

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

▶ **FILE #:** 8-SB-17-C **AGENDA ITEM #:** 8
 POSTPONEMENT(S): 8/10/2017-10/12/2017 **AGENDA DATE:** 11/9/2017
 ▶ **SUBDIVISION:** FIVE POINTS, PHASE 3
 ▶ **APPLICANT/DEVELOPER:** CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 OWNER(S): Knoxville's Community Development Corporation

TAX IDENTIFICATION: 95 B F 022 [View map on KGIS](#)
 JURISDICTION: City Council District 6
 STREET ADDRESS: 304 S Kyle St
 ▶ **LOCATION:** Southeast side of Martin Luther King Jr. Blvd., southwest side of McConnell St., northwest side of Kenner Ave., and northeast side of S. Kyle St.
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 WATERSHED: First Creek and Williams Creek
 ▶ **APPROXIMATE ACREAGE:** 11.69 acres

▶ **ZONING:** R-2 (General Residential)
 ▶ **EXISTING LAND USE:** Multi-dwelling residential
 ▶ **PROPOSED USE:** Multi-dwelling Subdivision
 SURROUNDING LAND USE AND ZONING: North: Residences and vacant land - R-2 (General Residential) & C-3 (General Commercial)
 South: Cemetery and vacant land - R-1 (Low Density Residential) and R-2 (General Residential)
 East: Five Points, Phase 2 - R-2 (General Residential)
 West: Vacant land - R-1 (Low Density Residential)

▶ **NUMBER OF LOTS:** 6
 SURVEYOR/ENGINEER: Civil & Environmental Consultants, Inc.
 ACCESSIBILITY: Access is via Martin Luther King, Jr. Blvd., a three lane, major collector street with a 40' pavement width within a 70' right-of-way, McConnell St., a minor collector street with 24' of pavement width within a 55' right-of-way, Kenner St., a local street with 18' pavement width within a 40' right-of-way, and S. Kyle St., a local street with a 32' pavement width within a 50' right-of-way .
 ▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Reduce the pavement width for Road A, a local street, from 26' to 24'.
2. Reduce the pavement width for Road B, a local street, from 26' to 24'.
3. Reduce the pavement width for for the realigned Kenner Ave., a local street, from McConnell St. to S. Kyle St., from 26' to 24'.
4. Reduce the required minimum right-of-way width from the centerline of Martin Luther King Jr. Ave. from 35' to the minimum distances identified on the concept plan of 29.79' and 31.41'.

STAFF RECOMMENDATION:

- ▶ **APPROVE** variances 1-4 because of the existing site conditions and the City of Knoxville's approval of the reduced pavement width within the Five Points redevelopment area.

APPROVE the concept plan subject to 7 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are 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 and meeting all applicable requirements of the City of Knoxville and the Americans with Disabilities Act (ADA). The sidewalks shall be installed at the time of the street improvements.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Implementation of any recommended improvements identified in the Traffic Impact Study prepared by Civil & Environmental Consultants, Inc., dated October 4, 2017 and as revised and approved by the Knoxville Department of Engineering and Planning Commission staff.
6. The final plat shall identify any required sight distance easements for the proposed intersections as required by the Knoxville Department of Engineering.
7. 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-2 (General Residential) District.

COMMENTS:

This proposal is Phase 3 of the Five Points Revitalization effort by the Knoxville Community Development Corporation, which includes improvements to existing roads, the installation of new road segments, and the creation of 6 lots from 1 larger lot. The street improvements include the following: 1) Realignment of Keener Ave. between S. Kyle St. and McConnell St., a new street connection between Martin Luther King Jr. Ave. and Kenner Ave. (Road A), and a new street connection between McConnell St. and Road A. Sidewalks are proposed along all street frontages.

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. The property is zoned R-2 so the housing development portion of this project does not require Planning Commission review.

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.

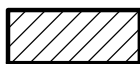
ESTIMATED STUDENT YIELD: Not applicable.

