

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

▶ **FILE #:** 8-A-17-UR

AGENDA ITEM #: 48

AGENDA DATE: 8/10/2017

▶ **APPLICANT:** KING PROPERTIES & DEVELOPMENT

OWNER(S): King Properties and Development

TAX ID NUMBER: 104 20908

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Bob Kirby Rd

▶ **LOCATION:** South side of Bob Kirby Rd., west of Middlebrook Pike

▶ **APPX. SIZE OF TRACT:** 5 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bob Kirby Rd., a minor collector street with 18' of pavement width within 60' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached Residential Development

9.6 du/ac

HISTORY OF ZONING: Property was rezoned from A (Agricultural) to PR up to 10 du/ac in November 2015 (9-C-15-RZ)

SURROUNDING LAND USE AND ZONING: North: Bob Kirby Rd. - Vacant land / PR (Planned Residential) @ 1-3 du/ac

South: Vacant land / A (Agricultural)

East: Vacant commercial building and commercial strip center / CA (General Business)

West: House and vacant land / PR (Planned Residential) @ 1-2.8 du/ac

NEIGHBORHOOD CONTEXT: With the exception of the commercial strip center and grocery store to the east along Middlebrook Pike, Bob Kirby Rd. is developed with residential uses under A, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the Development Plan for up to 48 attached dwellings, and the requested reduction of the peripheral setback from 35' to 25' as identified, subject to 5 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all requirements of the Knox County Department of Engineering and Public Works and ADA standards for sidewalk construction.
3. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.

4. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
5. Installation of a sidewalk along the entire Bob Kirby Rd. frontage and along the east side of Road "A" from Bob Kirby Rd. to the first (northern) intersection of Road "A" and Road "B".

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:

In December 2015 the planning commission approved a use-on-review (12-D-15-UR) for a 50 unit attached residential condo development by the same applicant, however, the road layout and unit type have changed, as well has the number of off-street guest parking spaces and the removal a sidewalk along Bob Kirby Rd. and a segment of sidewalk to the first intersection of the development. Because this development proposed at a medium density residential (9.6 du/ac) intensity and is adjacent to a commercial node and major road corridor with sidewalks (Middlebrook Pike), staff is recommending that a sidewalk be installed along the entire Bob Kirby Rd. frontage and along the east side of Road "A" from Bob Kirby Rd. to the first (northern) intersection of Road "A" and Road "B".

The new proposal is for 48 unit condo development with semi-detached (duplex style) homes at a density of 9.6 du/ac. There are 1-story and 2-story units, with each having a 1 car garage and a driveway large enough to accommodate 2 vehicles. There is a centralized community mailbox structure on Road "B" that includes 4 off-street parking spaces.

The internal roads are private and are proposed with a 24' paved surface, which does not meet the recommended minimum width of 26' if on-street parking is to be accommodated. Because of this each unit is proposed with a driveway that can accommodate 2 vehicles, which in combination with the 1 car garage will provide adequate guest parking for the development. The applicant is also requesting the option to install a 26' wide roadway and driveways to accommodate 1 car in lieu of installing the 2 car driveways. In this case guest parking would be accommodated by on-street parking.

The property is located on the southeast side of Bob Kirby Rd., southwest of Middlebrook Pike. The proposed development will be served by private streets with access to Bob Kirby Rd. The applicant has requested a reduction of the peripheral setback from 35' to 25' along all exterior boundaries of this development, with the exception of the southeastern boundary which is adjacent to commercial zoning. The peripheral setback cannot be reduced adjoining the commercial zoning, however, the Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts. The standard rear yard setback for the RA and RB zone districts is 25'.

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

1. The proposed attached residential development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed medium density residential development is compatible with the scale and intensity of development that has occurred in this area.
3. The proposed attached residential development at a density of 9.6 du/ac, is consistent in use and density with the approved rezoning for the property.

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

1. With the recommended conditions, the proposed development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a minor collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes medium density residential uses for this site. The proposed development at a density of 10 du/ac is consistent with the sector plan.
2. The sector plan identifies approximately 1.3 acres on the south corner of the property being in the Hillside

and Ridgetop Protection Area. Most of this area is proposed to be disturbed with the exception of about 5,000 square feet of area in in the southern most corner of the property which does have some of the steepest slopes and is contiguous with undisturbed steep slopes on the adjacent property.

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

ESTIMATED TRAFFIC IMPACT: 493 (average daily vehicle trips)

