

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

▶ **FILE #:** 8-SA-18-C
 8-A-18-UR

AGENDA ITEM #: 15
AGENDA DATE: 8/9/2018

▶ **SUBDIVISION:** POST OAK BEND
 ▶ **APPLICANT/DEVELOPER:** POST OAK BEND, LLC
 OWNER(S): Post Oak Bend LLC

TAX IDENTIFICATION: 155 82.02 AND PART OF 77

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 2616 Tooles Bend Rd

▶ **LOCATION:** Northeast side of Tooles Bend Rd., northeast side of I-140, south of S. Northshore Dr.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 260.51 acres

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

▶ **EXISTING LAND USE:** Residences, farmland and vacant land

▶ **PROPOSED USE:** Detached and attached residential lots and multi-dwelling development

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land - A (Agricultural)
 South: I-140 and residences - OS-1 (Open Space Preservation) and PR (Planned Residential)
 East: Tennessee River - F (Floodway)
 West: I-140 and residences - OS-1 (Open Space Preservation) and A (Agricultural)

▶ **NUMBER OF LOTS:** 381

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Tooles Bend Rd., a minor collector street with an 18'-20' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

STAFF RECOMMENDATION:

▶ **POSTPONE the Concept Plan application until the September 13, 2018 MPC meeting as recommended by staff.**

In order to allow adequate time for review of the revised master plan, development plans and Traffic Impact Study for this major development, staff is recommending that this application be postponed by the Planning Commission following discussion at the Planning Commission's August 9, 2018 meeting. It is staff's understanding that the applicant is in agreement with this recommendation.

- **POSTPONE the Use on Review application until the September 13, 2018 MPC meeting as recommended by staff.**

COMMENTS:

The applicant is proposing to develop this 416.04 acre property which is located on the northeast side of Tooles Bend Rd. and I-140 with a mix of detached and attached residential lots and multi-dwelling condominium units. The proposed development will include 198 detached residential lots, 184 attached residential lots and 240 multi-dwelling condominium units for a total of 622 dwelling units. While the property includes 416.04 acres, only the land area (260.51 acres) above the 813' contour (summer pool for the lake) is used for calculating density. The proposed density for this development will be 2.39 du/ac. This property was rezoned to PR (Planned Residential) with a maximum density of 3 du/ac in 1993.

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: 98 (public school children, ages 5-18 years)

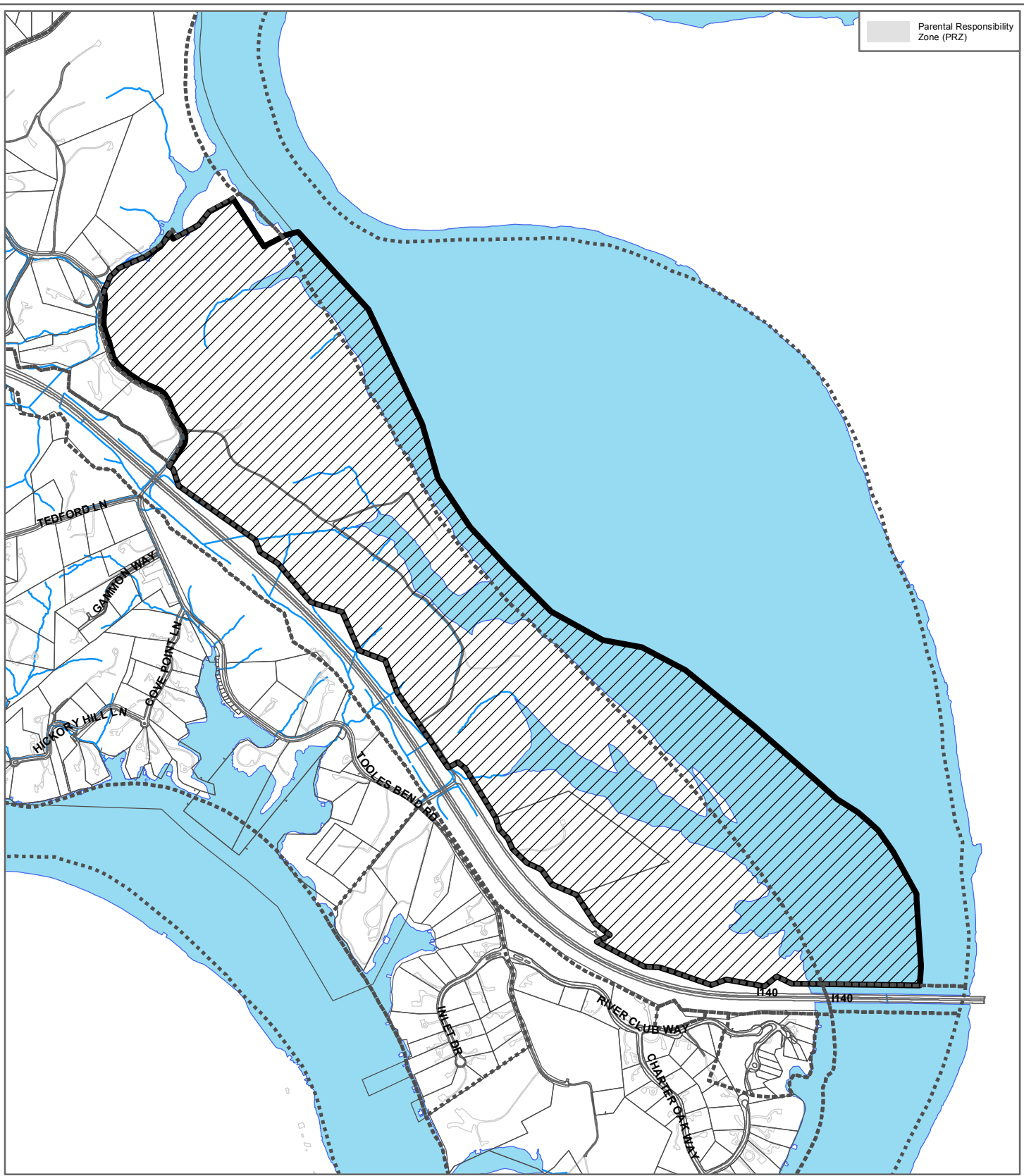
Schools affected by this proposal: Rocky Hill Elementary, West Valley Middle, and Bearden High.

- 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.

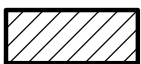
MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.

Parental Responsibility Zone (PRZ)



**8-SA-18-C / 8-A-18-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Post Oak Bend, LLC
Post Oak Bend



Detached and attached residential lots and multi-dwelling development in PR (Planned Residential)

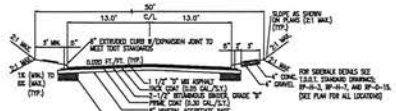
Map No: 155
Jurisdiction: County
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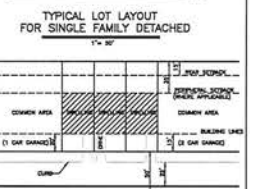
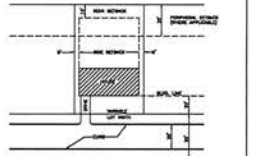
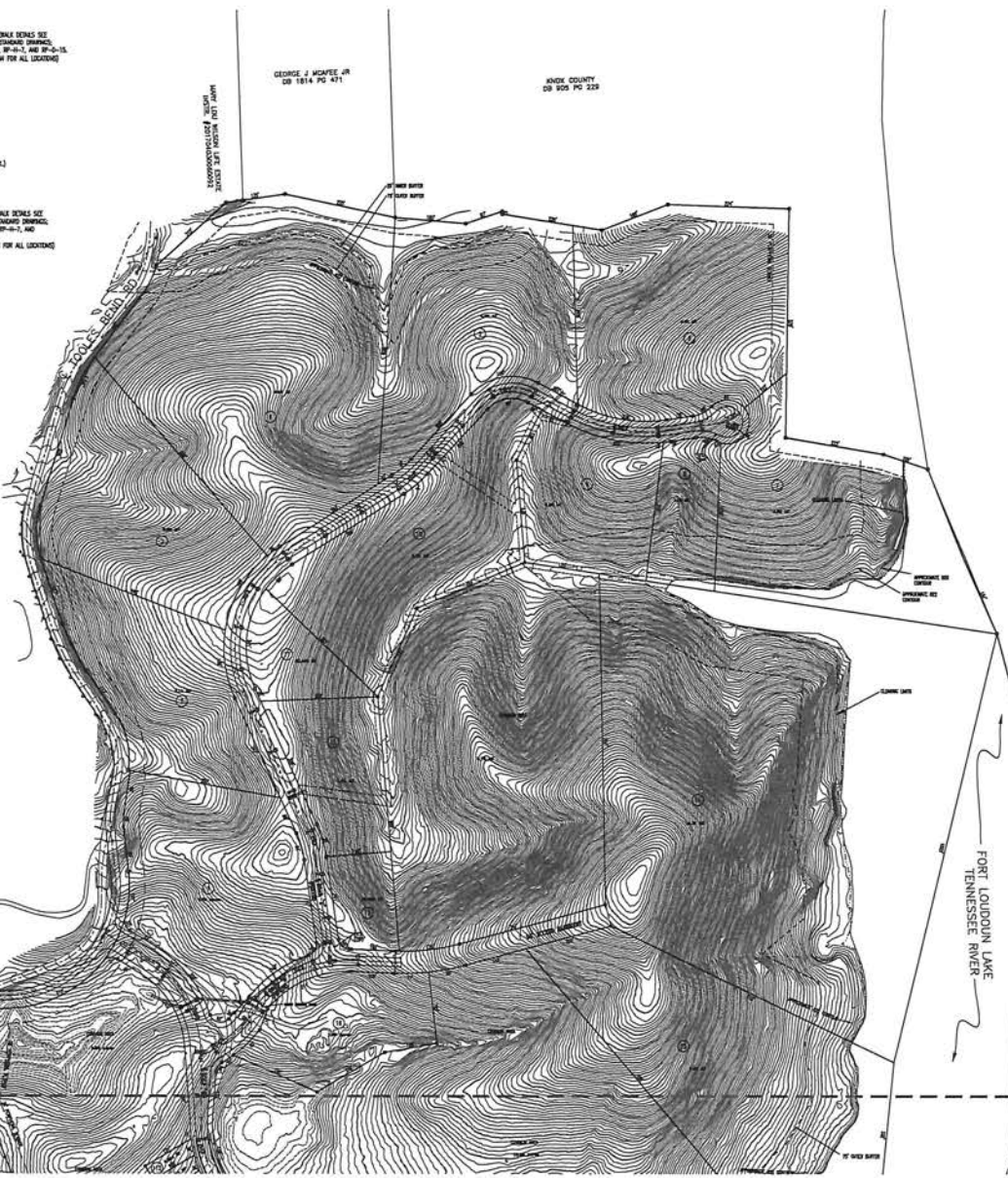
Original Print Date: 7/19/2018

Revised: 7/30/2018

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



- NOTES:**
1. ALL DIMENSIONS ARE SHOWN AND SHOWN TO CHANGE ON THE FINAL PLAN.
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8-SA-18-C / B-A-18-UR
Revised: 7/24/2018