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.



**8-SB-17-C
CONCEPT PLAN**

Subdivision: Five Points, Phase 3



Approval of Concept Plan

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

Revised:

Map No: 95
 Jurisdiction: City



FIVE POINTS PHASE 3 INFRASTRUCTURE IMPROVEMENTS

FIVE POINTS NEIGHBORHOOD
KNOXVILLE, KNOX COUNTY, TN

PREPARED FOR:
KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUGUST 2017

PROPERTY INFORMATION

ZONING: R-2 RESIDENTIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
PARCEL ID: 095BF022
CITY BLOCK: 14430
PROPERTY ADDRESS: 304 S. KYLE STREET
KNOXVILLE, TN 37915

OWNER/DEVELOPER

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
901 N. BROADWAY
KNOXVILLE, TN 37917
PH: (865) 403-1117

ENGINEER

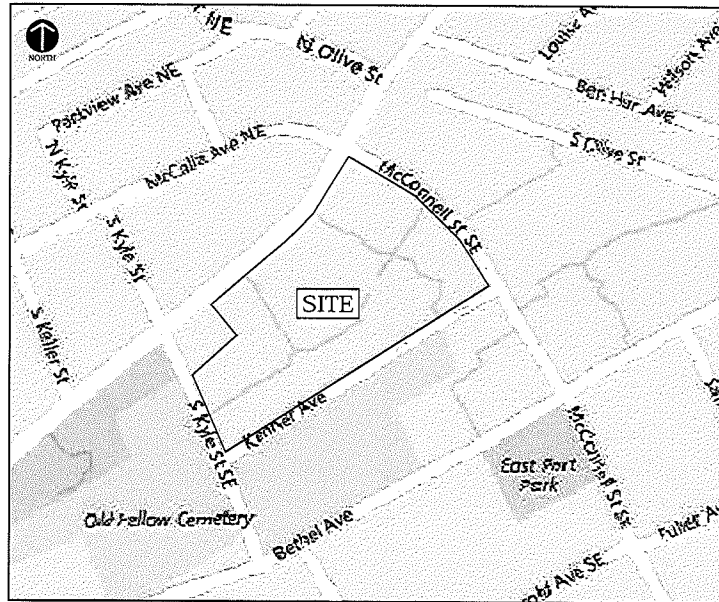
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
2704 CHEROKEE FARM WAY, STE. 101
KNOXVILLE, TN 37920
PH: (865) 977-9997
CONTACT: GREG PRESNELL, PE

UTILITY COMPANIES

WATER SERVICE
KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
865-524-2911

WATER AND SEWER SERVICES
ARE AVAILABLE TO ALL LOTS

SANITARY SEWER
KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
865-524-2911



SITE LOCATION MAP
SOURCE: TAKEN FROM URPO MAPS
N.T.S.

LIST OF DRAWINGS

- CP000 COVER SHEET
- CP200 CONCEPT SUBDIVISION LAYOUT PLAN
- CP201 CONCEPT ROAD PROFILES PLAN
- CP202 CONCEPT SITE LAYOUT PLAN
- CP300 CONCEPT GRADING & DRAINAGE PLAN
- CP500 CONCEPT UTILITY PLAN
- CP800 CONCEPT DETAILS

LIST OF IMPROVEMENTS

THE FOLLOWING IMPROVEMENTS ARE REQUIRED AND PROPOSED.