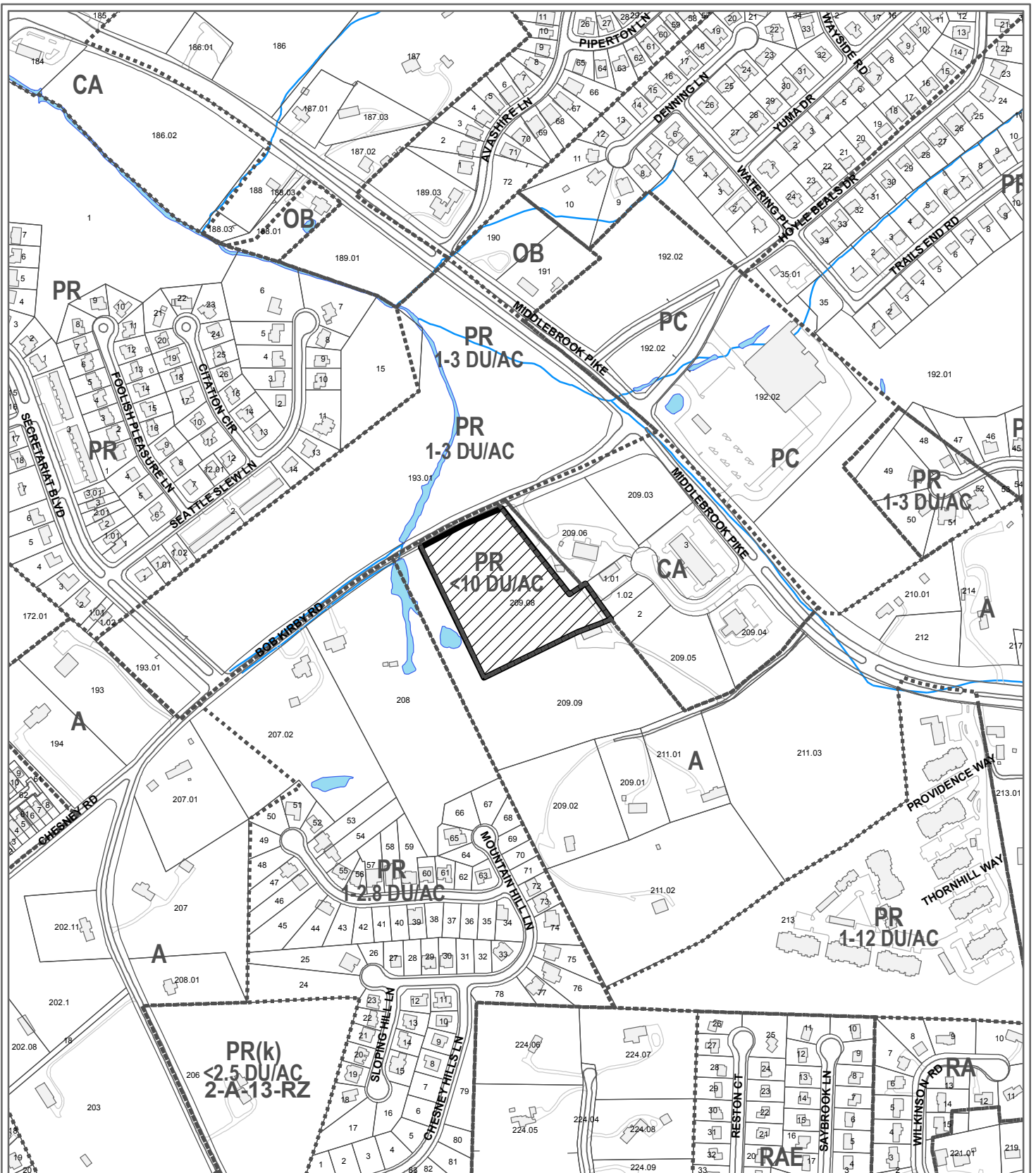
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 3 (public school children, ages 5-18 years)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

MPC's approval or denial of this 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. Appellants have 30 days to appeal an MPC decision in the County.



**8-A-17-UR
USE ON REVIEW**



Attached Residential Development in PR (Planned Residential)

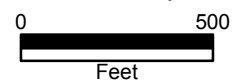
Original Print Date: 7/18/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