DEVELOPER:
SAFE HARBOR DEVELOPMENT, LLC
8/6 CHRIS GOTTEN
288 BROOKVIEW CENTER WAY SUITE 800
KNOXVILLE, TENNESSEE 37919
(865) 588-0321

OWNER:
POST OAK BEND LLC
C/O R. COLVER SCHEIDT
288 BROOKVIEW CENTER CENTER WAY SUITE 800
KNOXVILLE, TN 37919
(865) 971-5103

DESIGNED: DGH
DRAWN: SEM
DATE: 05/22/18

NO.	DATE	BY	DESCRIPTION
1	05/22/18	DGH	CONCEPT PLAN

SCALE
HORIZONTAL: 1" = 100'
VERTICAL: 2" = 100'
DATE: 05/22/18

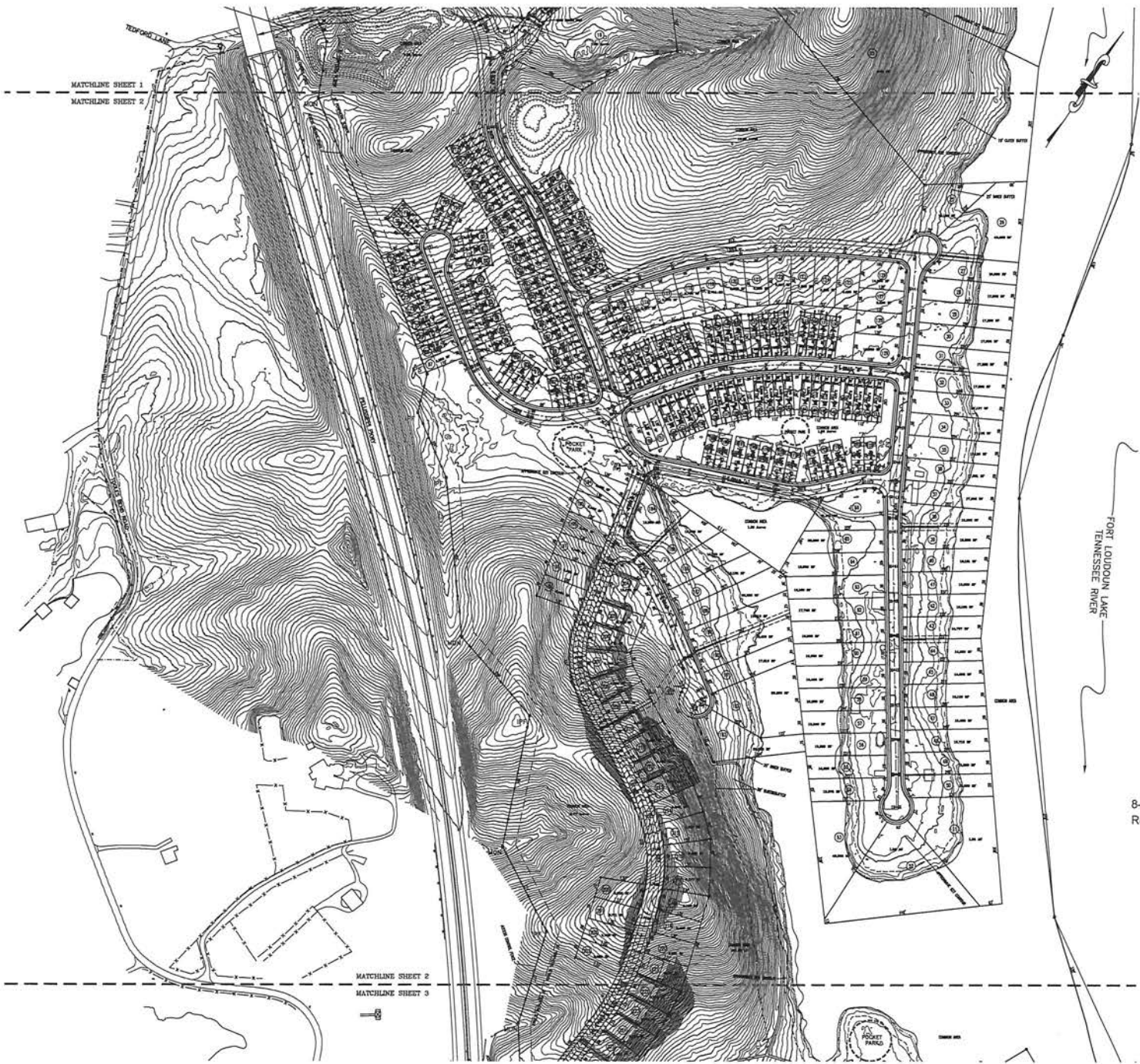


CONCEPT & DEVELOPMENT PLAN FOR POST OAK BEND
TAX MAP 155, PARCELS 82,02 & PART OF PARCEL 77
DISTRICT NO. 6, KNOX COUNTY, TENNESSEE

25000-SP1
SHEET 1 OF 9 SHEETS

MPC August 9, 2018

Agenda Item # 15



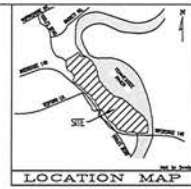
8-SA-18-C / 8-A-18-UR
 Revised: 7/24/2018



DEVELOPER
 SAFE HARBOR DEVELOPMENT, LLC
 C/O STEVE COYNE
 306 LEITCHMAN RD.
 KNOXVILLE, TENNESSEE 37919
 (865) 588-0321

OWNER:
 POST OAK BEND LLC
 C/O R. CULVER SCHMID
 285 BROOKVIEW CENTER WAY SUITE 500
 KNOXVILLE, TN 37919
 (865) 971-9100

<p>DAYTON, SIMMS, NORWELL & FOX ENGINEERS & LAND SURVEYORS PLLC 1000 N. UNIVERSITY BLVD. SUITE 1000 KNOXVILLE, TN 37919 (865) 588-0321</p>	DESIGNED: DSH	SCALE HORIZONTAL: 1" = 100' VERTICAL: 2" INTERVAL DATE: 06/22/18	<p>1" = 100'</p>	CONCEPT & DEVELOPMENT PLAN FOR POST OAK BEND TAX MAP 155, PARCEL 82.02 & PART OF PARCEL 77 DISTRICT NO. 6, KNOX COUNTY, TENNESSEE	25000-SP2 SHEET 2 OF 8 SHEETS
	DRAWN: SEM CHECKED: JRM DATE: 06/22/18				



MATCHLINE SHEET 3
MATCHLINE SHEET 4

8-SA-18-C / 8-A-18-UR
Revised: 7/24/2018



DEVELOPER
SAFE HARBOR DEVELOPMENT, LLC
c/o CHRIS GOTTEN
308 LETTERMAN RD.
KNOXVILLE, TENNESSEE 37919
(865) 599-0381

OWNER:
POST OAK BEND LLC
c/o R. CULVER SCHMID
205 BROOKVIEW CENTER WAY SUITE 600
KNOXVILLE, TN 37919
(865) 971-5103

RAITSON, HERRICK, NURWELL & POE
ENGINEERS & LAND SURVEYORS
4514 PEARSON DRIVE
KNOXVILLE, TENNESSEE 37919
PHONE: (865) 596-8441
FAX: (865) 596-8473
www.rhnep.com

DESIGNED	CHKD	DATE	REVISION	DATE	REVISION	DATE	REVISION

SCALE
HORIZONTAL: 1" = 100'
VERTICAL: 2" INTERVAL
DATE: 05/22/18



CONCEPT & DEVELOPMENT PLAN
FOR
POST OAK BEND
TAX MAP 155, PARCEL 82.02 & PART OF PARCEL 77
DISTRICT NO. 6, KNOX COUNTY, TENNESSEE

25000-SP3
SHEET 3 OF 8 SHEETS



Post Oak Bend

A Lake-Front Community



308 Letterman Road
Knoxville, TN 37919
865.588.0321 (O)
865.389.1802 (M)
chris@safeharbordev.com



393 Maple Street, Suite 100
Gallatin, TN 37066
Phone: 615.451.5029
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324 Liberty Pike, Suite 145
Franklin, TN 37064
Phone: 615.975.5765
www.gdc-tn.com



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REGISTERED ENGINEERS & LAND SURVEYORS
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BEN JOHNSON ILLUSTRATIONS



P.O. Box 680474
Franklin, TN 37068
Phone: 615.591.1407
www.benjohnsonillustrations.com



It wasn't until 1983, that Bob Goodall, Jr., established Goodall Homes, using the homebuilding knowledge he learned from his father, set out to develop a unique style of homes and communities he hadn't seen being used yet in this area. While Goodall Homes began in 1983, we adapt to the times and different lifestyles around us. We have withstood the test of time and continue to grow!

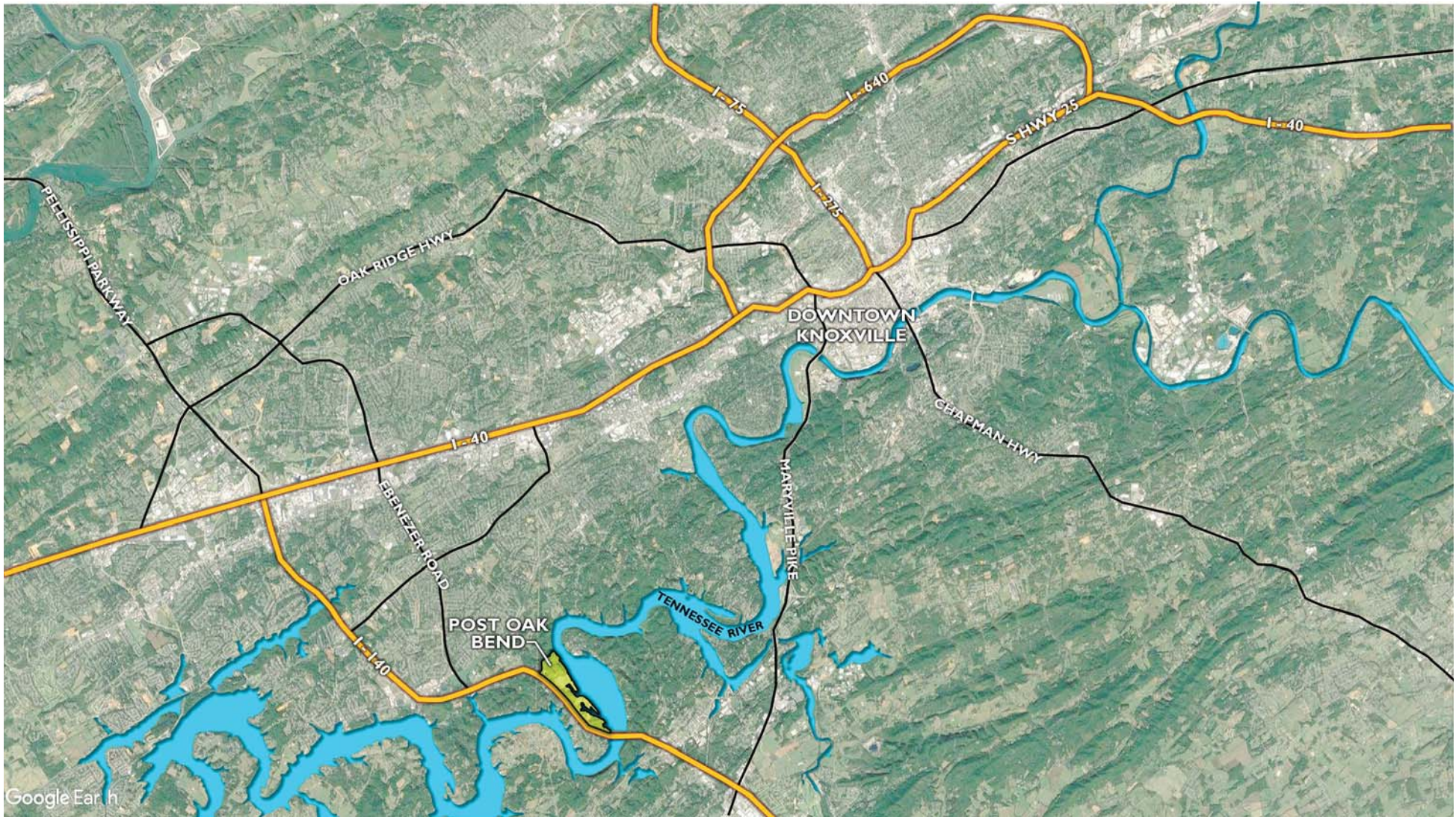
We have become the second largest homebuilder in Middle Tennessee, and have been listed in the top 10 of Nashville Business Journal's "Fastest Growing Private Companies" and The Tennessean's "Top Places to Work" for five years in a row. Now, as a Berkshire Hathaway company, Goodall Homes continues to excel.

