

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

▶ **FILE #:** 7-SD-17-C  
 7-M-17-UR

**AGENDA ITEM #:** 21  
**AGENDA DATE:** 7/13/2017

▶ **SUBDIVISION:** BARINEAU HILLS  
 ▶ **APPLICANT/DEVELOPER:** LARRY D. WRIGHT  
 OWNER(S): David Barineau

TAX IDENTIFICATION: 147 073 & 07301

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS:

▶ **LOCATION:** Southwest side of Tipton Station Rd., northwest side of Barineau Ln.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Stock Creek

▶ **APPROXIMATE ACREAGE:** 9 acres

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

▶ **EXISTING LAND USE:** 1 dwelling and vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned PR and RA Residential and SC Commercial. Development consists of detached dwellings and a small shopping center.

▶ **NUMBER OF LOTS:** 16

SURVEYOR/ENGINEER: Joseph Colvin

ACCESSIBILITY: Access to this proposed portion of the subdivision will be provided by extending Tres Bien Ln., a local street with a pavement width of 26' within a 50 wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Variance to permit 25' horizontal curve radius connecting right-of-way lines at the intersection of Maryville Pk. And Tipton Station Rd.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variance 1 because the site's topography, site features and location restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.

**APPROVE** the concept subdivision plan subject to 13 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 (Ord 91-1-102).
3. Provision of the required 75' pavement and property line transition radius in both cul-de-sacs
4. Provision of the required 40' pavement radius in both cul-de-sacs

5. Provision of a sight distance across lot #51 as required by the Knox County Dept. of Engineering and Public Works
6. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions at the intersection of Barineau Ln. and Tres Bien Ln.
7. All grading for the extension of Tres Bien Ln, must be within the right-of-way or the applicant must obtain grading easements from the adjoining property owner(s)
8. Place a note on the final plat that will clarify and limit the access to lot #56 from Tipton Station Rd. or the internal street system both not both. All other lots are only to have access via the internal street system
9. Certification by the applicant's engineer as part of the design plan process that the existing closed contour area is not a sinkhole or provide the required 50' buffer from the highest hatched contour
10. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
11. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102)
12. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the storm drainage system and any other commonly held assets
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 request for up 16 detached residential dwellings on individual lots subject to 1 condition**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance

**COMMENTS:**

This applicant is proposing a second phase to Barineau Hill Subdivision. The existing portion of the subdivision was approved in 1996. The concept plan for phase one showed most of the property now being proposed development as a future phase of the subdivision. Phase 2 will contain 16 lots on 9.1 acres. The proposed development density for the entire subdivision is less than 2 du/ac, with phase 2 being 1.76 du/ac.

Access to phase 2 will be via the extension of Tres Bien Ln. which is an existing street in the subdivision. When phase one was approved a stub right-of-way was approved which permits this connection between the two phases of the subdivision. When completed the entire subdivision will contain will contain 56 lots. Most of the new unit of the subdivision has frontage on either Maryville Pk. or Tipton Station Rd. Staff will recommend that all access to this unit be provided by the internal street system.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed lots in this phase of the project are similar in size to the existing lots Barineau Hills

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

1. The detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance..
2. The proposed development 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.
3. The approved zoning density of this site is 1- 3 dwellings per acre. The subdivision as approved at .1.75 du/ac is within the permitted zoning density.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The South County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning recommended for approval for this site will allow a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.
2. The site is shown in the Planned Growth Area on the Knoxville, Knox County, Farragut Growth Plan.

ESTIMATED TRAFFIC IMPACT: 192 (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.