ROAD A & ROAD B

- PAVEMENT
- CURB AND GUTTER
- SIDEWALKS ON BOTH SIDES OF STREET
- WATER MAIN (ROAD A ONLY)
- STORM DRAINAGE
- SANITARY SEWER
- STREET LIGHTING

REALIGNED KENNER AVENUE


- PAVEMENT
- CURB AND GUTTER
- SIDEWALK ON ONE SIDE OF STREET
- STORM DRAINAGE
- STREET LIGHTING

MCCONNELL STREET SE AND S. KYLE STREET SE

- SIDEWALK ON ONE SIDE OF STREET

8-SB-17-C

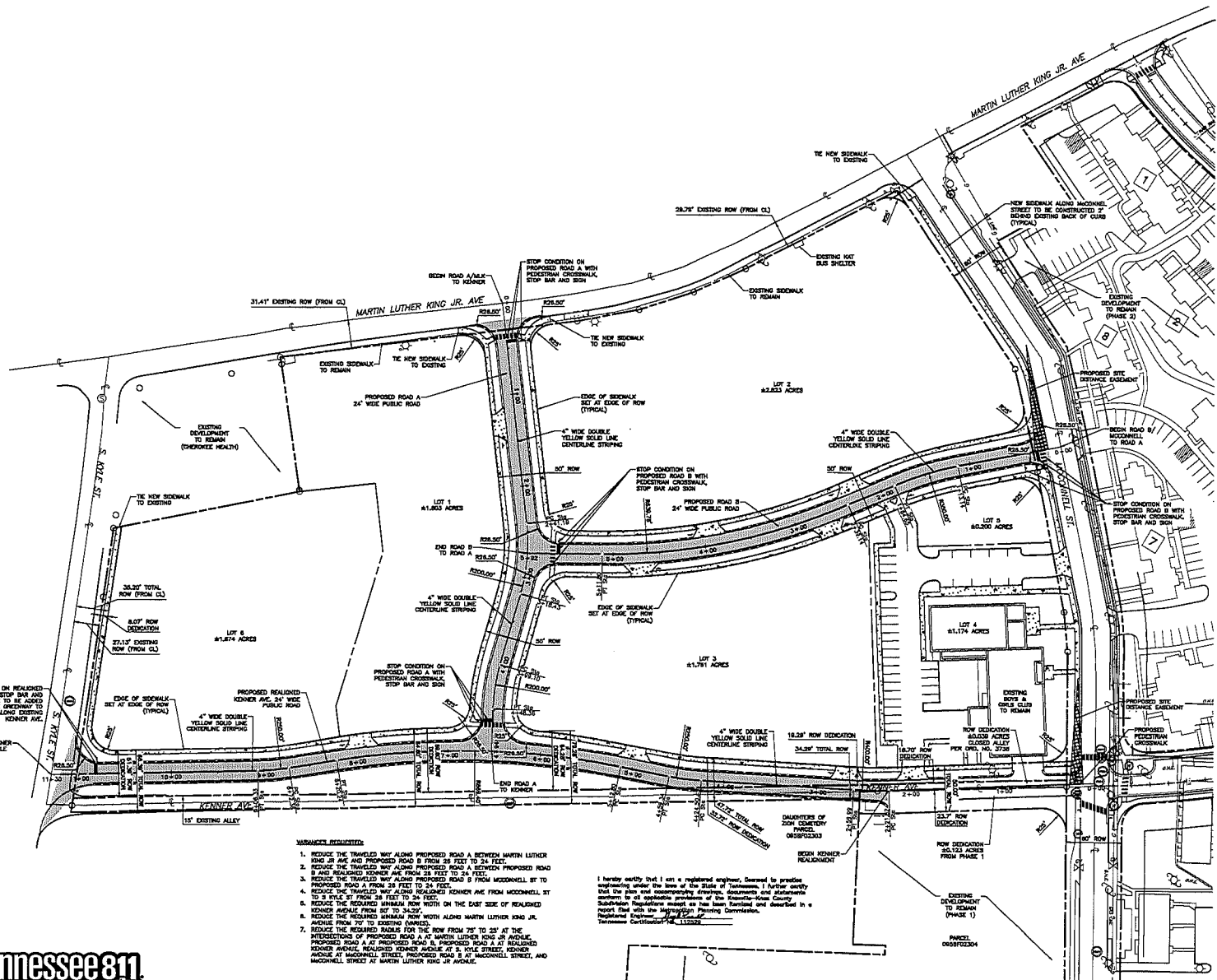
Revised: 10/31/2017

REVISION RECORD	
DATE	
BY	
DESCRIPTION	
 Civil & Environmental Consultants, Inc.	
KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION FIVE POINTS PHASE 3 INFRASTRUCTURE IMPROVEMENTS KNOXVILLE, KNOX COUNTY, TN	
COVER SHEET	
DATE	
DRAWN BY	
CHECKED BY	
IN CHARGE	
DATE	
SCALE	
PROJECT NO.	
DRAWING NO.	
DRAWING TITLE	
DRAWING NO.	CP000