We continue to thrive by sticking to our 6 Core Values: Glorify God by doing the right thing, Treat others like we want to be treated, Be humble, Relentlessly pursue improvement, Teach every team member to be a business owner, and to build a positive team and family atmosphere. By living by these core values, we get to achieve our company's purpose every day; to create opportunities to improve the lives of our team members, business partners, and customers.

Throughout Nashville and Knoxville, Goodall Homes designs and builds single-family homes, townhomes, courtyard cottages, villas, and condominiums—because we realize that "home" has its own meaning to you. No matter what we build and where, every home that bears the Goodall name carries our pride in craftsmanship, meticulous attention to detail, and personal commitment to our homeowners.

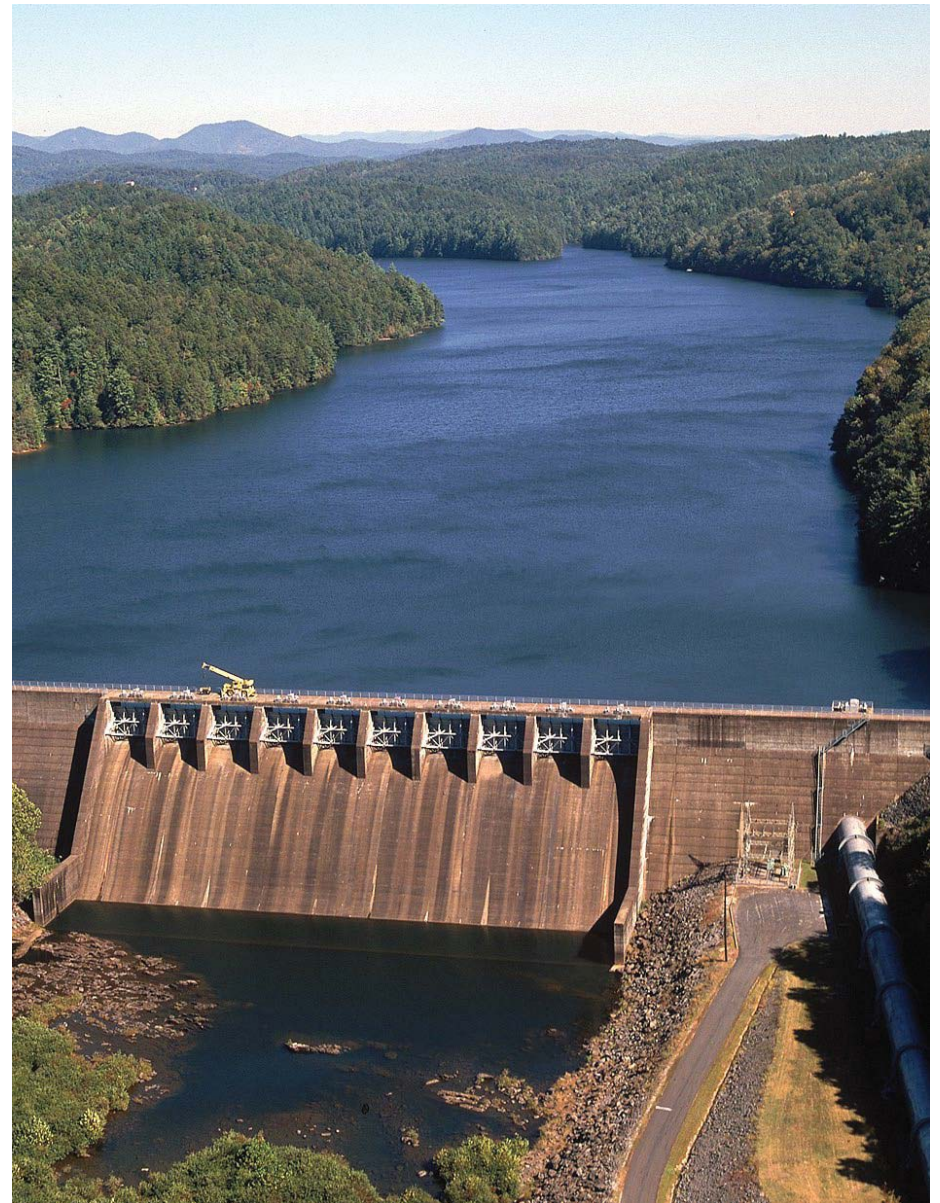
Master Plan

Vicinity Map

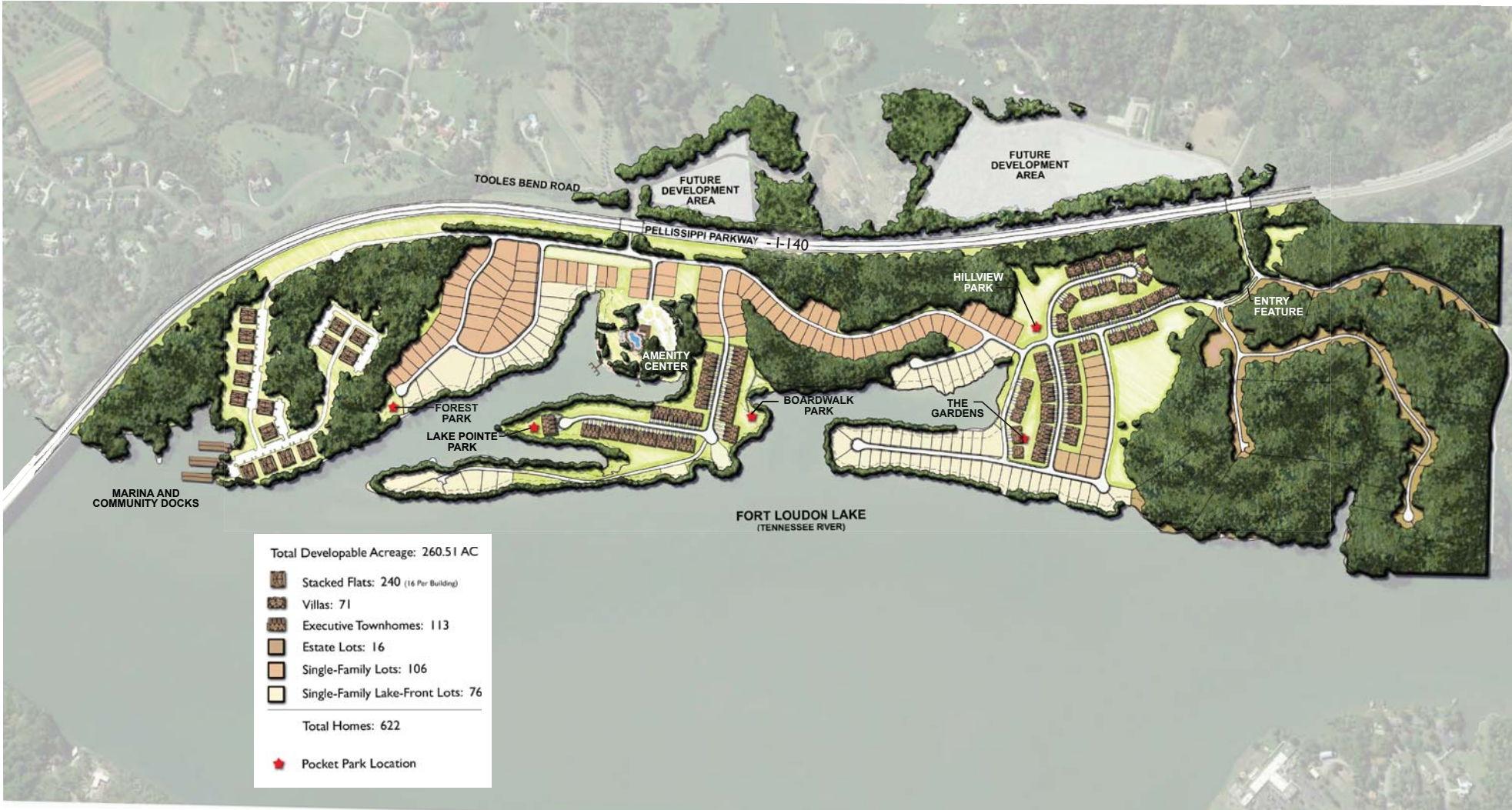


Zoning Map & Existing Land Use - Knox County, TN

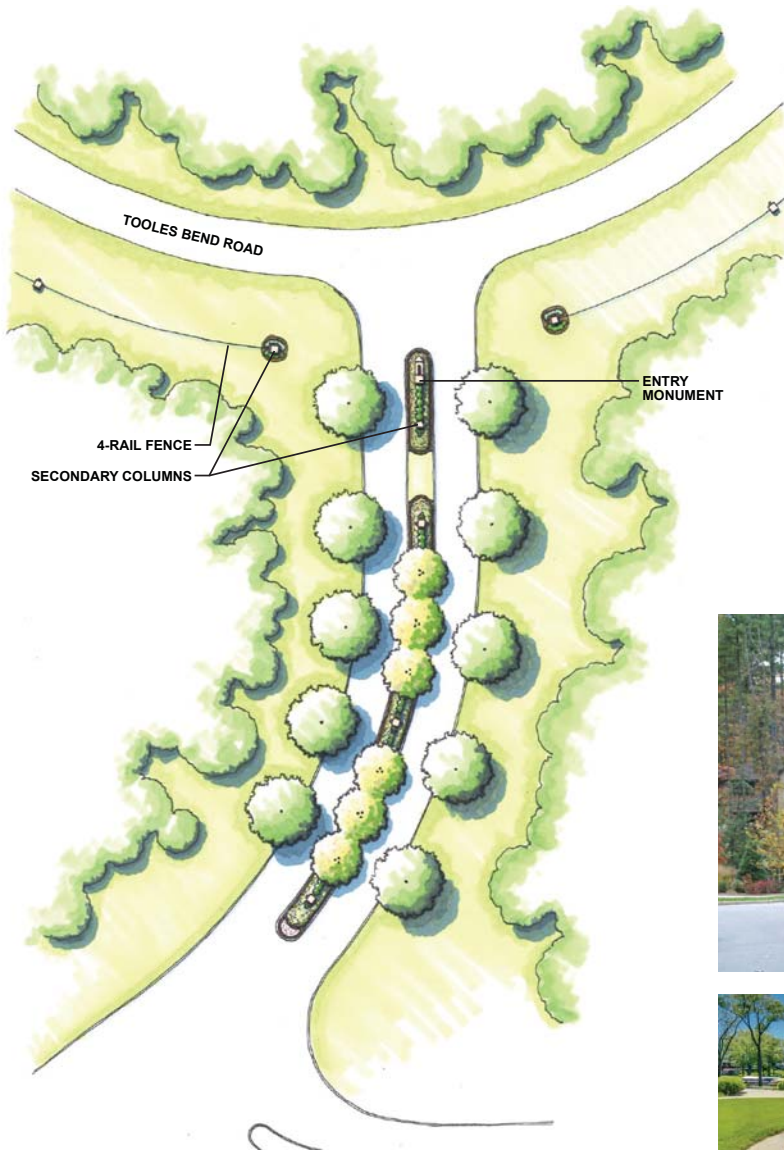
- Knox County Zoning**