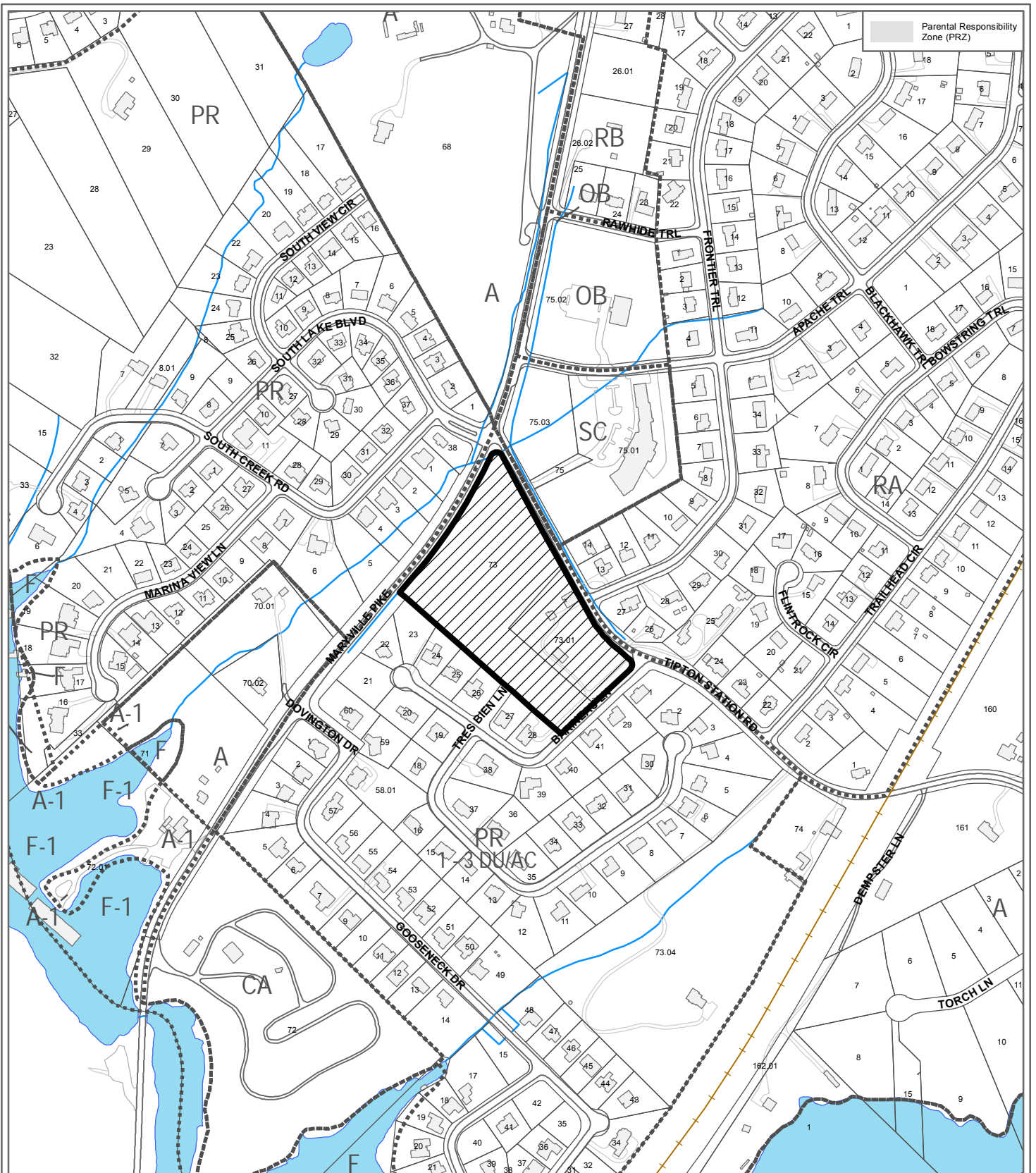
ESTIMATED STUDENT YIELD: 5 (public school children, ages 5-18 years)

Schools affected by this proposal: Mount Olive Elementary, South Doyle Middle, and South Doyle High.

- 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 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.



**7-SD-17-C  
CONCEPT PLAN**

Subdivision: Barneau Hills



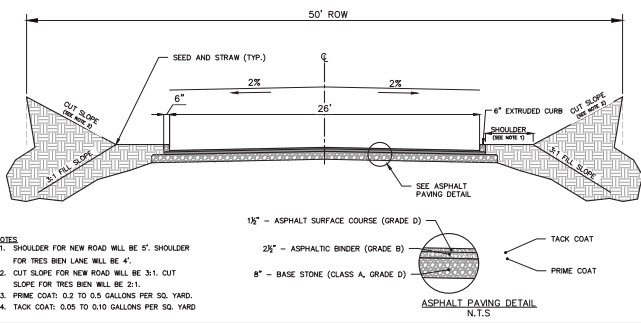
Approval of Concept Plan

Map No: 147

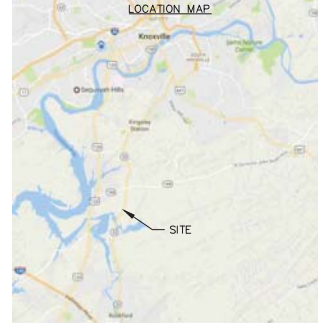
Jurisdiction: County

Original Print Date: 6/15/2017  
 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