NORTH



SITE AREA ANALYSIS

LOT 1	41.800 ACRES
LOT 2	42.823 ACRES
LOT 3	41.791 ACRES
LOT 4	41.174 ACRES
LOT 5	40.200 ACRES
ROW DEDICATION	41.874 ACRES
TOTAL	411.012 ACRES

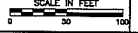
ADDITIONAL UTILITY AND ROW DEDICATIONS:
 48.000 ACRES CLEARED ALLEY ROW
 25.193 ACRES DRIVEWAY NO. 3738
 FIVE-FOURTEEN PHASE 1
 PARCEL OBSERVATION

LEGEND

- PROPERTY BOUNDARY
- EXISTING PAVEMENT
- EXISTING WATER FEATURE
- EXISTING SANITARY MANHOLE
- EXISTING UTILITY POLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING CATCH BASIN
- EXISTING ELECTRICAL BOX
- EXISTING FIBER OPTIC BOX
- EXISTING TELEPHONE BOX
- EXISTING WATER LINE
- SAN
- OM-E
- UC-E
- EXISTING STORM LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED CONCRETE

8-SB-17-C
Revised: 10/31/2017

PRELIMINARY
NOT FOR CONSTRUCTION



- VARIANCES REQUESTED:**
- REDUCE THE TRAVELED WAY ALONG PROPOSED ROAD A BETWEEN MARTIN LUTHER KING JR. AVE AND PROPOSED ROAD B FROM 28 FEET TO 24 FEET.
 - AND REALIGNED KENNER AVE FROM 28 FEET TO 24 FEET.
 - REDUCE THE TRAVELED WAY ALONG PROPOSED ROAD B FROM MACDONELL ST. TO PROPOSED ROAD A FROM 28 FEET TO 24 FEET.
 - REDUCE THE TRAVELED WAY ALONG PROPOSED ROAD B FROM MACDONELL ST. TO 3 HOLE ST FROM 28 FEET TO 24 FEET.
 - REDUCE THE REQUIRED MINIMUM ROW NORTH ON THE EAST SIDE OF REALIGNED KENNER AVENUE FROM 87' TO 34.25'.
 - REDUCE THE REQUIRED MINIMUM ROW NORTH ON THE WEST SIDE OF REALIGNED KENNER AVENUE FROM 87' TO 34.25'.
 - REDUCE THE REQUIRED MINIMUM ROW NORTH ALONG MARTIN LUTHER KING JR. AVENUE FROM 70' TO EXISTING (NAMES).
 - REDUCE THE REQUIRED MINIMUM FOR THE ROW FROM 75' TO 25' AT THE INTERSECTIONS OF PROPOSED ROAD A AT MARTIN LUTHER KING JR AVENUE, PROPOSED ROAD A AT PROPOSED ROAD B, PROPOSED ROAD A AT REALIGNED KENNER AVENUE, REALIGNED KENNER AVENUE AT 3 HOLE STREET, KENNER AVENUE AT MACDONELL STREET, PROPOSED ROAD B AT MACDONELL STREET, AND MACDONELL STREET AT MARTIN LUTHER KING JR AVENUE.