- Agricultural and Estate
 - Business and Technology Park
 - Neighborhood Commercial
 - Central Business District
 - Civic and Institutional
 - Commercial
 - Planned Commercial
 - Historic Overlay
 - Floodway
 - Industrial
 - Light Industrial
 - Office
 - Open Space
 - Planned Residential
 - Low Density Residential
 - Multifamily Residential
 - South Waterfront Form District
 - Form District
 - Traditional Neighborhood Development and Town Center



Master Plan



Entry Feature



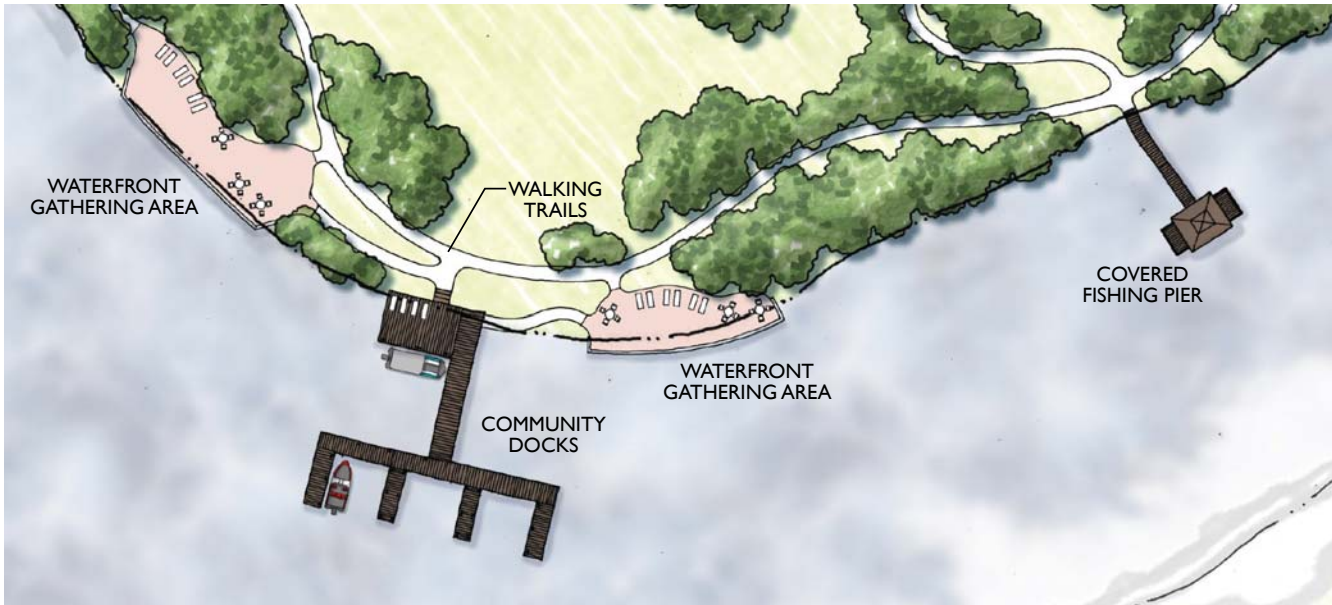
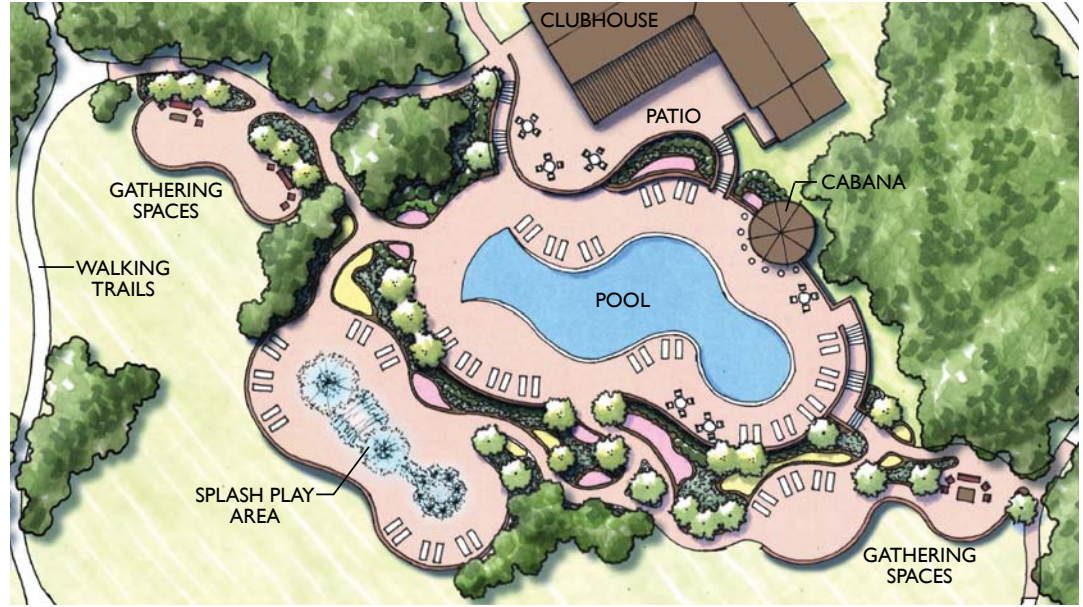
MAIN ENTRY DRIVE



ENTRY MONUMENT



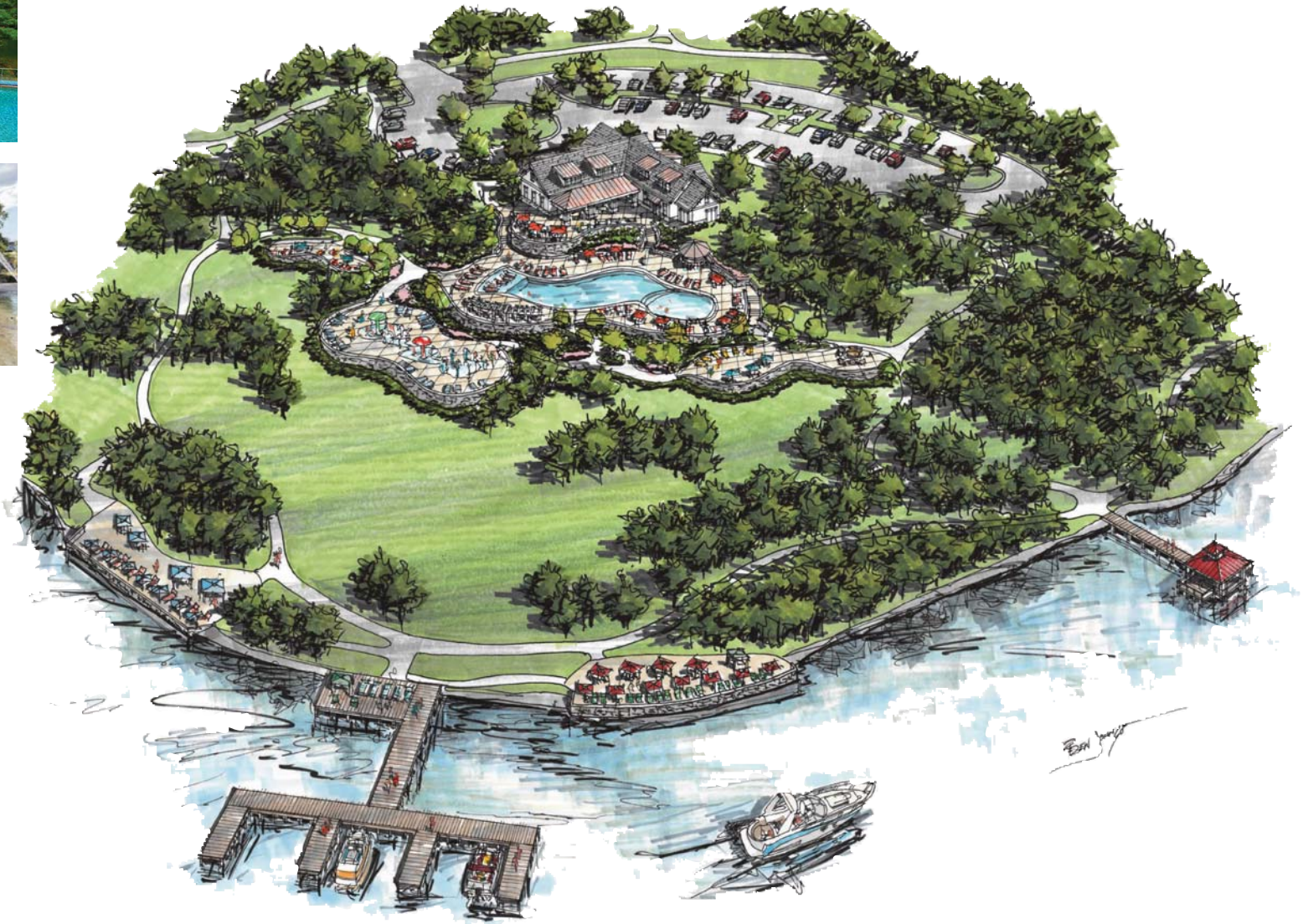
Amenity Area



The recreational hub of Post Oak Bend, the Amenity Center is located at the heart of the community and has something for everyone. The clubhouse sits at the top of the hill with a patio overlooking the pool area and the Lake. The beach entry pool and splash play area will keep the kids happy for hours, while the adults socialize at the cabana and relax in one of the many available gathering spaces.