- NOTES
1. SHOULDER FOR NEW ROAD WILL BE 5'. SHOULDER FOR TRES BIEN LANE WILL BE 4'.
  2. CUT SLOPE FOR NEW ROAD WILL BE 3:1. CUT SLOPE FOR TRES BIEN WILL BE 2:1.
  3. PRIME COAT: 0.2 TO 0.5 GALLONS PER SQ. YARD.
  4. TACK COAT: 0.05 TO 0.10 GALLONS PER SQ. YARD.

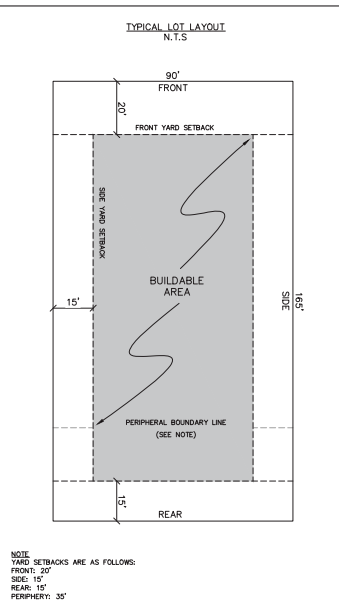
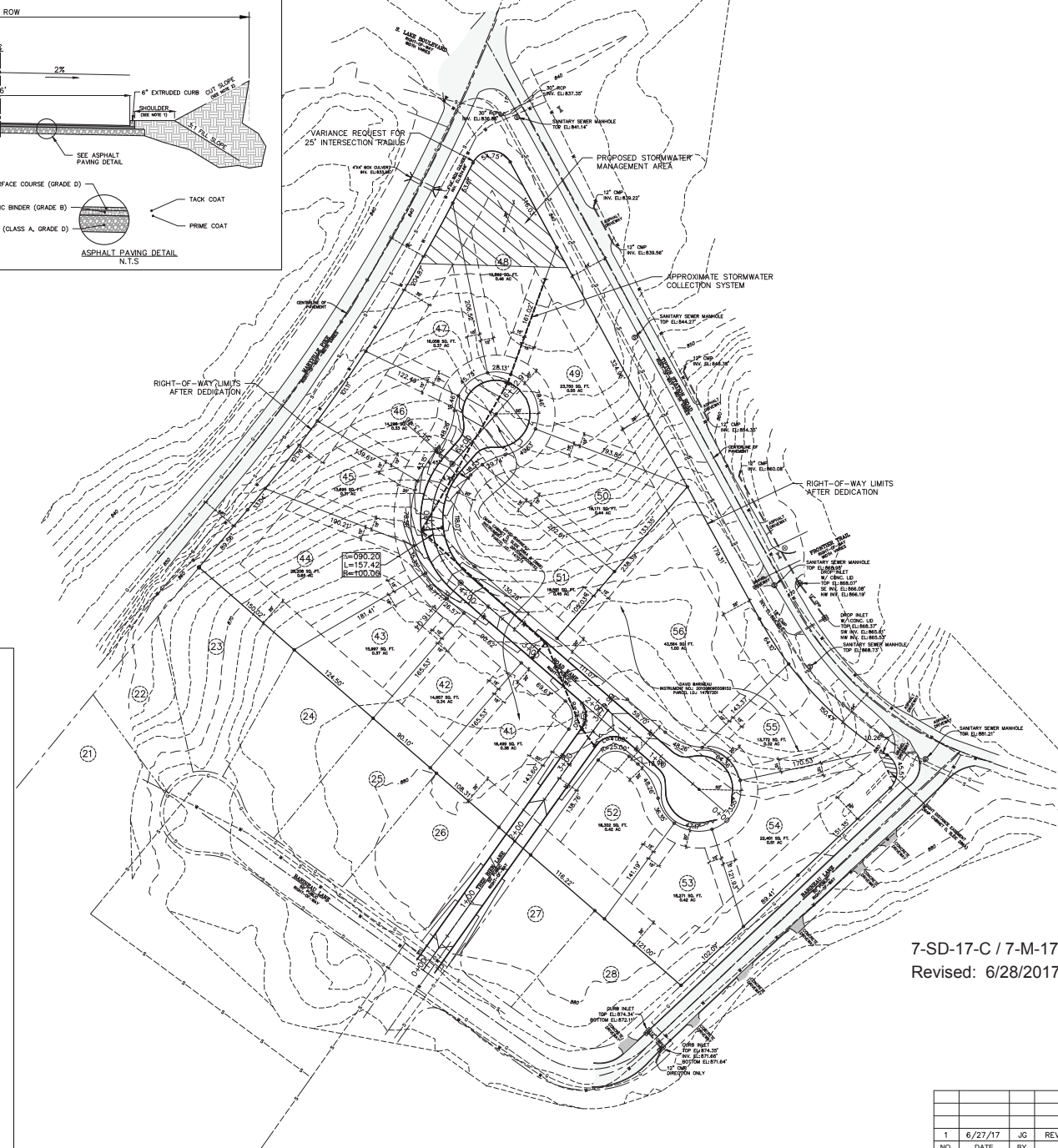