I hereby certify that I am a registered engineer. I am providing this plan and accompanying drawings, documents and statements in accordance with 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 Tennessee State Code. Subsequent Regulations issued as they have been amended and described in a report filed with the Metropolitan Planning Commission. Registered Engineer, David C. [Name]

REVISIONS RECORD

NO.	DATE	DESCRIPTION

HEH
Civil & Environmental Consultants, Inc.
1000 N. CENTRAL AVENUE, SUITE 1000, MEMPHIS, TN 38104
WWW.HEH-INC.COM

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
FIVE POINTS PHASE 3
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN

CONCEPT SUBMISSION LAYOUT PLAN

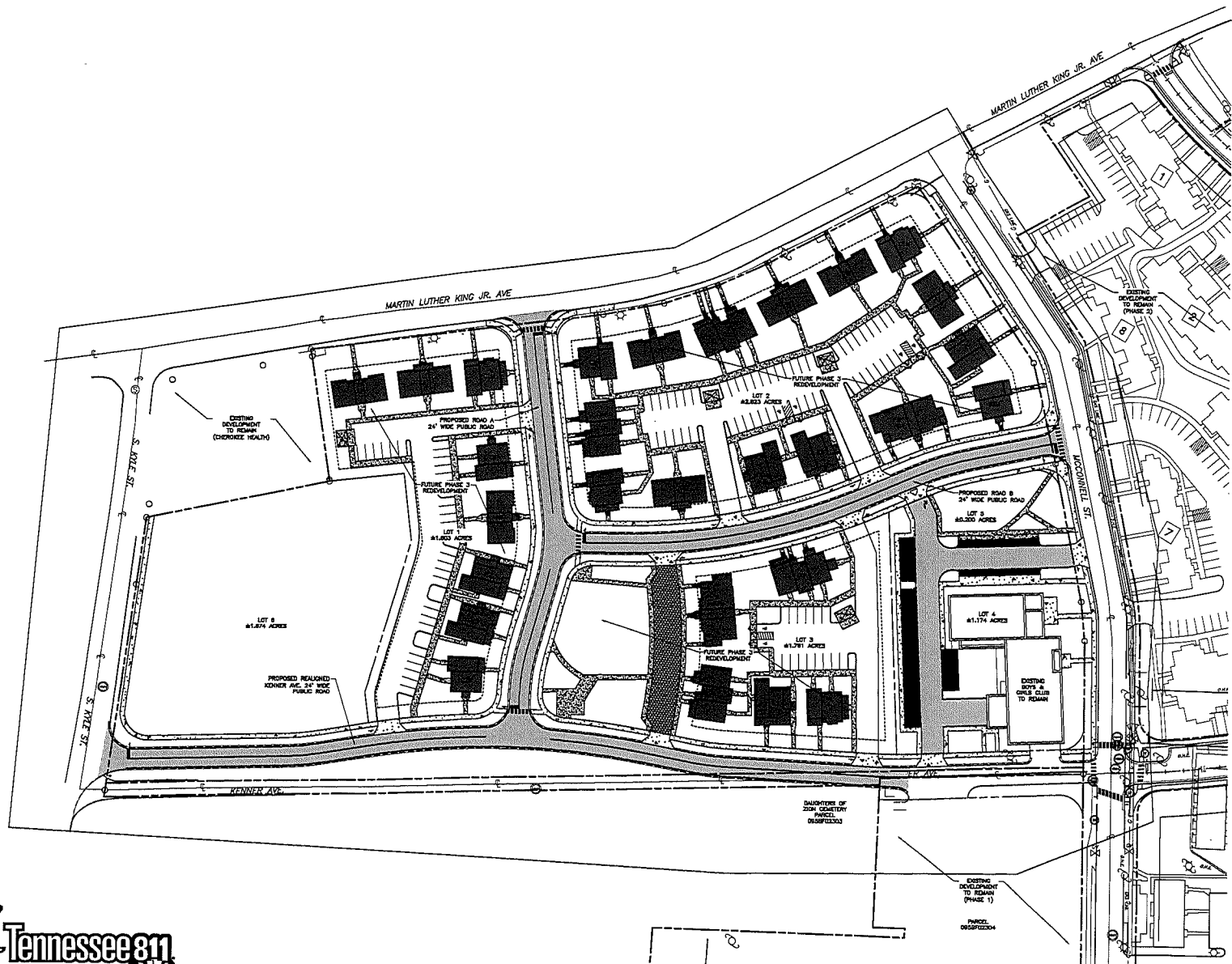
DATE	PROJECT NO.	DATE	PROJECT NO.
AUGUST 2012 (REVISED)	17-20 (REVISED)		