Prefer being closer to the water? Take a walking trail down to the waterfront gathering areas and watch the boats come in to the community docks, or head over to the fishing pier to see if you can catch dinner!

Amenity Area



Pocket Parks

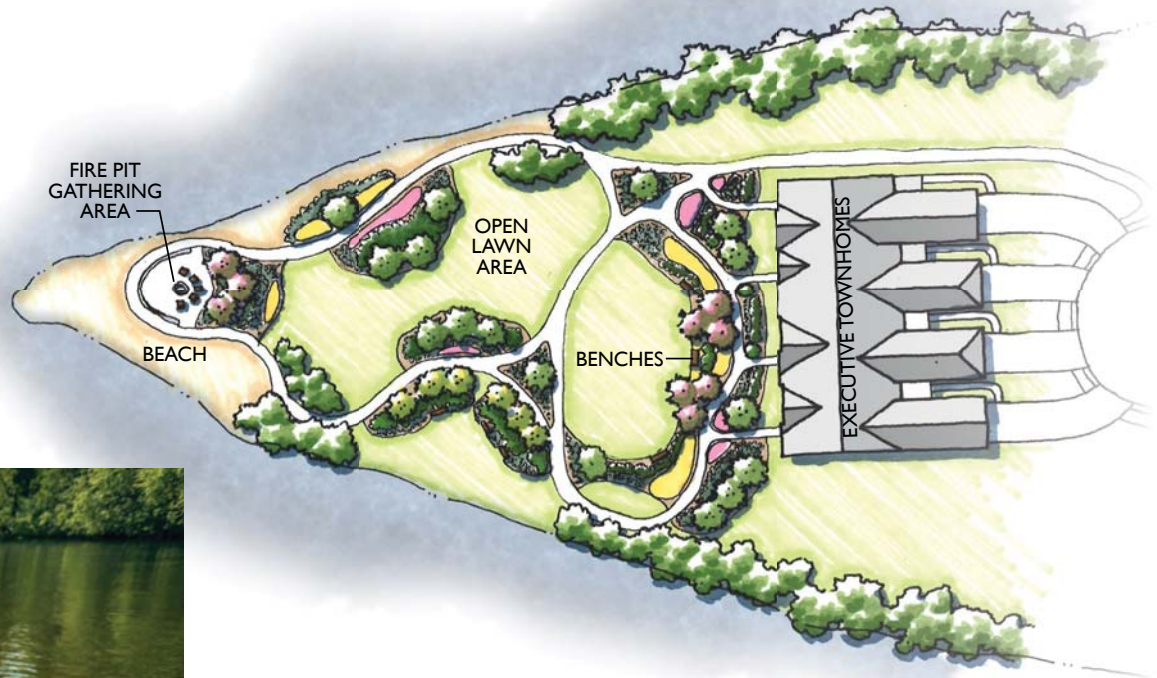


HILLVIEW PARK

One of the many available green spaces in the Post Oak Bend Community, Hillview Park is a passive recreational space where the activity is up to you. Relax and read a book on a shaded bench, or enjoy an outdoor game with your family on the open lawn.



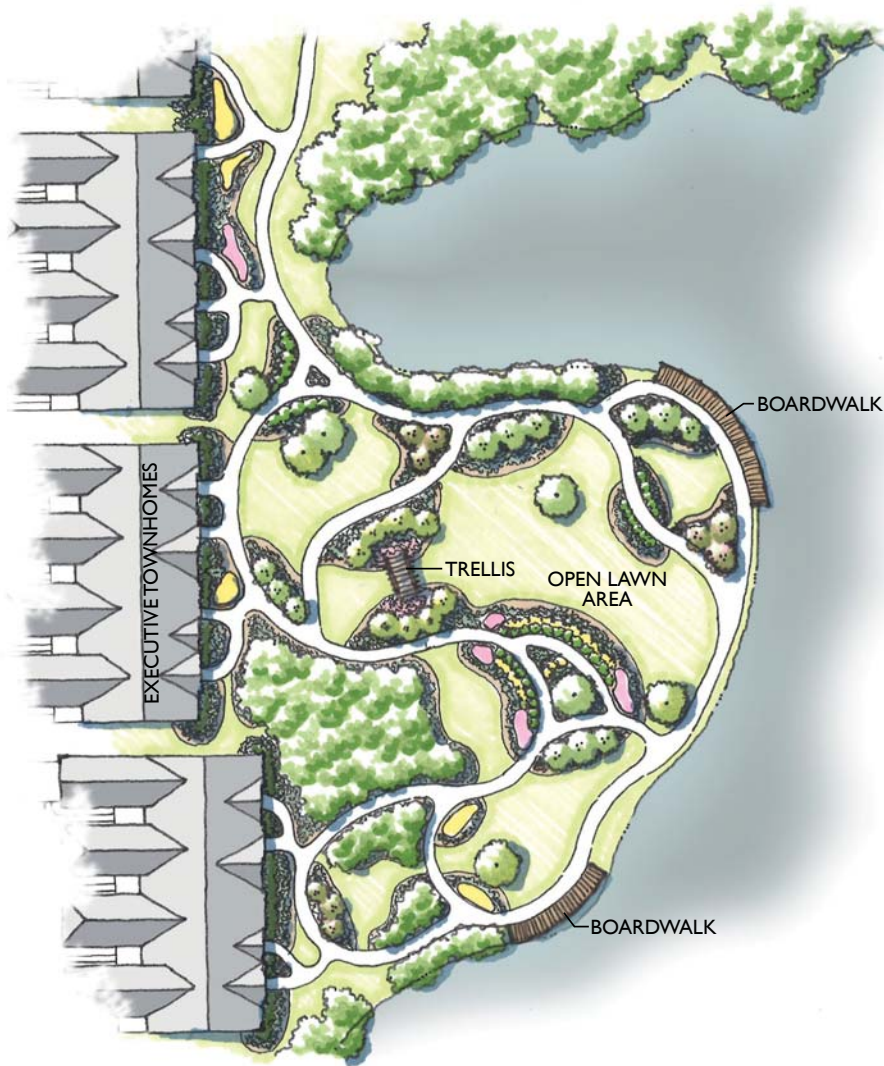
Pocket Parks



LAKE POINTE PARK

Sure to be a favorite amongst many community residents, Lake Pointe Park is home to Post Oak Bend's beach area. Spend the day soaking up the sun and splashing in the shallows of Fort Loudon Lake. Then, as the sun sets, share the stories of the day with neighbors while sitting around the fire pit and looking for shooting stars.

Pocket Parks



BOARDWALK PARK

As the name suggests, Boardwalk Park has two boardwalk areas perfect casting in a line, or for hopping on a boat for the day. Townhome residents will enjoy direct access, but the whole community will love exploring the space through a variety of trails and landscape areas.