- NOTES:
- PROPERTY ID: MAP 147, PARCELS 73.00 & 73.01
  - AREA = ~9.1 ACRES
  - ZONING: PR
  - DENSITY = 1.75 DU/AC
  - SETBACKS:
    - FRONT = 20'
    - REAR = 15'
    - SIDE = 15'
    - PERIPHERAL = 35'

- 2 EXISTING LOTS SUBDIVIDED INTO 16 PROPOSED LOTS
- UTILITY SERVICE PROVIDED BY:
  - SEWER: KNOX CHAPMAN UTILITY DISTRICT
  - WATER: KNOX CHAPMAN UTILITY DISTRICT
  - ELECTRIC: KNOXVILLE UTILITIES BOARD
  - GAS: KNOXVILLE UTILITIES BOARD
- OWNER: DAVID BARINEAU  
3500 TIPTON STATION RD  
KNOXVILLE, TN 37920
- SURVEYOR: JOSEPH COLVIN, RLS  
J.M.C. LAND SURVEYING & MAPPING  
9090 BARBEE LANE, SUITE #103  
KNOXVILLE, TN 37923
- ENGINEER: JOHN (JAKE) GREAR, PE  
MCGILL ASSOCIATES  
2240 SUTHERLAND AVENUE, SUITE #2  
KNOXVILLE, TN 37919
- NEW VEHICULAR ACCESS POINTS WILL BE MADE TO INTERNAL SUBDIVISION ROADS ONLY.
- ALL ROADS TO BE LOCATED WITHIN 50' WIDE DEDICATED PUBLIC RIGHTS-OF-WAY AND BE 26' WIDE WITH EXTRUDED CONCRETE CURB TO MATCH EXISTING PHASE ONE DEVELOPMENT.
- A CLOSED CONTOUR DEPRESSION HAS BEEN IDENTIFIED ON THIS PLAN IN THE LOCATION OF THE PROPOSED STORMWATER MANAGEMENT FACILITIES. THIS DEPRESSION IS DRAINED BY AN EXISTING STORMWATER CONVEYANCE SYSTEM, AS IDENTIFIED ON THE SURVEY, AND IS NOT CONSIDERED TO BE A SINKHOLE.