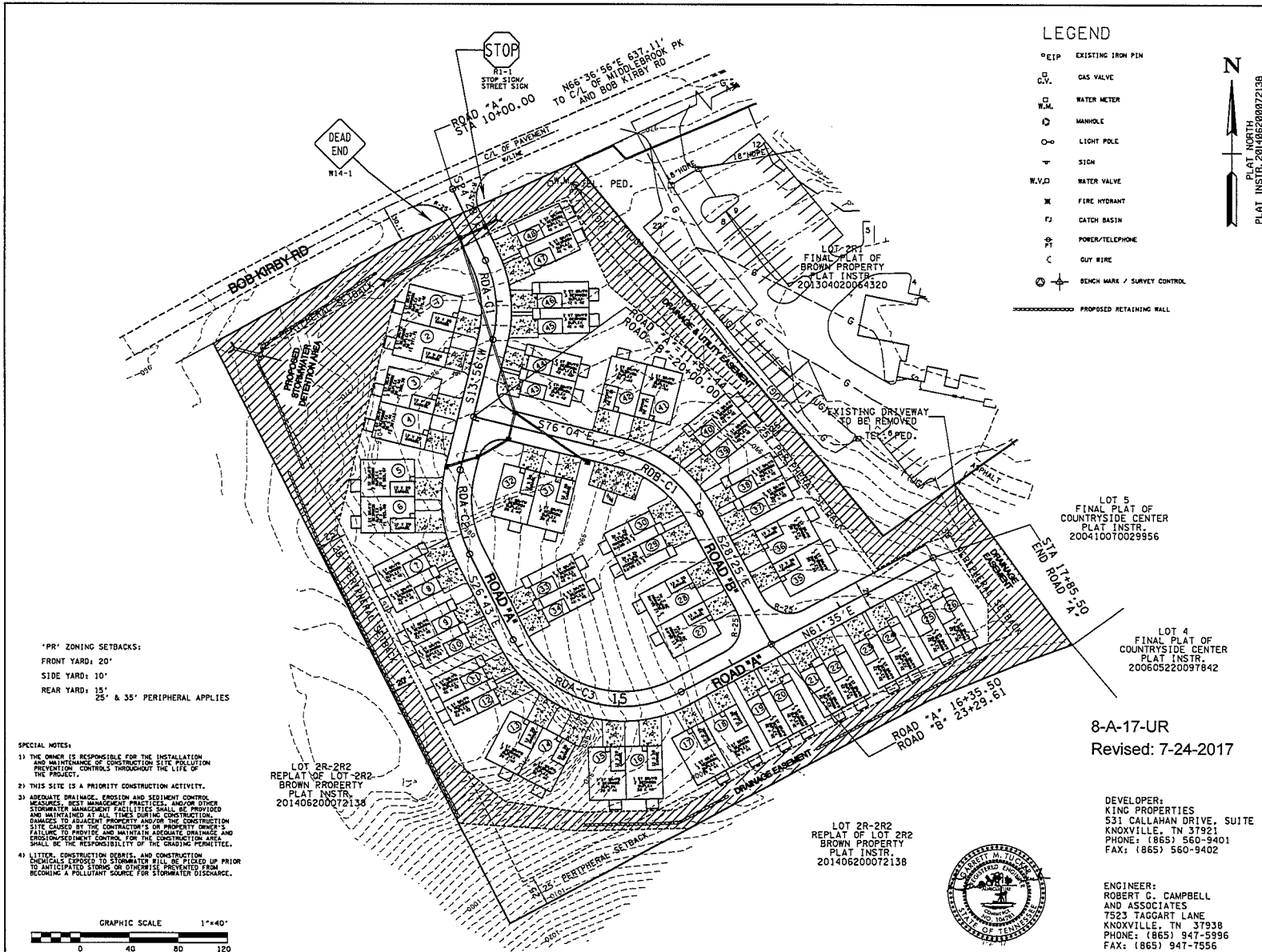
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: King Properties & Development

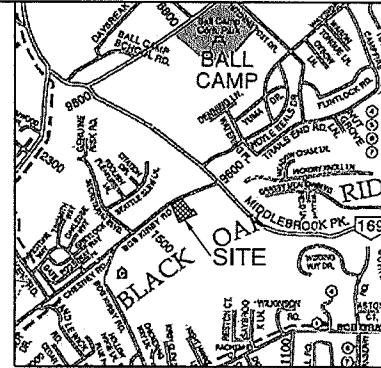
Map No: 104

Jurisdiction: County





- LEGEND**
- ⊕ EIP EXISTING IRON PIN
 - ⊕ G.V. GAS VALVE
 - ⊕ W.M. WATER METER
 - ⊕ M.H. MANHOLE
 - ⊕ L.P. LIGHT POLE
 - ⊕ S.I. SIGN
 - ⊕ W.V. WATER VALVE
 - ⊕ F.H. FIRE HYDRANT
 - ⊕ C.B. CATCH BASIN
 - ⊕ P.T. POWER/TELEPHONE
 - ⊕ O.W. GUY WIRE
 - ⊕ B.M. BENCH MARK / SURVEY CONTROL
- PROPOSED RETAINING WALL



**BOB KIRBY CONDOS
LOCATION MAP**

- NOTES:**
- 1) ESCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
 - 2) SIGHT DISTANCE OF 300 FT IS AVAILABLE IN EACH DIRECTION ALONG BOB KIRBY ROAD.
 - 3) EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY, MAY1988
 - 4) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
 - 5) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
 - 6) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
 - 7) a. APPLY TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. b. APPLY TEMPORARY SEEDING TO SOIL STOCKPILES. c. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
 - 8) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
 - 9) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - 10) A 12" SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
 - 11) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - 12) REDUCE 35' PERIPHERAL SETBACK TO 25', WITH EXCEPTION OF THE SOUTHEAST LINES ADJACENT TO CLT 104LA001.01 & 104LA001.02
 - 13) IN LIEU OF DOUBLE DRIVEWAYS, THE PRIVATE ROADS MAY BE CONSTRUCTED 26 FEET WIDE.

PR ZONING SETBACKS:
 FRONT YARD: 20'
 SIDE YARD: 10'
 REAR YARD: 25', 25' & 35' PERIPHERAL APPLIES

- SPECIAL NOTES:**
- 1) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - 2) THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
 - 3) ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITEE.
 - 4) LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION MATERIALS EXPOSED TO STORMWATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGE.

