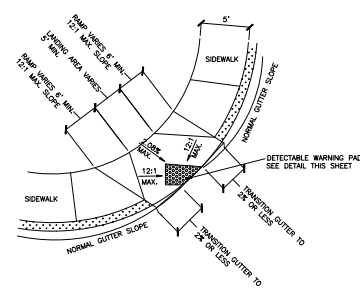


XSEC 0+00
SCALE: 1"=10' HORIZ.
1"=10' VERT.



XSEC 2+50
SCALE: 1"=10' HORIZ.
1"=10' VERT.

8-SC-16-C / 8-H-16-UR
Revised: 3/23/2017



HANDICAPPED RAMP DETAIL
NOT TO SCALE



NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
Contractor shall shore and brace all open cut trenches as required by State and Federal Laws and Local Ordinances to conform with recommendations set forth in AGC Manual of Accident Prevention in Construction to protect life, property, or works to avoid unnecessary work cuts in unstable material.
DETAILED SHALL BE AMENDED BY

SHEET FIVE
PROPOSED MILLSTONE LANE WIDENING CROSS-SECTIONS
MILLSTONE - PHASE ONE
KNOX COUNTY, TENNESSEE

Prepared For:
Volunteer Development, LLC
405 Montbrook Lane
Knoxville, Tennessee 37919
(865) 454-3727

Planning Agency:
Knoxville-Knox County MPC
400 Main Street, Suite 403
Knoxville, Tennessee 37902
(865) 215-2500

IDEAL ENGINEERING SOLUTIONS INCORPORATED
Ideal Engineering Solutions, Inc.
325 Wooded Lane
Knoxville, Tennessee 37922
(865) 755-3575

KNOXVILLE-KNOX COUNTY

M P C

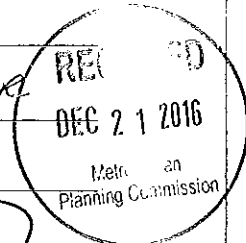
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
www.knoxmpc.org

Request to Postpone • Table • Withdraw

Name of Applicant: Millstone / Epic Maselby
AS IT APPEARS ON THE CURRENT MPC AGENDA
Original File Number(s): 8-SC-16-C / 8-H-16-UR
Date Scheduled for MPC Review: 1/12/18
Date Request Filed: 12/20/16 Request Accepted by: [Signature]



REQUEST

Postpone
Please postpone the above application(s) until:
2/9/17
DATE OF FUTURE MPC PUBLIC MEETING

Table
Please table the above application(s).

Withdraw
Please withdraw the above application(s).

State reason for request:
Waiting on action on rezoning of property

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT
Name: Arthur G. Seymour

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

PLEASE NOTE
Consistent with the guidelines set forth in MPC's *Administrative Rules and Procedures*:

POSTPONEMENTS
Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS
Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

WITHDRAWALS
Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:
Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

8-SC-16-C - 8-H-16-WR - PP - 8-1-16



Dan Kelly <dan.kelly@knoxmpc.org>

Millstone/ freels concept plan, use on review

2 messages

ERIC MOSELEY <ericmoseley@bellsouth.net>
Reply-To: ERIC MOSELEY <ericmoseley@bellsouth.net>
To: Dan Kelly <dan.kelly@knoxmpc.org>

Fri, Jul 15, 2016 at 2:45 PM

Please postpone this to the september mpc meeting, thanks

Sent from Yahoo Mail on Android

*8-SC-16
8-H-16-WR*

Dan Kelly <dan.kelly@knoxmpc.org>
To: Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

Mon, Jul 18, 2016 at 9:09 AM

[Quoted text hidden]

--
Dan Kelly
MPC, Deputy Director / Development Services Manager
(865) 215-2500

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

Request to Postpone • Table • Withdraw

Name of Applicant: Eric Moseley
AS IT APPEARS ON THE CURRENT MPC AGENDA
Original File Number(s): 8-SC-16-C / 8-H-16-UR
Date Scheduled for MPC Review: 9/8/16
Date Request Filed: 8/31/16 Request Accepted by: [Signature]



REQUEST

Postpone
Please postpone the above application(s) until:
10/13/16
DATE OF FUTURE MPC PUBLIC MEETING

Table
Please table the above application(s).

Withdraw
Please withdraw the above application(s).

State reason for request:
Consideration of Rezoning Request

Eligible for Fee Refund? Yes No
Amount: _____
Approved by: _____
Date: _____

APPLICATION AUTHORIZATION
I hereby certify that I am the property owner, applicant, or applicant's authorized representative.
Signature: [Signature]

PLEASE PRINT
Name: Arthurt G Seymour Jr
Address: 550 W MAIN ST (Ste 500)
City: Knoxville State: TN Zip: 37902
Telephone: 54C-9321
Fax: _____
E-mail: _____

PLEASE NOTE
Consistent with the guidelines set forth in MPC's *Administrative Rules and Procedures*:

POSTPONEMENTS
Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

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SUBDIVISION - CONCEPT

Name of Applicant: Eric Moseley
 Date Filed: 6-27-16 Meeting Date: August 11, 2016
 Application Accepted by: Thomas Brechler
 Fee Amount: 4580.00 File Number: Subdivision - Concept 8-SC-16-C
 Fee Amount: — Related File Number: Development Plan 8-14-16-UR

PROPERTY INFORMATION

Subdivision Name: Millstone

Unit/Phase Number: _____

General Location: Southeast side of Millstone Ln

Tract Size: 40.34 acres No. of Lots: 136

Zoning District: PR pending

Existing Land Use: residence and vacant land

Planning Sector: Southwest Co.