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: *John R. Grear, P.E.*  
TENNESSEE CERTIFICATE NO. 107564



**McGill**  
A SOCIETIES  
ENGINEERING-PLANNING-FINANCE



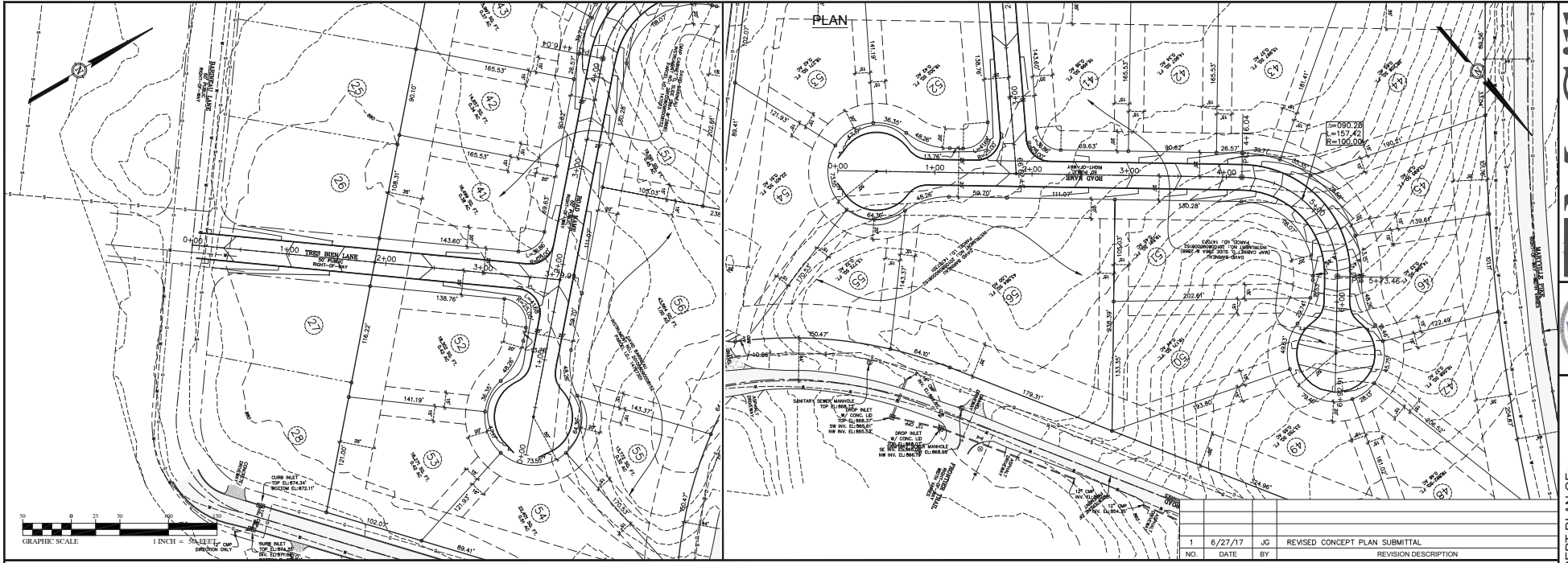
CONCEPT PLAN OF:  
**BARINEAU HILLS  
SUBDIVISION - PHASE 2**  
KNOX COUNTY, TENNESSEE

JOHN R. GREAR  
DATE: MAY 2017  
DESIGNED BY: JG  
CHECKED BY: JG  
CONCEPT REVIEW: JG  
Barineau Hills Pkg. - Concept Plan