LOT 2R-2R2
 REPLAT OF LOT 2R2
 BROWN PROPERTY
 PLAT INSTR.
 201406200072138

LOT 2R-2R2
 REPLAT OF LOT 2R2
 BROWN PROPERTY
 PLAT INSTR.
 201406200072138

LOT 5
 FINAL PLAT OF
 COUNTRYSIDE CENTER
 PLAT INSTR.
 200410010029956

LOT 4
 FINAL PLAT OF
 COUNTRYSIDE CENTER
 PLAT INSTR.
 200605220097842

8-A-17-UR
 Revised: 7-24-2017

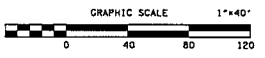
DEVELOPER:
 KING PROPERTIES
 531 CALLAHAN DRIVE, SUITE 102
 KNOXVILLE, TN 37921
 PHONE: (865) 560-5401
 FAX: (865) 560-9402

ENGINEER:
 ROBERT G. CAMPBELL
 AND ASSOCIATES
 7523 TAGGART LANE
 KNOXVILLE, TN 37938
 PHONE: (865) 947-5996
 FAX: (865) 947-7556

WARNING:
 1) REDUCE 35' PERIPHERAL TO 25'

CLT MAP: 104
 PARCEL: 209.08
 DEED INSTR. 201406200072139
 PLAT INSTR. 201406200072138
 TOTAL ACREAGE: 5.0
 NUMBER OF LOTS: 48
 PROPERTY ZONED: PR

MPC FILE NUMBER: 8-A-17-UR



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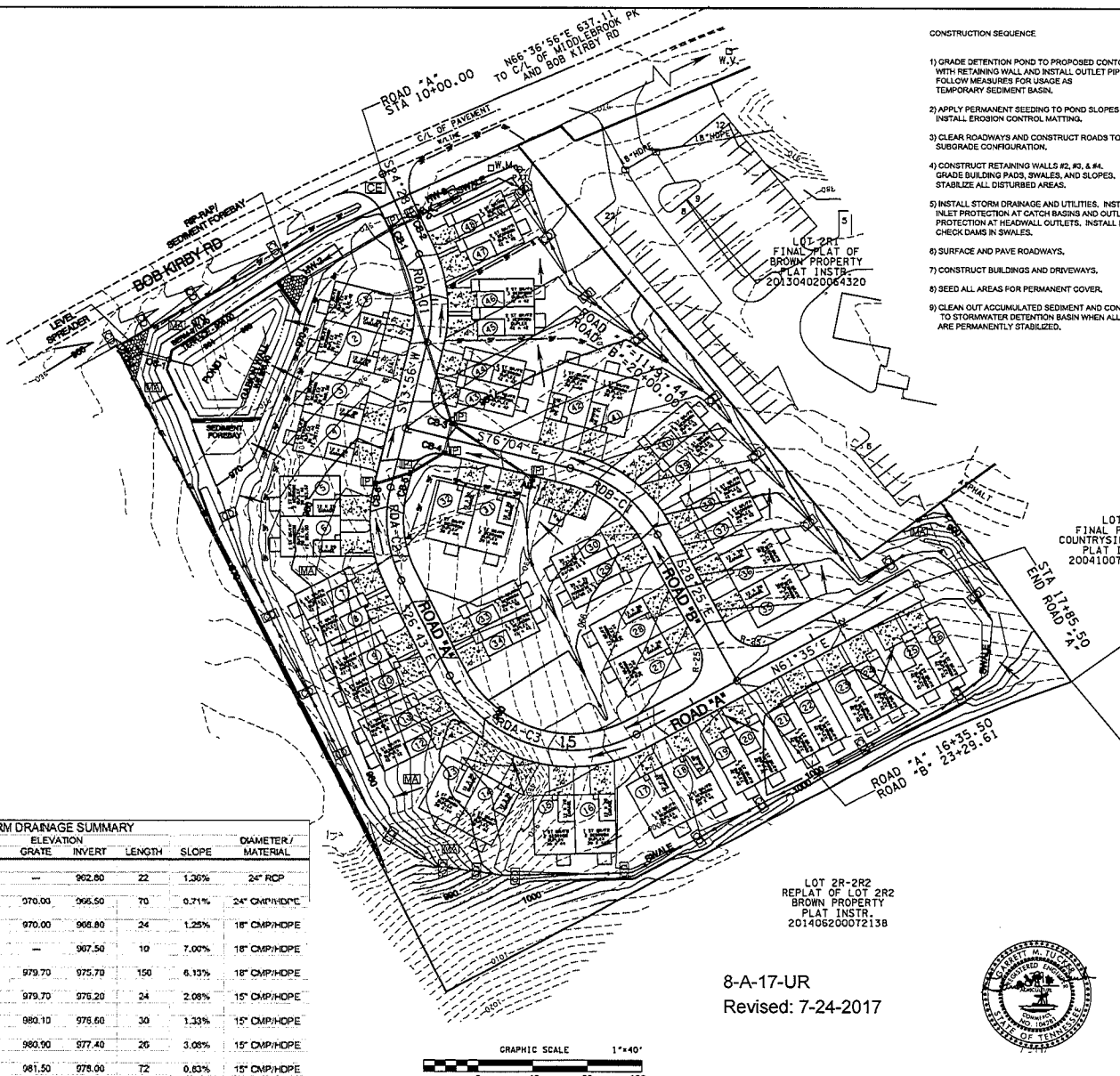


ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

BOB KIRBY CONDOS
 DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

**GENERAL LAYOUT
 PLAN VIEW**

DESIGNED BY	CHECKED BY	SCALE	SHEET ONE
GMT	RCC	1" = 40'	NO. 1
DRAWN BY	DATE	FILE NO.	OF EIGHT SHEETS
GMT	7-24-17	15034	



CONSTRUCTION SEQUENCE

- 1) GRADE DETENTION POND TO PROPOSED CONTOURS WITH RETAINING WALL AND INSTALL OUTLET PIPE. FOLLOW MEASURES FOR USAGE AS TEMPORARY SEDIMENT BASIN.
- 2) APPLY PERMANENT SEEDING TO POND SLOPES AND INSTALL EROSION CONTROL MATTING.
- 3) CLEAR ROADWAYS AND CONSTRUCT ROADS TO SUBGRADE CONFIGURATION.
- 4) CONSTRUCT RETAINING WALLS #2, #3, & #4. GRADE BUILDING PADS, SWALES, AND SLOPES. STABILIZE ALL DISTURBED AREAS.
- 5) INSTALL STORM DRAINAGE AND UTILITIES. INSTALL INLET PROTECTION AT CATCH BASINS AND OUTLET PROTECTION AT HEADWALL OUTLETS. INSTALL ROCK CHECK DAMS IN SWALES.
- 6) SURFACE AND PAVE ROADWAYS.
- 7) CONSTRUCT BUILDINGS AND DRIVEWAYS.
- 8) SEED ALL AREAS FOR PERMANENT COVER.
- 9) CLEAN OUT ACCUMULATED SEDIMENT AND CONVERT POND TO STORMWATER DETENTION BASIN WHEN ALL AREAS ARE PERMANENTLY STABILIZED.

LEGEND

- SF — SF — SF SEDIMENT BARRIER (SILT FENCE)
- CE CONSTRUCTION EXIT
- IP STORM DRAIN INLET PROTECTION
- OP STORM DRAIN OUTLET PROTECTION
- OVERLAND DRAINAGE PATTERN
- MA EROSION CONTROL MATTING
- CD ROCK CHECK DAM
- - - - - 970 - - - - - EXISTING GRADE
- 970 ————— PROPOSED GRADE

TOTAL AREA: 5.00 ACRES
DISTURBED AREA: 5.00 ACRES
NEW IMPERVIOUS AREA: 2.00 ACRES

LOT 5
 FINAL PLAT OF
 COUNTRYSIDE CENTER
 PLAT INSTR.
 200410070029956

LOT 4
 FINAL PLAT OF
 COUNTRYSIDE CENTER
 PLAT INSTR.
 200605220097842

SHPP NOTES:

- 1) ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IDENTIFIED IN THIS SHPP WILL BE INSTALLED AS RECOMMENDED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.
- 2) TOPSOIL WILL BE REMOVED AND EITHER TEMPORARILY STOCKPILED FOR LATER REDISTRIBUTION OR IMMEDIATELY UTILIZED FOR FINAL COVER. CLEARING AND GRUBBING WILL BE HELD TO THE MINIMAL NECESSARY FOR GRADING AND EQUIPMENT OPERATION. TOPSOIL PILES WILL BE TEMPORARILY SKEEDED.
- 3) SEDIMENT WILL BE REMOVED FROM SILT FENCE, ROCK CHECK DAMS, HAY BALE TRAPS, AND TEMPORARY SEDIMENT TRAPS BEFORE THE DESIGN CAPACITY OF THE STRUCTURE HAS BEEN REDUCED BY SOIL, LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES WILL BE REMOVED TO PREVENT THEM FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE HOLIDAY, BUT WILL BE REPLACED AT THE END OF THE WORKDAY.
- 4) IN ACCORDANCE WITH THE TNOPC, INSPECTIONS WILL BE PERFORMED BY QUALIFIED PERSONNEL, AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS WILL BE AT LEAST 12 HOURS APART. INSPECTIONS WILL INCLUDE DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER AND EXIST THE SITE, AND EACH OUTFALL POINT. BASED ON INSPECTION RESULTS, MODIFICATIONS OR REPAIRS TO EXISTING CONTROL MEASURES WILL BE MADE BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT WITHIN 7 DAYS AFTER THE NEED IS IDENTIFIED. INSPECTION DOCUMENTS WILL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST.
- 5) STABILIZATION WILL BE ACCOMPLISHED AS SOON AS PRACTICABLE AFTER ATTAINMENT OF FINAL GRADE AND NO LATER THAN SEVEN DAYS AFTER ATTAINING FINAL GRADE. WHEN EARTH-STABILIZING ACTIVITY HAS TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN SEVEN DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN 15 DAYS. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED WILL BE RECORDED AND MAINTAINED ON THE SITE. STABILIZATION METHODS MAY INCLUDE SEED AND MULCH, OR SEED AND EROSION CONTROL BLANKETS.