Growth Policy Plan Designation: Planned Growth

Census Tract: 57.07

Traffic Zone: 234

Parcel ID Number(s): 132 049.09, 049.17, 049.18

Jurisdiction: City Council _____ District
 County Commission 5 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Eric Moseley

Company: SE Properties

Address: 405 Montbrook

City: Knoxville State: TN Zip: 37919

Telephone: 454-3727

Fax: _____

E-mail: eric.moseley@bellsouth.net

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: David Campbell / Ryan Lynch

Company: Ideal / Lynch

Address: 325 Wooded Lane

City: Knoxville State: TN Zip: 37922

Telephone: 755-3575

Fax: _____

E-mail: _____

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer First Utility District

Water First Utility District

Electricity LCUB

Gas KUB

Telephone AT&T

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT

Name: Same as above

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): detached residential subdivision

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

VARIANCES REQUESTED

1. _____
Justify variance by indicating hardship: _____

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

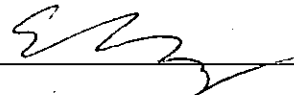
PLEASE PRINT

Name: Eric Moseley

Address: 405 Montbrone

City: Knoxville State: TN Zip: 37919

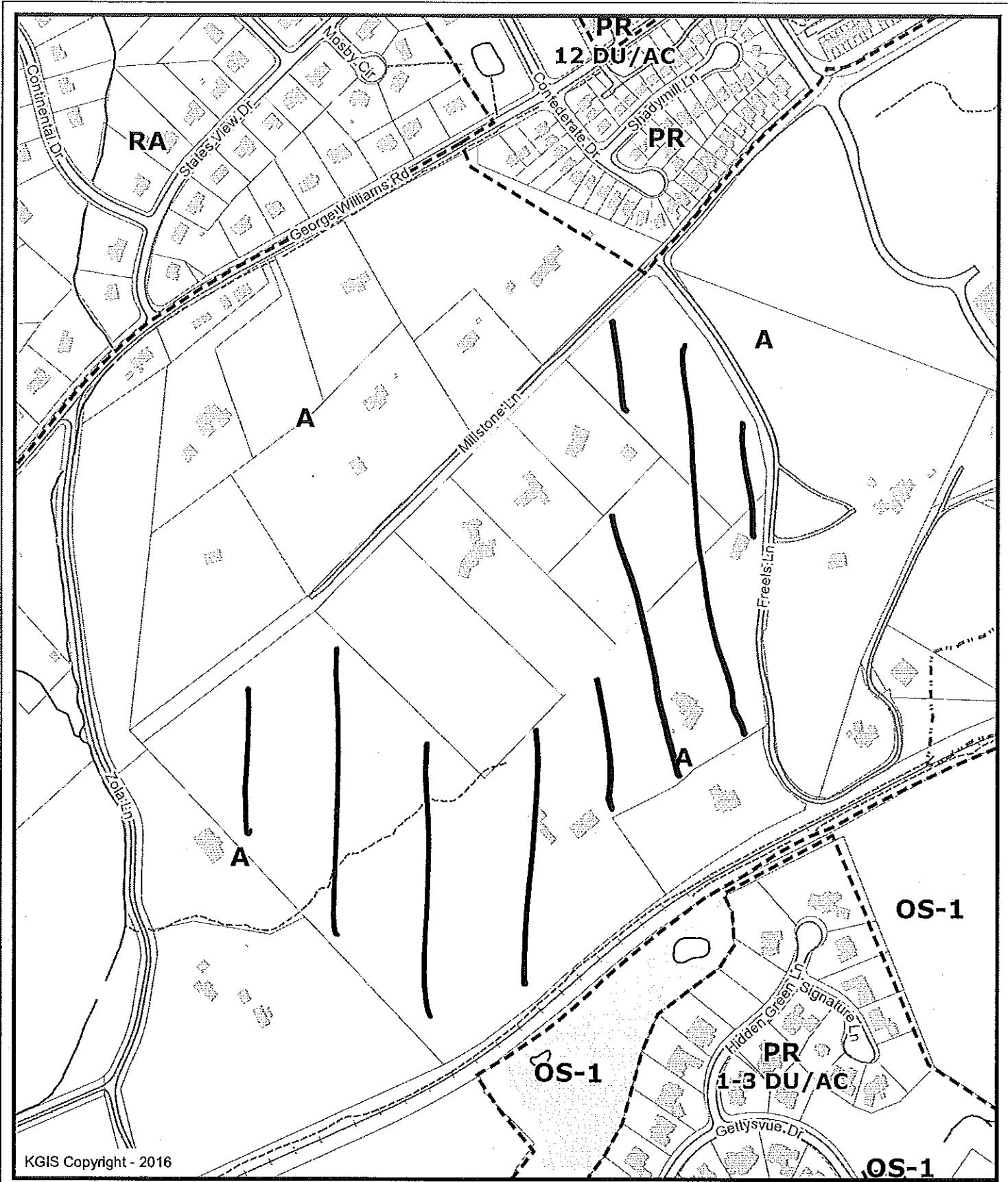
Telephone: 454-3727

Signature: 

Fax: _____

Date: 6/27/16

E-mail: eric-moseley@bell-south.net

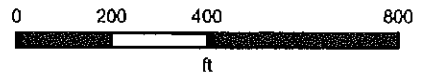


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Letter Portrait

Printed: 6/27/2016 at 3:17:56 PM

Knoxville - Knox County - KUB Geographic Information System



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