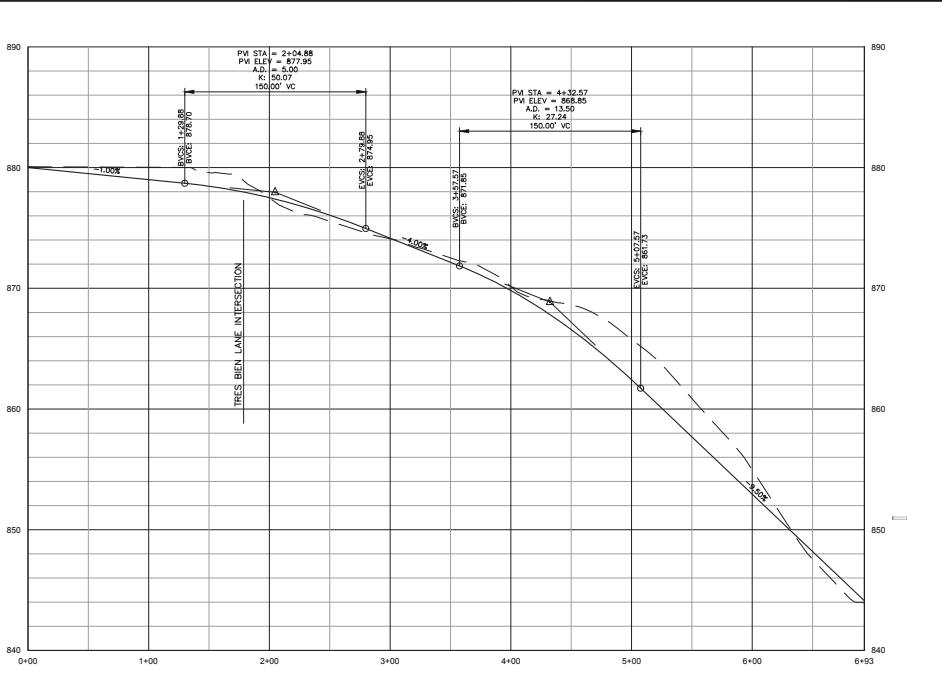
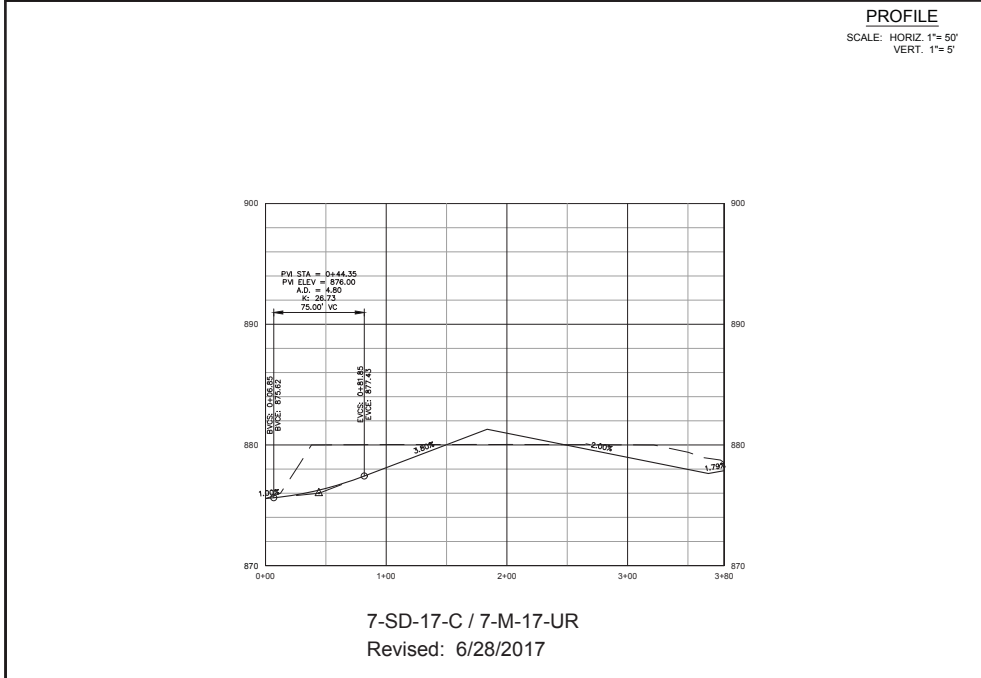
CONCEPT PLAN  
LAYOUT

SHEET  
CP-1

NO.	DATE	BY	REVISION DESCRIPTION
1	6/27/17	JG	REVISED CONCEPT PLAN SUBMITTAL



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1	6/27/17	JG	REVISED CONCEPT PLAN SUBMITTAL





**McGill**  
ASSOCIATES  
ENGINEERING-PLANNING-FINANCE



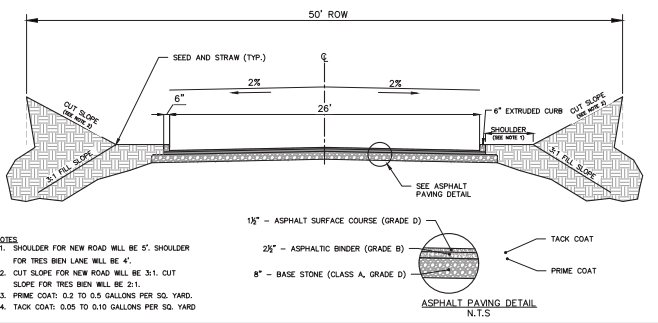
JOHN R. GREEAR  
Professional Engineer  
No. 0000000000  
State of Tennessee