STORM DRAINAGE SUMMARY								
FROM	ELEVATION GRATE	ELEVATION INVERT	TO	ELEVATION GRATE	ELEVATION INVERT	LENGTH	SLOPE	DIAMETER / MATERIAL
HW-1	---	962.50	CS-1	---	962.80	22	1.20%	24" RCP
HW-2	---	968.00	CS-1	970.00	966.50	70	0.21%	24" CMP/HOPE
CB-1	970.00	966.50	CB-2	970.00	968.80	24	1.25%	18" CMP/HOPE
CB-2	970.00	966.80	HW-3	---	907.50	10	7.00%	18" CMP/HOPE
CB-1	970.00	966.50	CB-3	979.70	975.70	150	6.13%	18" CMP/HOPE
CB-3	979.70	975.70	CB-4	979.70	976.20	24	2.08%	15" CMP/HOPE
CB-4	979.70	976.20	CB-3	980.10	978.60	30	1.33%	15" CMP/HOPE
CB-5	980.10	976.60	CB-4	980.90	977.40	26	3.06%	15" CMP/HOPE
CB-3	980.90	977.40	AD-	081.50	978.00	72	0.63%	15" CMP/HOPE

8-A-17-UR
 Revised: 7-24-2017



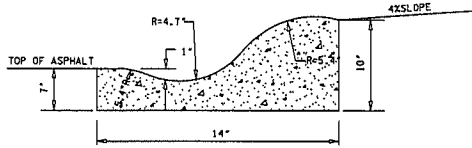
NO.	DATE	DESCRIPTION	BY	CHK.

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 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

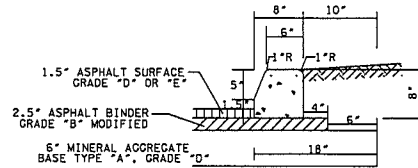
BOB KIRBY CONDOS
 DESIGN PLAN / STORMWATER POLLUTION PREVENTION PLAN

GRADING & DRAINAGE PLAN
EROSION & SEDIMENT CONTROL PLAN

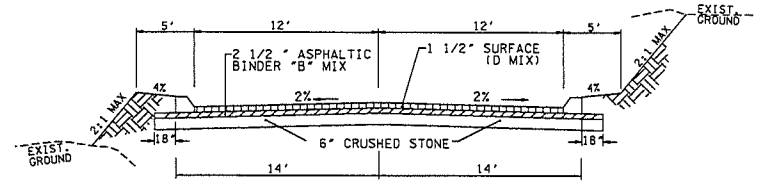
DESIGNED BY CMT	CHECKED BY RGC	SCALE 1" = 40'	SHEET THREE NO. 3
DRAWN BY CMT	DATE 7-24-17	FILE NO. 15034	OF EIGHT SHEETS