Pocket Parks

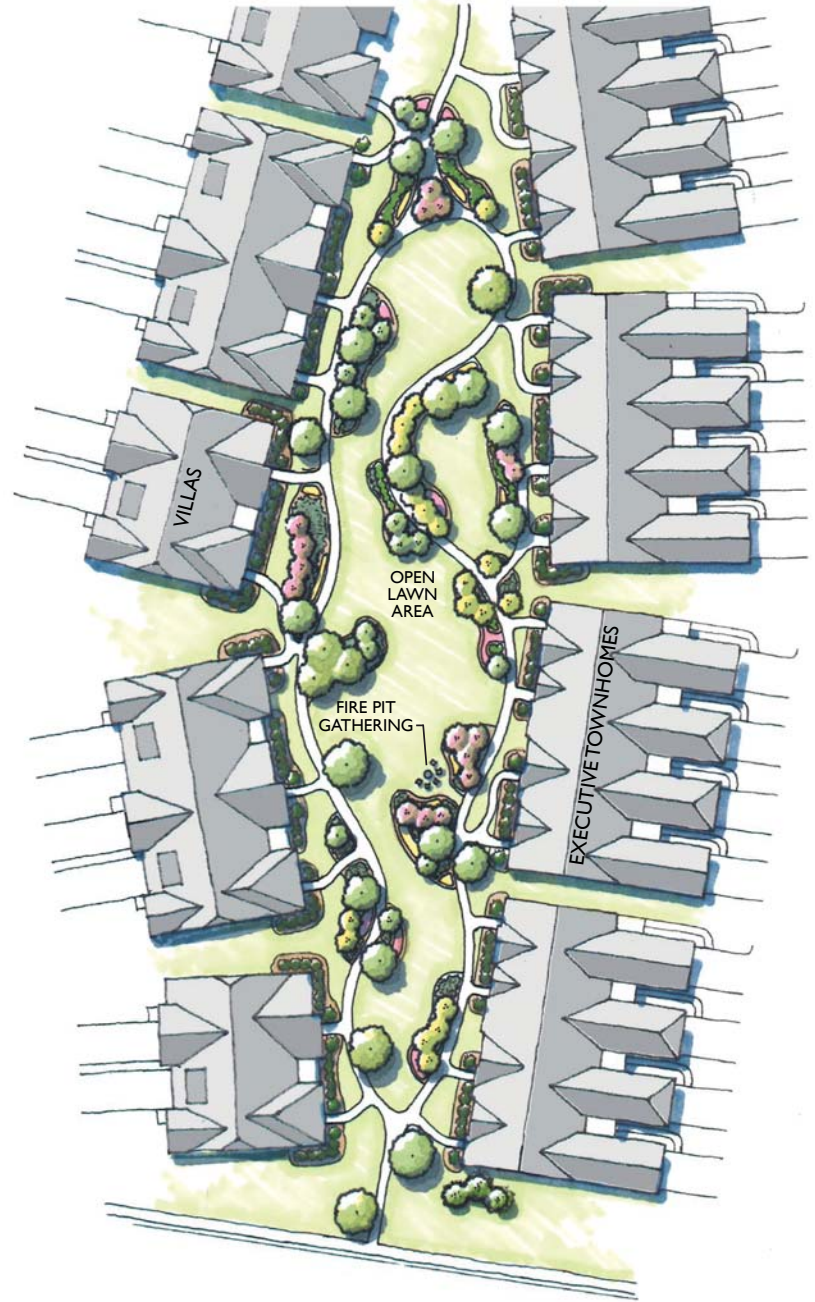


Pocket Parks



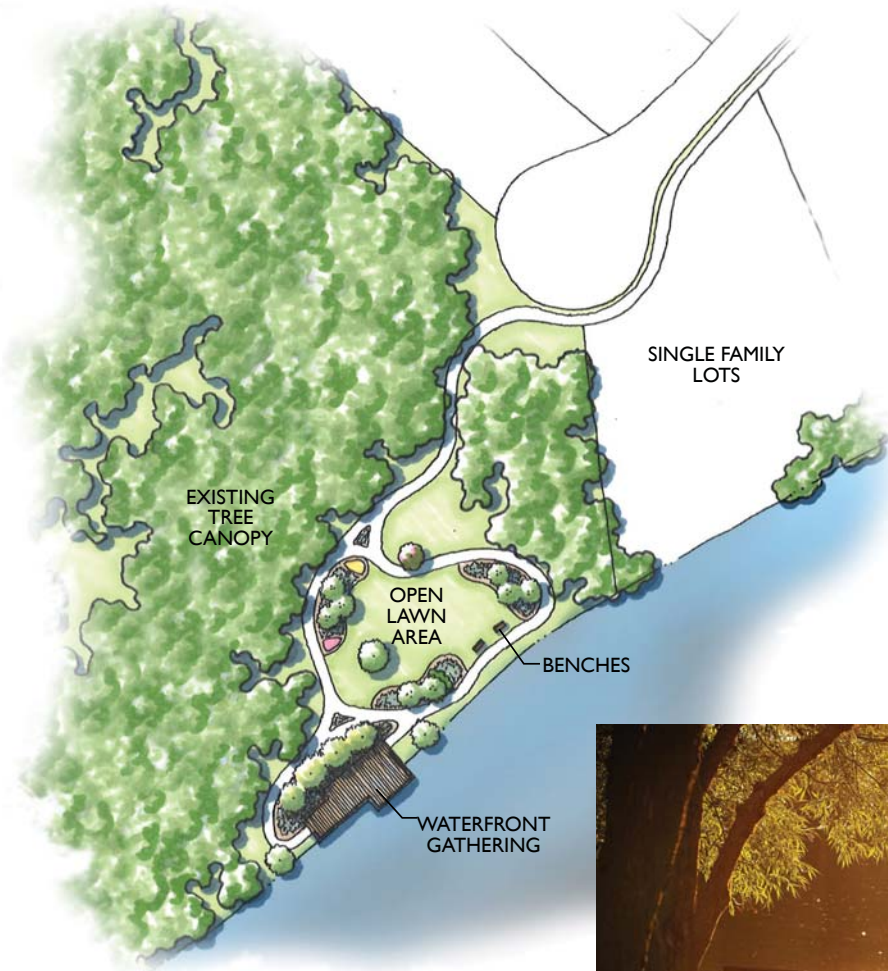
THE GARDENS

Located at the northern end of the property, The Gardens will serve as a trail head to the overall trail system for many Post Oak Bend residents. From season to season, the walking loop will feel like a completely new experience depending on which plant species are in bloom.



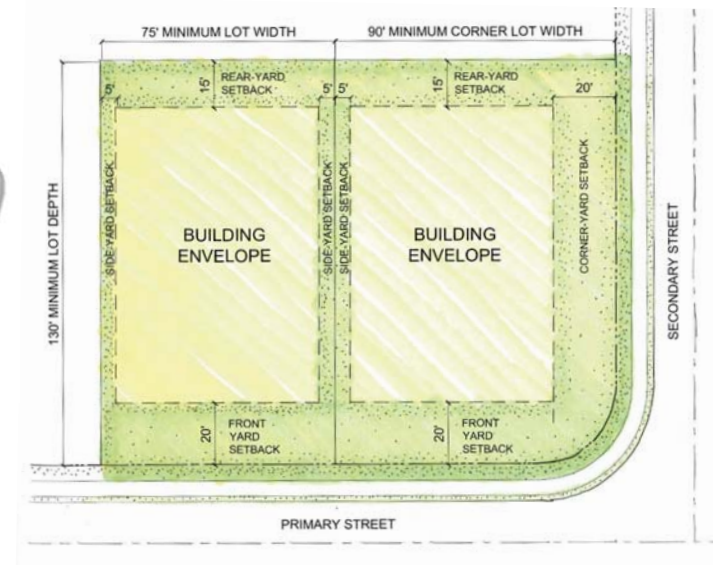
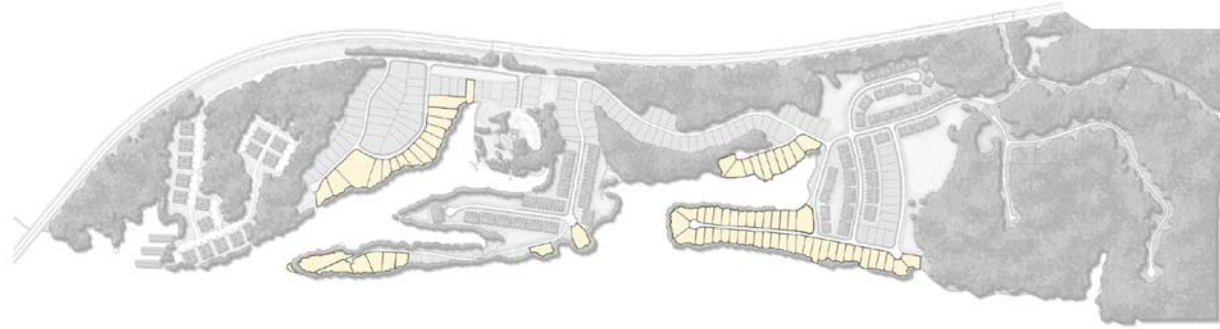
FOREST PARK

Take a walk to the lake and experience some of Post Oak Bend's naturally existing forested area along the way. Once at the waterfront, take a seat and clear your mind in this quiet and serene community treasure.



Architectural Design Guidelines

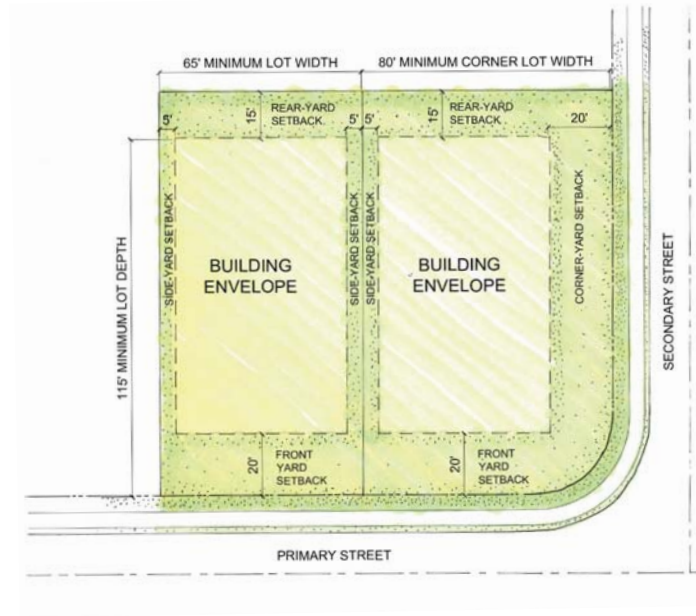
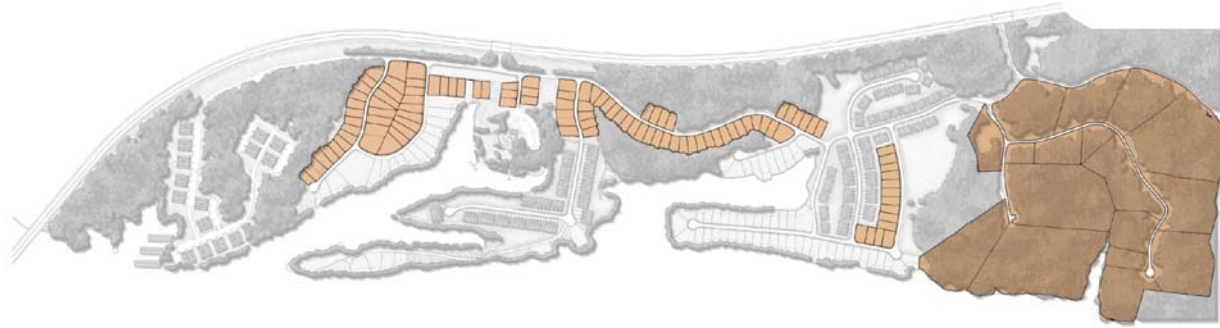
Single-Family Lake-Front Lots



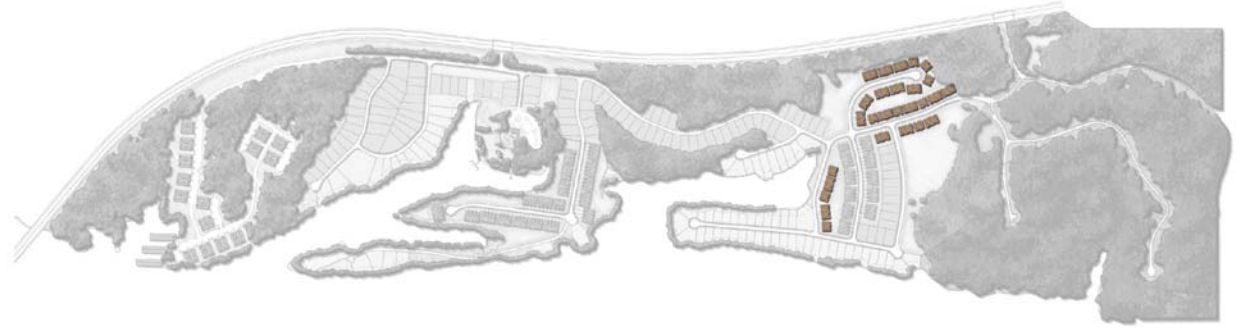
Single-Family Lake-Front Lots



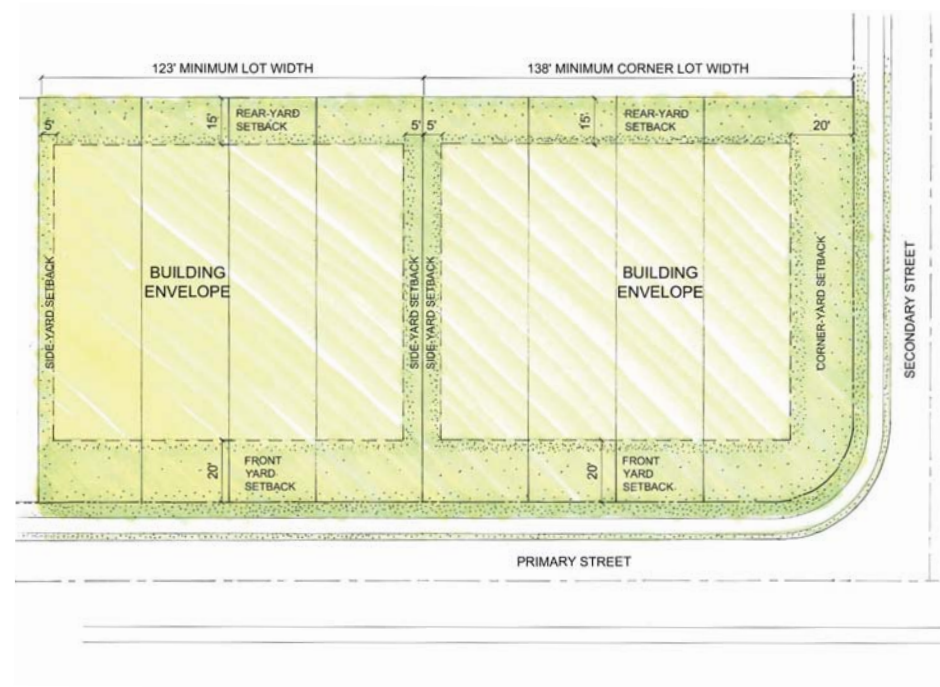
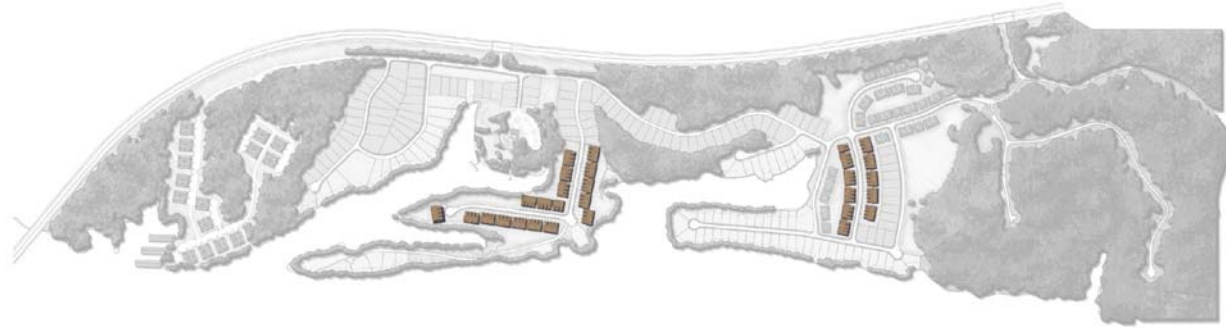
Single-Family & Estate Lots