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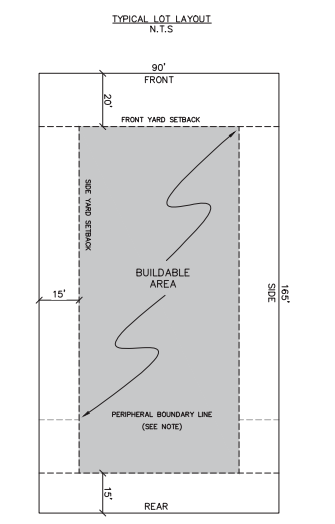
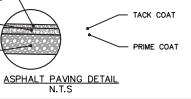
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DATE: MAY 2017  
DESIGNED BY: JG  
DRAWN BY: JG  
CHECKED BY: JG  
CONST. REVIEW: JG  
FILE NAME: Barneau Hills Ph2 - Concept Plan.dwg

CONCEPT PLAN  
ROAD PLAN & PROFILES

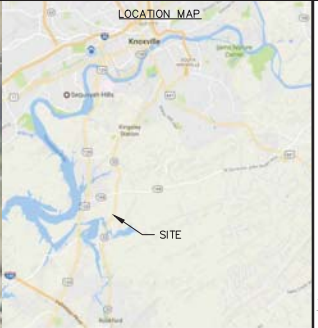
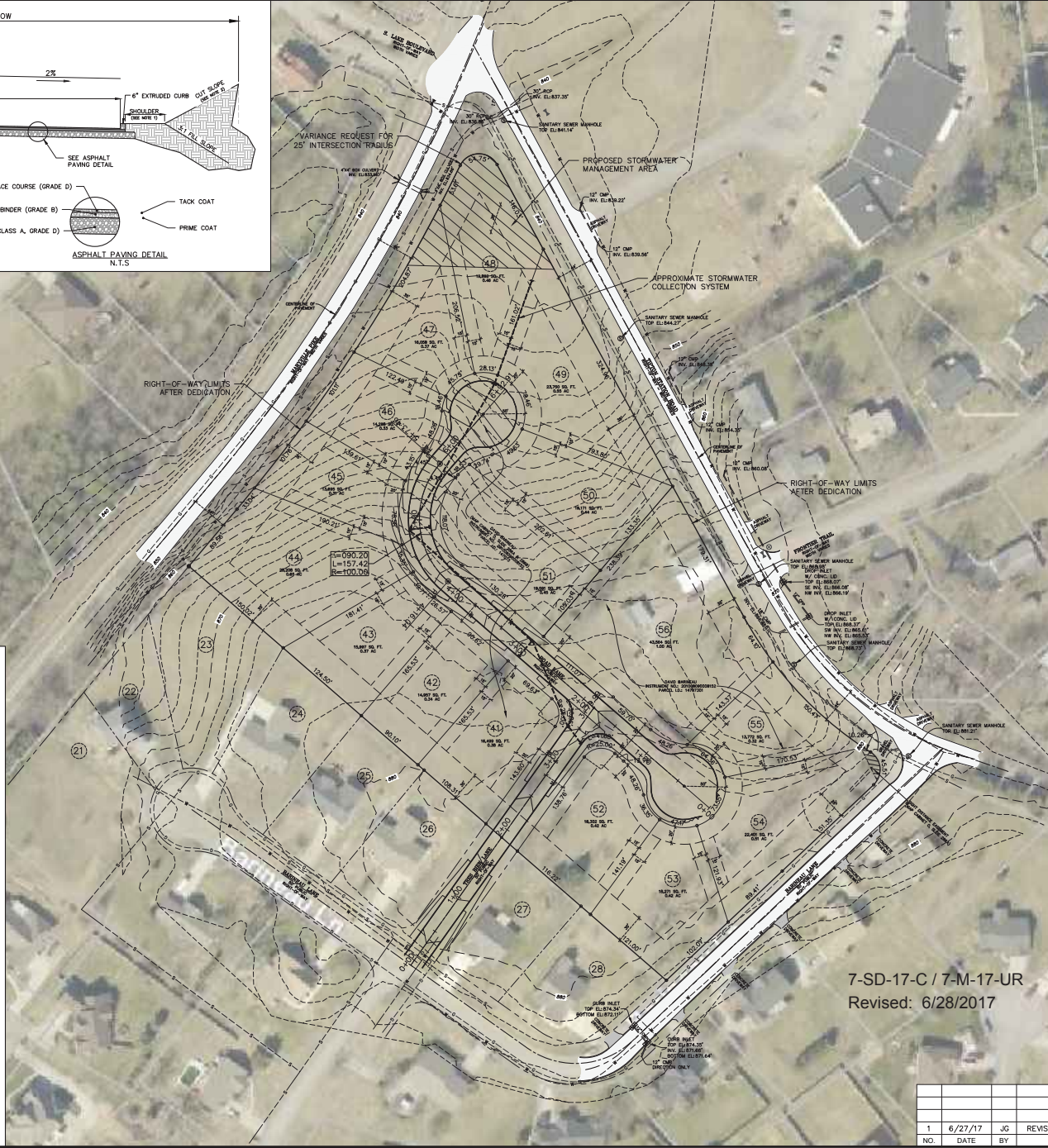
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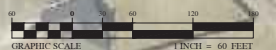
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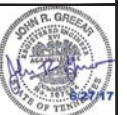
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*John P. Grear, P.E.*