**TYPICAL ROLLOVER CURB
(PRIVATE DRIVE)**



**STANDARD DETAIL 8" EXTRUDED CURB
(PRIVATE DRIVEWAY)**



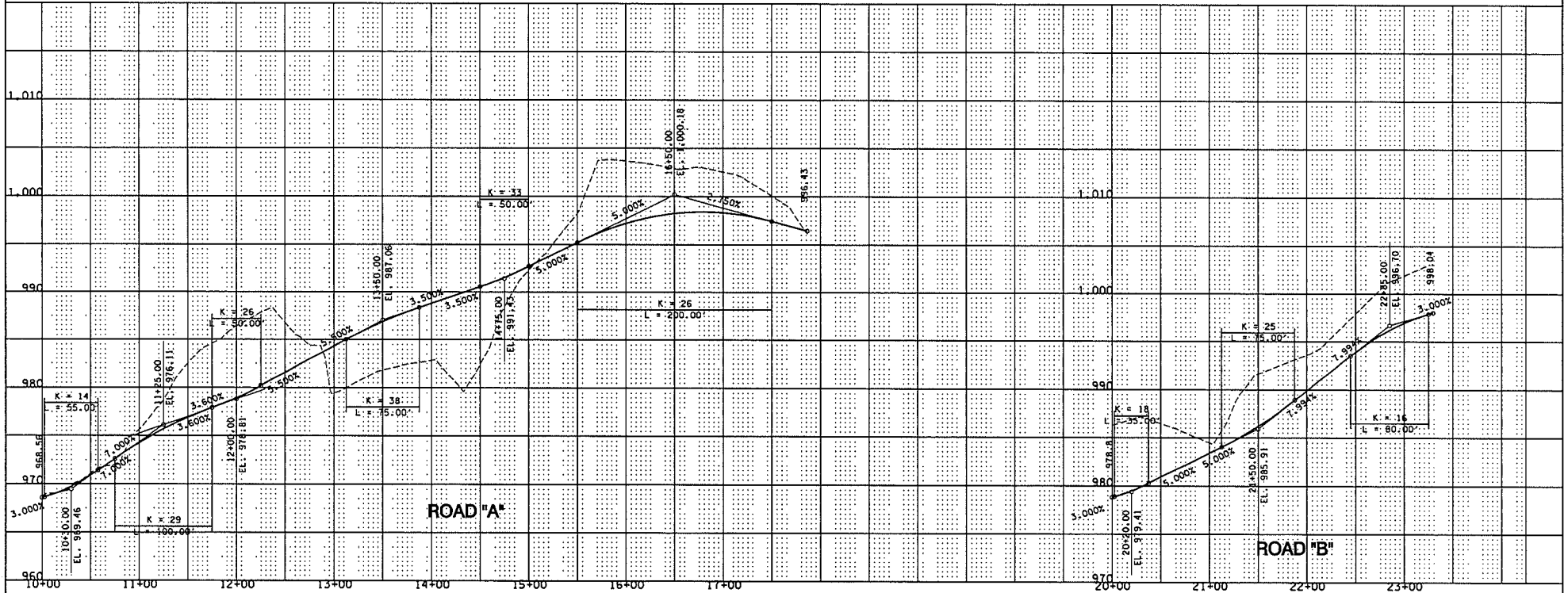
TYPICAL 2 LANE STREET - PRIVATE ROAD

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.

8-A-17-UR
Revised: 7-24-2017



NO.	DATE	DESCRIPTION	BY	CHKD.

RGC&A
ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE



BOB KIRBY CONDOS
 DESIGN PLAN

ROAD PROFILES

DESIGNED BY GMT	CHECKED BY PGC	SCALE 1"=80' HORIZ. 1"=8' VERT.	SHEET FOUR
DRAWN BY GMT	DATE 8-8-17	FILE NO. 10004	NO. 4

OF EIGHT SHEETS

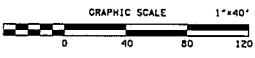


- LEGEND**
-  PROPOSED TREE PLANTING (TYP)
 -  PROPOSED SHRUB PLANTING (TYP)



8-A-17-UR
 Revised: 7-24-2017

- NOTES:**
- 1) EXISTING TREES INDICATED WILL BE PRESERVED TO THE EXTENT POSSIBLE. OTHER ADDITIONAL EXISTING TREES AND SHRUBS MAY ALSO BE PRESERVED. TREES AND OTHER VEGETATION WILL BE PRESERVED IN THE STREAM BUFFER.
 - 2) NEW PLANTINGS OF TREES WILL BE PROVIDED AT A MINIMUM RATE OF 5 TREES PER ACRE OR 35 TREES.
 - 3) ALL TREES SHALL BE PROPERLY MAINTAINED TO ENSURE THEIR SURVIVAL. ANY TREE WHICH FAILS TO SURVIVE SHALL BE REPLACED.
 - 4) BEDDING AREAS WILL BE INSTALLED IN FRONT OF BUILDINGS WITH MULCH COVER OVER TOPSOIL AND DECORATIVE PLANTINGS.
 - 5) TREE PLANTINGS TO INCLUDE THE SPECIES INDICATED AND/OR OTHER SUITABLE SPECIES SUCH AS JAPANESE MAPLE, FLOWERING DOGWOOD, AMERICAN ELMS, & SCOTCH PINE.
 - 6) SHRUBS TO BE PLANTED INCLUDE PFITZER'S JUNIPER AS SHOWN, AND A COMBINATION OF AZALEA, MYRTLE, RHODODENDRON, AND OTHER ORNAMENTAL VARIETIES.
 - 7) REMAINING AREAS WILL BE SEEDED OR SOODED WITH A MIXTURE OF LAWN GRASSES.



MPC FILE NUMBER: ~~12-D-001R~~

	 ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	BOB KIRBY CONDOS	LANDSCAPING PLAN	DESIGNED BY CMT	CHECKED BY RSC	SCALE 1" = 40' FILE NO. 15034	SHEET NINE NO. 9 OF NINE SHEETS	
NO. DATE	DESCRIPTION	BY CKD.						
REVISIONS								

Use on Review Development Plan

Name of Applicant: King Properties & Development

Date Filed: 6/20/17

Meeting Date: 8/10/17

Application Accepted by: M. Payne

Fee Amount: File Number: Development Plan

Fee Amount: 1,200.00 File Number: Use on Review 8-A-17-UR



PROPERTY INFORMATION

Address: 0 BOB KIRBY ROAD

General Location: South side of Bob Kirby Road west of Middlebrook Pike

Tract Size: 5 acres No. of Units: 48

Zoning District: PR (Pending)

Existing Land Use: Undeveloped Land

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification: CC

Growth Policy Plan Designation: Planned

Census Tract: 46.12

Traffic Zone: 249

Parcel ID Number(s): 104 209.08

Jurisdiction: City Council District County Commission 6th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: John M. King

Company: King Properties & Development, LLC

Address: ~~0009 Schaad Road~~ 531 CALLAHAN DRIVE SUITE 102

City: Knoxville State: TN Zip: 37921

Telephone: (865) 560-9401

Fax: _____

E-mail: jking@kingrealestateservices.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Garrett Tucker

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

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, whose signatures are included on the back of this form.