DRAWING NO. CP200





NORTH

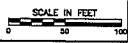


LEGEND

- - - - - PROPERTY BOUNDARY
- - - - - EXISTING PAVEMENT
- - - - - EXISTING WATER FEATURE
- - - - - EXISTING SANITARY MANHOLE
- - - - - EXISTING UTILITY POLE
- - - - - EXISTING HYDRANT
- - - - - EXISTING WATER VALVE
- - - - - EXISTING GATE VALVE
- - - - - EXISTING ELECTRICAL BOX
- - - - - EXISTING FISER OPTIC BOX
- - - - - EXISTING TELEPHONE BOX
- - - - - EXISTING WATER LINE
- - - - - EXISTING SANITARY LINE
- - - - - EXISTING OVERHEAD LINE
- - - - - EXISTING UNDERGROUND LINE
- - - - - EXISTING STORM LINE
- - - - - EXISTING STORM LINE
- - - - - PROPOSED BUILDING
- - - - - PROPOSED PAVEMENT
- - - - - PROPOSED CONCRETE

8-SB-17-C
Revised: 10/31/2017

PRELIMINARY
NOT FOR CONSTRUCTION



NO.	DATE	REVISION RECORD

Civil & Environmental Consultants, Inc.
www.cei.com

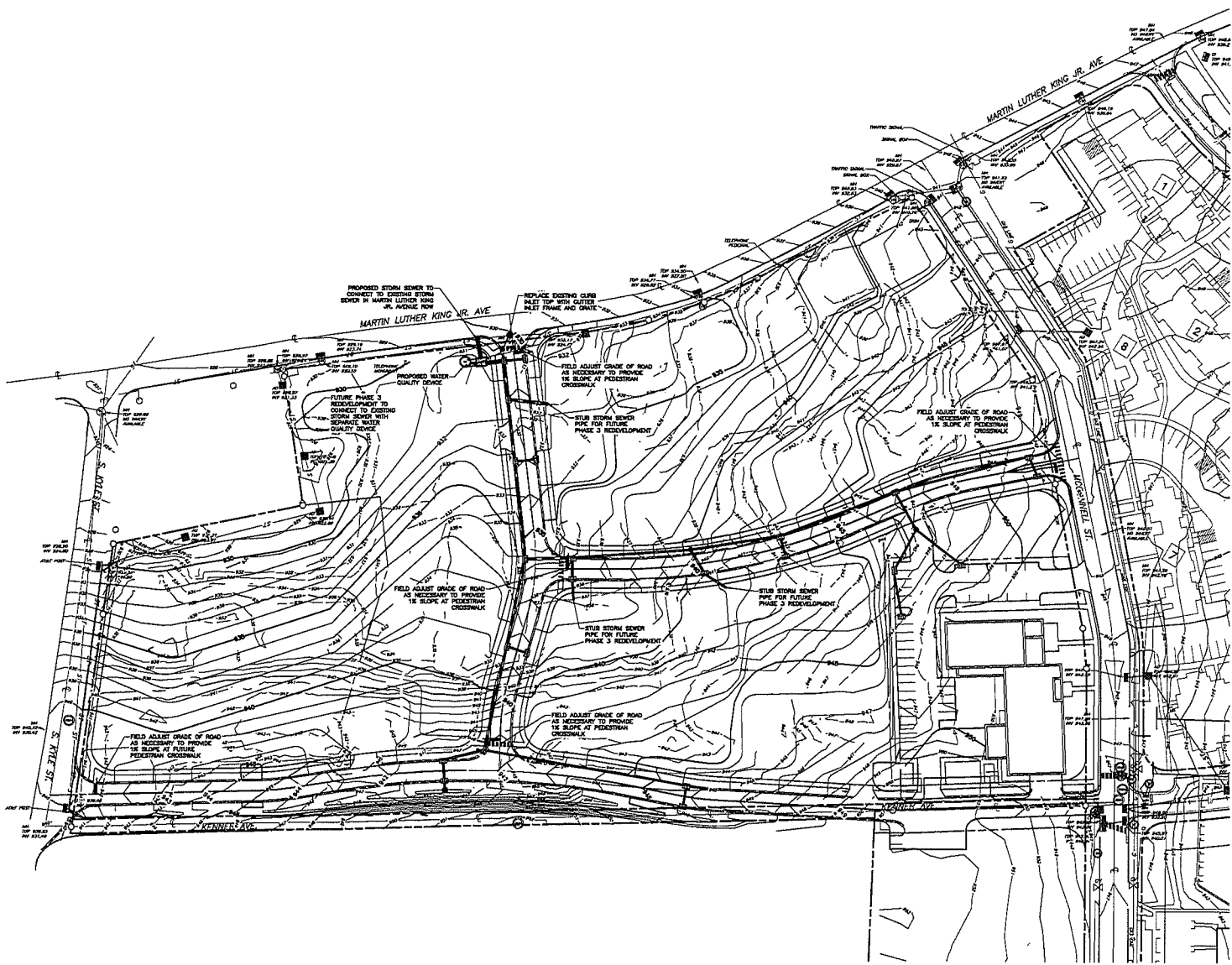
KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
FIVE POINTS PHASE 3
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN