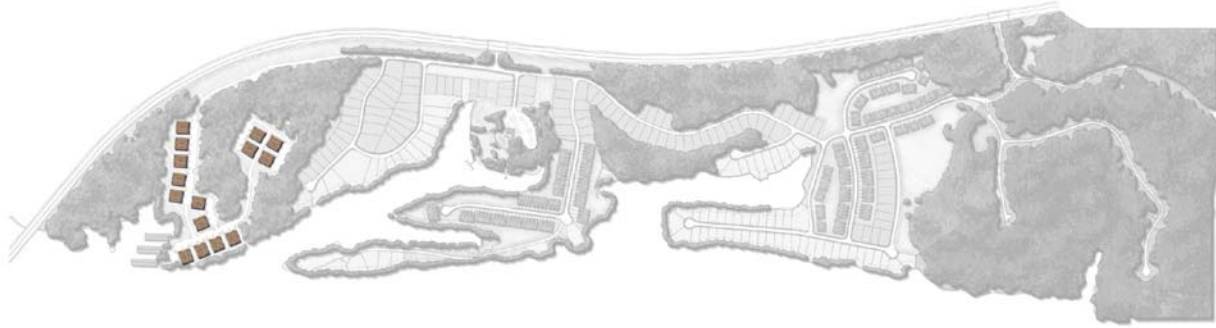
Villa Lots



Executive Townhome Lots



Stacked Flats



MATERIALS PROPORTION LEGEND

- 1 BOARD AND BATTEN
- 2 BRICK
- 3 SIDING
- 4 ASPHALT SHINGLES
- 5 STANDING SEAM METAL ROOF
- 6 BRICK SOLDIER COURSE
- 7 LOUVERED GRILL



July 24, 2018

Dear Commissioners:

On behalf of my family who owns the planned Post Oak Bend neighborhood property, I wanted to update you on a few matters prior to MPC considering our project on August 9. We have owned this property for 75 years, and for 25 years it has been properly zoned PR (1-3 units/acre). Since we've long recognized this beautiful waterfront property could become one of Knox County's great neighborhoods, we engaged a highly respected land planner (Greg Gamble), developer (Safe Harbor) and builder (Goodall Homes) to help us realize that vision.

Prior to filing the Concept/Use on Review application: **Item #15 8-SA-18-C**

1. On June 21, 2018, we held a community meeting at Northshore Elementary School to inform neighbors of our plans for the property and answer questions. We mailed 272 invitations and there were approximately 50 attendees.
2. At the meeting the entire development and land planning team presented our plans in detail, then had an hour of Q&A. We also invited attendees to contact us that wished to further discuss or have input on our plans. To date nobody has contacted us.
3. We engaged Knox County's traffic consultant CDM Smith to analyze the project and address the concerns of neighbors regarding the project's impact on traffic on Toodles Bend Road and Tedford Lane. CDM Smith has determined that the project will increase traffic on both roads, but the increase is well within the roads' capacity. Still, we have committed to making improvements.

We are committed to working with Knox County Engineering & Public Works to construct improvements at the intersection of Northshore Drive and Toodles Bend Road, as well as Toodles Bend Road itself, as per the recommendations of CDM Smith.

Some neighbors have claimed apartments are planned. All the housing units are free standing units and/or owner occupied condominium units, and no apartments are planned.

Regarding possible impact upon schools, much of the density is age targeted products for the 55 & older segment, with floorplans and marketing platforms that appeal to this demographic vs. young families. Only 0.76 dwelling units per acre are single-family, non-age targeted.

In closing, Post Oak Bend will also be an inherently inclusive community because it enables more affordable lake access. Such access is increasingly only available to only the highest priced bracket of the market in Knox County. This factor, along with the 80 acres of common area containing 4 miles of sidewalks and trails, and 11.75 acres of parks and amenities, will make Post Oak Bend a truly unique and special neighborhood in our community.

On behalf of my family, we sincerely appreciate your thoughtful consideration of our project.

Respectfully,
Keith L. Bailey

July 19, 2018

Tom Brechko – Principal Planner
Knox County Metropolitan Planning Commission – Planning Services Department
400 Main Street, Suite 403
Knoxville, TN 37902

RE: Post Oak Bend Development
MPC File #8-A-18-UR
First Utility District of Knox Co. – Water & Sewer Service

Dear Mr. Brechko,

First Utility District of Knox County (FUD) met with the Post Oak Bend Development Team on July 18, 2018, to review the intended land use and utility needs for the subject project. The meeting focused on identifying the pertinent data needed to develop a plan for providing domestic water, fire protection, and sanitary sewer services. FUD will work with the Design Team to evaluate the existing distribution and collection systems, model impacts resulting from development, and develop alternatives for the required “offsite” utility improvements. FUD and the Design Team will collaboratively address the phased utility construction to be provided within the development. FUD has no objection to providing service to the Development.

Please call (865-218-3690) or email if we can be of assistance.

Best Regards,



Edwin Deyton, PE
edeyton@fudknox.org
Staff Engineer
First UD of Knox County

cc: FUD Staff
Chris Ooten – Safe Harbor Development
File

[MPC Comment] 100 more people signed “Lowerl the Post Oak (the Bailey Farm) development density to avoid traffic safety issues”

2 messages

mail@changemail.org <mail@changemail.org>
Reply-To: mail@changemail.org
To: commission@knoxmpc.org

Tue, Jul 31, 2018 at 8:15 PM

change.org New signatures

Charles Lomax Jr – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

Lowerl the Post Oak (the Bailey Farm) development density to avoid traffic safety issues

Petition by Tooles Bend Area Association · 100 supporters

**100 more people signed
in the last 4 days**

[View petition activity](#)

RECENT SUPPORTERS



Lauren Hatcher

Knoxville, TN · Jul 31, 2018

My grandmother as well as good friends of mine and our church is on this road, this road is NOT capable to handle this and with our elderly in our church it's not fair they could possibly but pushed off the road. There are many other locations they could build on, dont destroy the history!



Seema Sharma

Knoxville, TN · Jul 31, 2018

I am signing due to concerns of sewer drainage and traffic safety issues



Jane Conley

Knoxville, TN · Jul 31, 2018

The roads in this area are narrow and already carrying more far more traffic than they were designed to carry. They cannot support this development.



Sarah Brice

Knoxville, TN · Jul 28, 2018

I have young drivers, and traffic is already awful on Northshore. People drive so fast. I fear for the safety of my young drivers. We can't handle anymore traffic, and our schools are overflowing!!



Amy Donohoe

Oak Ridge, TN · Aug 01, 2018

[View all 100 supporters](#)

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. [Learn more.](#)

This notification was sent to commission@knoxmpc.org, the address listed as the decision maker contact by the petition starter. If this is incorrect, please [post a response](#) to let the petition starter know.

[Change.org](#) · [548 Market St #29993, San Francisco, CA 94104-5401, USA](#)

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This message was directed to commission@knoxmpc.org

Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>
To: Commission <commission@knoxmpc.org>

Wed, Aug 1, 2018 at 2:44 PM

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Lower the Post Oak (the Bailey Farm) development density to avoid traffic safety issues

710 have signed. Let's get to 1,000!



[Tooles Bend Area Association](#) started this petition to [MPC Chairperson Gayle Bustin](#) and 13 others

Post Oak development represents a planned housing density that far exceeds the current capabilities of the roads (Tooles Bend and Tedford) that would be used by the residents. Safety hazards already exist at the intersection of these two roads and the width of both roads is less than 20 feet in many locations. A proposed traffic control mechanism at Northshore and Tooles Bend would only serve to create more traffic flow problems.

A recent traffic study estimates the volume of traffic would increase at least 300%. This doesn't take in consideration the considerable damage to Tooles Bend Rd during the 10-year construction phase. Nor does it estimate the amount of additional traffic from electricians, plumbers, landscape crews, sanitation crews, and pool maintenance personnel once homes become inhabited.

Tedford Rd is only 17 feet wide in many places and already has traffic density issues. The developer said in a June meeting that no plans exist to upgrade, improve, or enhance Tedford.

The current number of homes along Tooles Bend is less than 300. Adding an additional 650 homes in one development is out of keeping with the current density and an irresponsible use of the farm land.

Start a petition of your own

This petition starter stood up and took action. Will you do the same?

[Start a petition](#)

[Start a petition of your own](#)

[This petition starter stood up and took action. Will you do the same?](#)

Updates

1. 6 days ago
500 supporters
2. 2 weeks ago
Tooles Bend Area Association started this petition

Reasons for signing



[MPC Comment] Post Oak Subdivision

1 message

Mary Beth Browder <meb12321@gmail.com>

Wed, Aug 1, 2018 at 12:11 PM

Reply-To: meb12321@gmail.com

To: county.mayor@knoxcounty.org, hugh.nystrom@knoxcounty.org, ed.brantley@knoxcounty.org, bob.thomas@knoxcounty.org, commission@knoxmpc.org

Dear Mayor Burchett, Mr. Nystrom, Mr Brantley, Mr Thomas and members of the MPC,

I am writing to all of you regarding the proposed Post Oak subdivision on Tooles Bend Road.

I cannot believe anything of this nature is even being contemplated. This would affect anyone who now lives on or off of Tooles Bend Road, Keller Bend road, Tedford Road and Northshore Road. There would be five times the traffic that we now have on it. Have you ever driven on any of these roads? They are narrow, windy, and dangerous.

Increasing the traffic would cost many lives, particularly if we started having construction vehicles, lawn service vehicles, school buses and so many more residents driving on these small roads. It would also increase the traffic coming on to Northshore which is already dangerous due to so many subdivisions along it.