7-SD-17-C / 7-M-17-UR  
Revised: 6/28/2017



NO.	DATE	BY	REVISION DESCRIPTION
1	6/27/17	JG	REVISED CONCEPT PLAN SUBMITTAL

**McGill**  
ASSOCIATES  
ENGINEERING-PLANNING-FINANCE  
2240 SUTHERLAND AVENUE, SUITE #2 KNOXVILLE, TN 37919 (423) 620-3500



CONCEPT PLAN OF:  
**BARINEAU HILLS  
SUBDIVISION - PHASE 2**  
KNOX COUNTY, TENNESSEE

JOBN. 17.08007  
DATE: MAY 2017  
DESIGNED BY: JG  
DRAWN BY: JG  
CHECKED BY: JG  
CONST. REVIEW: JG  
Barineau Hills Png - Concept Plan.dwg

CONCEPT PLAN  
LAYOUT

SHEET  
CP-1

## SUBDIVISION - CONCEPT

Name of Applicant: LARRY D. WRIGHT

Date Filed: 5-30-17 Meeting Date: 7/13/17

Application Accepted by: M. Payne

Fee Amount: 980.00 File Number: Subdivision - Concept 7-30-17-C

Fee Amount: 220.00 Related File Number: <sup>WOR</sup> Development Plan 7-M-17-4R

### PROPERTY INFORMATION

Subdivision Name: BARNEAR Hills Phase 2

Unit/Phase Number: 2

General Location: 3500 TIPTON Station Rd  
1/2 Morgville Pike w/ Tipton Station Rd

Tract Size: 9 acres No. of Lots: 16

Zoning District: PR 1-3 du/pc

Existing Land Use: Vacant

Planning Sector: South County

Growth Policy Plan Designation: Planned

Census Tract: 56.02

Traffic Zone: 165.00

Parcel ID Number(s): 147 07301  
147 073

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 9th District

### AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUB

Water KUB

Electricity KUB

Gas KUB

Telephone 865-524-2911

### TRAFFIC IMPACT STUDY REQUIRED

No  Yes

### USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): \_\_\_\_\_

### VARIANCE(S) REQUESTED

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

### PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: DAVID BARNEAR

Company: \_\_\_\_\_

Address: 3500 TIPTON Station Rd.

City: Knoxville State: TN Zip: 37920

Telephone: 865-308-3583

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

### PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Joseph Colvin

Company: JMC Land Surveying

Address: \_\_\_\_\_

City: Knoxville State: TN Zip: 37922

Telephone: 865-200-4366

Fax: \_\_\_\_\_

E-mail: jcolvin@jmc-surveying.com

### APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: LARRY D. WRIGHT

Company: TUGLA

Address: 1409 E. Magnolia Ave. Suite 2

City: Knoxville State: TN Zip: 37917

Telephone: 865-414-3978

Fax: \_\_\_\_\_

E-mail: larrydwright@hotmail.com