DATE	BY	CHK'D BY	NO.
AUGUST 2017	DAVID		172-252

CONCEPT SITE LAYOUT PLAN
CP202



NORTH



IMPERVIOUS AREA ANALYSIS

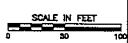
EXISTING: 8,232,000 SF
PROPOSED: 2,340,000 SF
PROPOSED IMPERVIOUS AREA INCLUDES FUTURE PHASE 3 REDEVELOPMENT SHOWN ON SHEET 0201.

LEGEND

- PROPERTY BOUNDARY
- EXISTING PAVED DRIVE
- EXISTING WATER FEATURE
- EXISTING SANITARY MANHOLE
- EXISTING UTILITY HOLES
- EXISTING FRODOAT
- EXISTING WATER VALVE
- EXISTING CATCH BASIN
- EXISTING ELECTRICAL BOX
- EXISTING FIBER OPTIC BOX
- EXISTING TELEPHONE BOX
- EXISTING WATER LINE
- 54" EXISTING SANITARY LINE
- 48" EXISTING OVERHEAD LINE
- 10" EXISTING UNDERGROUND LINE
- 36" EXISTING STORM LINE
- 180' PROPOSED CONTOUR INTERMEDIATE
- 887' PROPOSED CONTOUR INTERMEDIATE
- PROPOSED STORM LINE
- PROPOSED STORM STRUCTURE

8-SB-17-C
Revised: 10/31/2017

PRELIMINARY
NOT FOR CONSTRUCTION



REVISION RECORD	
NO.	DATE
Civil & Environmental Consultants, Inc.	
KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION FIVE POINTS PHASE 3 INFRASTRUCTURE IMPROVEMENTS KNOXVILLE, KNOX COUNTY, TN	
DATE:	APRIL 2017 (REVISED)
DRAWN BY:	MS/MS
CHECKED BY:	MS/MS
PROJECT NO.:	17-030
DRAWING NO.:	CP300



SUBDIVISION - CONCEPT

Name of Applicant: Civil & Environmental Consultants, Inc.
 Date Filed: 7/3/2017 Meeting Date: 8/10/2017
 Application Accepted by: M. Payne
 Fee Amount: 1,860.00 File Number: Subdivision - Concept 8-5B-17-C
 Fee Amount: X Related File Number: Development Plan X