Signature:

PLEASE PRINT

Name: John M. King

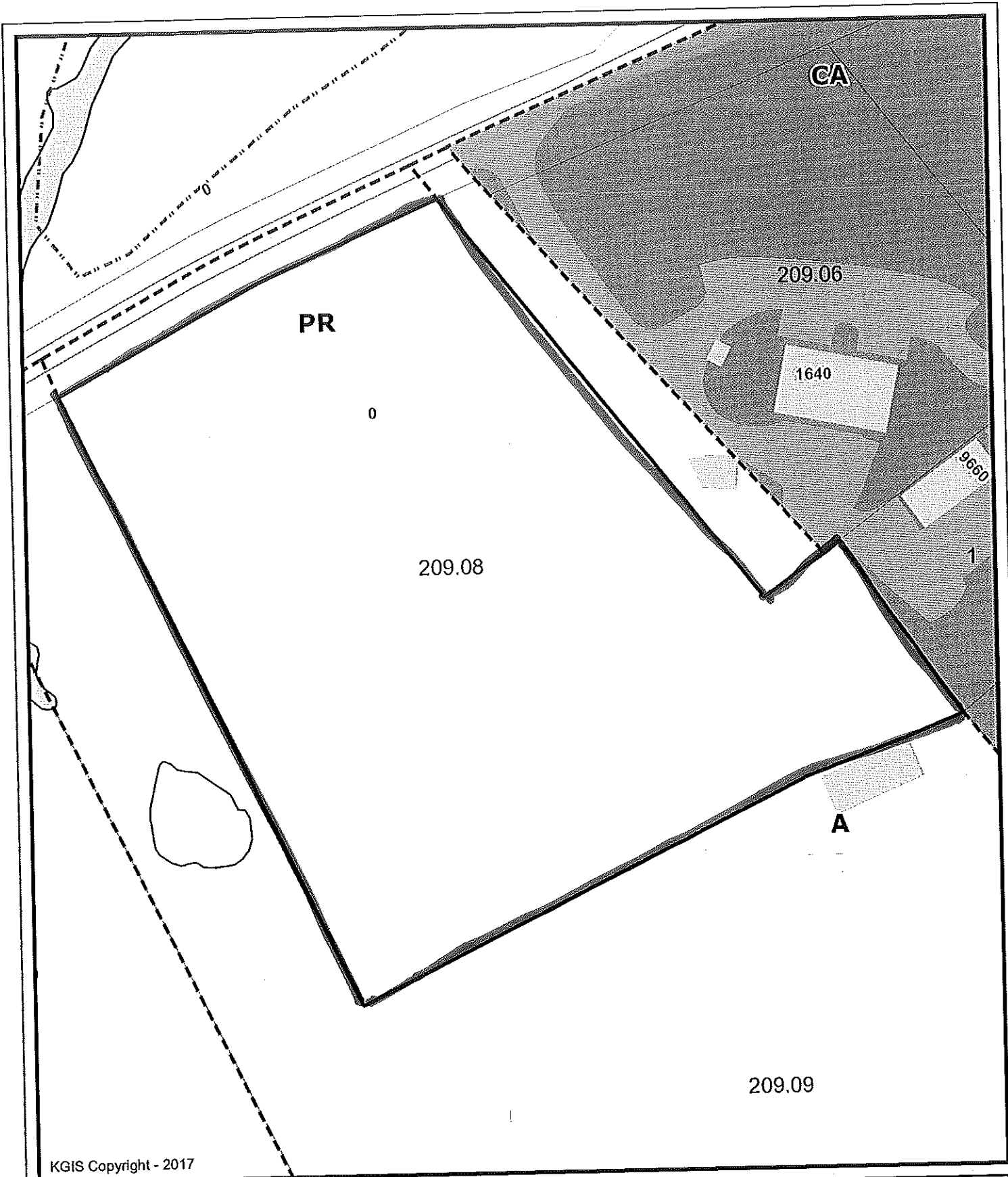
Company: King Properties & Development, LLC

Address: Same as above

City: _____ State: _____ Zip: _____

Telephone: _____

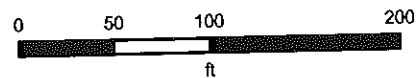
E-mail: _____



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REQUIRED SIGN POSTING AGREEMENT FORM

For all rezoning, plan amendment, concept plan, use on review, BZA variance, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC/BZA Administrative Rules and Procedures. When applicable, MPC staff will provide a sign to post on the property at the time of application.

The sign must be posted in a location that is clearly visible from the nearest adjacent street. If the property has more than one street frontage, then the sign should be placed along the higher classified street. MPC staff may recommend a preferred location for the sign to be posted at the time of application.

The sign must be posted no later than two weeks prior to the scheduled MPC/BZA hearing and must remain in place until after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted no later than two weeks prior to the next MPC/BZA meeting.

MPC staff will provide the first sign(s) for no additional charge as part of the application fees. If the sign(s) are lost or stolen and need to be replaced, then the applicant will be responsible for picking up a new sign from the MPC offices. The applicant will be charged a replacement fee for the second sign consistent with the agency's cost of purchasing each sign.

I hereby agree to post the sign provided on the subject property on or before 07/26/17 consistent with the guidelines provided above:

Signature: Jane F. Campbell
Printed name: Jane F. Campbell
MPC/BZA File #: B-A-17-UR

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400 Main Street
Knoxville, Tennessee 37902
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