PROPERTY INFORMATION

Subdivision Name: Five Points Infrastructure Improvements

Unit/Phase Number: Phase 3

General Location: 304 S. Kyle Street
Knoxville, TN 37915

Tract Size: 11.69 acres No. of Lots: 6

Zoning District: R-2

Existing Land Use: Multifamily Residential

Planning Sector: Central City

Growth Policy Plan Designation: Urban Growth Area
(Inside City Limits)

Census Tract: 68

Traffic Zone: _____

Parcel ID Number(s): 095BF022

Jurisdiction: City Council 6 District
 County Commission 1 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: _____

Company: Knoxville's Community Development Corp.

Address: 901 N. Broadway

City: Knoxville State: TN Zip: 37917

Telephone: (865) 403-1100

Fax: _____

E-mail: info@kcfdc.org

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Greg H. Presnell, PE

Company: Civil & Environmental Consultants, Inc.

Address: 2704 Cherokee Farm Way, Suite 101

City: Knoxville State: TN Zip: 37920

Telephone: (865) 977-9997

Fax: (865) 977-9919

E-mail: gpresnell@cecinc.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer Knoxville Utilities Board

Water Knoxville Utilities Board

Electricity Knoxville Utilities Board

Gas Knoxville Utilities Board

Telephone AT&T

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)

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Greg H. Presnell, PE

Company: Civil & Environmental Consultants, Inc.

Address: 2704 Cherokee Farm Way, Suite 101

City: Knoxville State: TN Zip: 37920

Telephone: (865) 977-9997

Fax: (865) 977-9919

E-mail: gpresnell@cecinc.com

VARIANCES REQUESTED

1. Reduce the traveled way along proposed Road A between Martin Luther King Jr. Ave. and Proposed Road B from 26' to 24'.

Justify variance by indicating hardship: Variance is requested in order to maintain consistency within the areas covered by the Five Points Master Plan and to match the roadway widths that were constructed in Phase 2. Variance allows for a wider landscape strip to be provided between the curb and the sidewalk to improve pedestrian safety and provide adequate room for landscaping, lighting, utilities, etc.

2. Reduce the traveled way along proposed Road A between Proposed Road B and Realigned Kenner Ave. from 26' to 24'.

Justify variance by indicating hardship: Variance is requested in order to maintain consistency within the areas covered by the Five Points Master Plan and to match the roadway widths that were constructed in Phase 2. Variance allows for a wider landscape strip to be provided between the curb and the sidewalk to improve pedestrian safety and provide adequate room for landscaping, lighting, utilities, etc.

3. Reduce the traveled way along proposed Road B from McConnell St. to Proposed Road A from 26' to 24'.

Justify variance by indicating hardship: Variance is requested in order to maintain consistency within the areas covered by the Five Points Master Plan and to match the roadway widths that were constructed in Phase 2. Variance allows for a wider landscape strip to be provided between the curb and the sidewalk to improve pedestrian safety and provide adequate room for landscaping, lighting, utilities, etc.

4. Reduce the traveled way along Realigned Kenner Ave. from McConnell St. to S. Kyle St. from 26' to 24'.

Justify variance by indicating hardship: Variance is requested in order to maintain consistency within the areas covered by the Five Points Master Plan and to match the roadway widths that were constructed in Phase 2. Variance allows for a wider landscape strip to be provided between the curb and the sidewalk to improve pedestrian safety and provide adequate room for landscaping, lighting, utilities, etc.

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: Greg H. Presnell, PE

Address: 2704 Cherokee Farm Way, Suite 101

City: Knoxville State: TN Zip: 37920

Telephone: (865) 977-9997

Fax: (865) 977-9919

E-mail: gpresnell@cecinc.com

Signature: *Greg H. Presnell*

Date: 07-03-17