In addition, the density of housing is far outside community standards with neighboring properties averaging one acre, or more per home. Access for first responders and fire and rescue is already slow and this would make it even more perilous. How will MPC and Knox County assure residents that adequate infrastructure improvements will be made BEFORE any development is considered? What if the developer defaults? Is this a new problem for the taxpayers to inherit? Waste water is a concern, water pressure is already a problem, and enough water for fire prevention is already at capacity or over capacity. Please look at this seriously and keep the safety of your constituents in mind.

Thank you for your time.

**Mary Elizabeth Browder
(Kelsey Forest resident)**



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This petition starter stood up and took action. Will you do the same?

[Start a petition](#)

[Start a petition of your own](#)

[This petition starter stood up and took action. Will you do the same?](#)

Updates

1. 8 hours ago
10 supporters
2. 2 days ago
Tooles Bend Area Association started this petition

Reasons for signing



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Concerns about massive development proposed for Toole's Bend

1 message

T Kollie <tgkollie@gmail.com>

Tue, Jul 31, 2018 at 8:31 AM

Reply-To: tgkollie@gmail.com

To: commission@knoxmpc.org

Dear Commissioners,

Northshore Drive, being both a main east/west artery and only a two lane road, has extremely dense traffic currently. If a huge development is allowed to proceed on Toole's Bend it will throttle the traffic and emergency escape routes. The drain on water and sewer will be bad too. Scale is too large. We hope you get enough feedback on this so you can form an opinion to represent the majority.

Thank you,

Tom Kollie

Cell - 865.385.3213

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This message was directed to commission@knoxmpc.org



[MPC Comment] Development along Toole's Bend

1 message

Jeff Shawl <jeffshawl@peakrestaurants.com>
Reply-To: jeffshawl@peakrestaurants.com
To: "commission@knoxmpc.org" <commission@knoxmpc.org>
Cc: "Missy Shawl (stocbond@hotmail.com)" <stocbond@hotmail.com>

Mon, Jul 30, 2018 at 9:19 AM

MPC Commissioners,

I am writing today to let you know of my family's concerns over the proposed development along Toole's Bend Rd.

I understand that the property in question is very valuable and that it will be developed at some point. However, the proposed development, as I understand it, is completely irresponsible and will, inevitably, lead to the loss of lives. Both Toole's Bend and the associated "cut-through" road (Tedford Road) were not designed for the amount of traffic to be generated by this development. They are narrow (Toole's Bend) and extremely narrow (Tedford Rd) roads. I encourage you to drive them at any time of day. I am extremely confident that you will find them to be unsafe and inadequate for the traffic on them today – let alone when 500-700 more households are using them. There are places on Tedford where cars have to come to nearly a complete stop to ensure they don't collide with each other. This is not an exaggeration in any way – and we are going to a couple thousand more trips along the roads per day? The likelihood of an unacceptable increase in accidents and as well as fatalities is extremely high.

Both Tedford (to Keller Bend) and Toole's Bend will spill onto Northshore Drive. Getting onto Northshore and off of Northshore will impact traffic all along Northshore Rd, making that road more dangerous as well. This development decision is, therefore, not only about the dangerous traffic for the residents along Toole's Bend, Tedford Rd, and Keller's Bend but it is also about all the traffic along Northshore – another road that is dangerous and apt to significant accidents. As Planning Commissioners, I hope look at the traffic statistics to verify my observations from living along Northshore Drive for the past seven years.

Again, I am not against development in general or a development along Toole's Bend. It is the scope and the reckless disregard for its size and impact to safety that is frustrating. River Club is a 40 home housing development at the end of Toole's Bend. When developed, it was reduced from 80 homes to 40 homes because, in part, of traffic concerns. How can MPC and the City now be considering a development that is 10- 15 times the size of River Club. It doesn't make sense. I moved from Whittington Creek nearby and I think that development has around 300 homes. I cannot image a development nearly two times the size of that along these roads.

Without reservations, I can write that without significant changes to the development plan and immediate changes to the roads (in the case of ANY SIZE development), the proposed development will lead to the loss of lives.

Thank you for your time in reading my family's concerns.

Jeff



Jeff Shawl

Owner

M: 865-300-3476



Peak Restaurants, McAlister's Deli

Peakrestaurants.com | Mcalistersdeli.com    

Arbico East, Arby's of the TriCities

Arbys.com | Arbys.com/get-deals    

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This message was directed to commission@knoxmpc.org



[Tooles Bend Area Association](#) started this petition to [MPC Chairperson Gayle Bustin](#) and 13 others

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Start a petition of your own

This petition starter stood up and took action. Will you do the same?

[Start a petition](#)

[Start a petition of your own](#)

[This petition starter stood up and took action. Will you do the same?](#)

Updates

1. 8 hours ago
50 supporters
2. 3 days ago
Tooles Bend Area Association started this petition

Reasons for signing

AUG 1 2018

July 27, 2018

By certified mail, hand delivery, email.

Mr. Darby Campbell
Safe Harbor Marinas
308 Letterman Road
Knoxville, TN 37919

8-SA-18-C / 8-A-18-UR

Dear Mr. Campbell,

We recently learned of your proposal for a large, complex development along Tooles Bend Road in West Knox County.

As you may already know, there is rapidly-growing, community-wide interest in your proposal, yet many impacted neighborhoods, residents and concerned organizations have very little information and many questions. Postcards received by residents over the weekend from MPC have created a sudden onslaught of concerns and phone calls to us and our HOA board members.

We have been told by knowledgeable officials that as recently as the past couple of days a revised plan, as well as a revised traffic study, have been submitted to the MPC. In spite of efforts to obtain copies of these submittals, we have been unsuccessful to date. With your concept scheduled to be considered by the Metropolitan Planning Commission on August 9th, time is far too short for our neighborhoods and groups to obtain essential information about the proposed development and to fully and fairly consider it.

For this reason, we respectfully request that you postpone the scheduled hearing to allow adequate opportunity for the community to consider the impact of the proposed development. We would be appreciative if you would you kindly respond to our request within 48 hours so we can inform our members and plan next our next steps.

We appreciate your consideration of this request.

Northshore Corridor Association

On behalf of:

Amberleigh HOA, Cottington Court HOA, Cove Point HOA, Keller Bend HOA, Kensington HOA, Knoxville Boat Club, Lyons Crossing HOA, River Club HOA, Victoria's Inlet HOA, Wexford HOA, Whittington Creek HOA, et.al.

cc: Mr. Tyler Congleton
Mr. Dylan Bailey
Ms. Keith Bailey

Gerald Green, Director, MPC
Honorable Tim Burchett, Mayor, Knox County
Honorable Madeline Romero, Mayor, Knoxville



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] Toodles Bend Project

1 message

Renee Franklin <d-rfranklin@comcast.net>

Thu, Aug 2, 2018 at 10:27 AM

Reply-To: d-rfranklin@comcast.net

To: commission@knoxmpc.org

Dear Sirs:

I would like to voice my concern over the new proposed project on Toodles Bend Road. We have lived in Cottington Court Subdivision off of South Northshore for nearly 10 years and have seen a steady and increasing flow of traffic ever since. The new houses and subdivisions in our area continues to grow, and when you consider that most houses have at least two cars or more per household, traffic is already a major concern. Even in low traffic times during the day, the volume of cars on Northshore and surrounding roads is always busy. The number of cars around Pellissippi causes such a delay and increased chances of accidents that it becomes nerve racking, to say the least. With the number of traffic lights on Northshore near Pellissippi, delays are long and tedious especially in rush hour -- it's at a standstill at those times.

Not only would more housing in our area (especially 650 plus houses) cause unbelievable traffic for such tiny roads and area, the negative impact it would cause for roadways to be closed for construction and utility service interruptions would be enormous. The access for first responders and fire and rescue in our area would be greatly affected as well, making our area a very dangerous place to live.

I'm asking the planning commission to please consider the negative results it would have to this area to add the proposed number of houses.

Thank you,

Renee Franklin

9129 British Station Lane

Knoxville, TN 37922

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This message was directed to commission@knoxmpc.org

Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 F A X • 215 • 2068
 www.knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: Post Oak Bend LLC
 Date Filed: 6/25/18 Meeting Date: 8/9/18
 Application Accepted by: Bussseau
 Fee Amount: \$11,930⁰⁰ File Number: Subdivision - Concept 8-A-18-C
 Fee Amount: _____ Related File Number: Development Plan 8-A-18-UR

PROPERTY INFORMATION

Subdivision Name: Post Oak Bend

Unit/Phase Number: _____

General Location: East side of Tooles Bend Rd
South of Northshore Drive

Tract Size: 415.04 acres No. of Lots: 381

Zoning District: PR 276.3ac

Existing Land Use: Vacant

Planning Sector: Southwest County

Growth Policy Plan Designation: Rural Area

Census Tract: 57.01

Traffic Zone: 16Z

Parcel ID Number(s): Map 155 / Parts of Parcel 77
Map 155 Parcel 82.02

Jurisdiction: City Council _____ District
 County Commission 4th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: R. Colver Schmid

Company: Post Oak Bend, LLC

Address: 265 Brookview Center Way Suite 600

City: Knoxville State: TN Zip: 37919

Telephone: 971-5103

Fax: 329-5103

E-mail: CSchmid@bakerdonaIdson.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
 Name: David Harbin

Company: Barton Himes Norvell & Poe

Address: 4334 Papermill Drive

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer First Utility District

Water First Utility District

Electricity Lenoir City Utility Board

Gas Knoxville Utilities Board

Telephone AT&T Southeast

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: David Harbin

Company: Barton Himes Norvell & Poe

Address: 4334 Papermill Drive

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: harbin@bhn-p.com

VARIANCES REQUESTED

1. * See Attached sheet for Variances *
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: David Harbin

Address: 4334 Papermill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

Signature: David Harbin

Date: 6/25/18

E-mail: harbin@bhn-p.com

85A-18-C

8-A-18-UR

**POST OAK BEND
REQUESTED VARIANCES**

- a) **HORIZONTAL CURVE RADIUS FROM - 250' TO 125', STA 7+75, ROAD "B"**
- b) **HORIZONTAL CURVE RADIUS FROM - 250' TO 100', STA 16+25, ROAD "C"**
- c) **HORIZONTAL CURVE RADIUS FROM - 250' TO 200', STA 40+00, ROAD "F"**
- d) **HORIZONTAL CURVE RADIUS FROM - 250' TO 200', STA 45+50, ROAD "F"**
- e) **HORIZONTAL CURVE RADIUS FROM - 250' TO 150', STA 5+25, ROAD "J"**
- f) **TANGENT LENGTH BETWEEN BROKEN BACK CURVES FROM 150' TO 131' STA 5+74 TO STA 7+05, ROAD "J".**
- g) **ROADWAY GRADE FROM 12% TO 18%, STA 22+00 TO STA 29+66 ROAD "B" (PRIVATE)**
- h) **ROADWAY GRADE FROM 12% TO 15%, STA 10+75 TO STA 18+00 ROAD "C" (PRIVATE)**
- i) **ROADWAY GRADE FROM 12% TO 15%, STA 18+00 TO STA 21+59 ROAD "C" (PRIVATE)**
- j) **VERTICAL CURVE LENGTH FROM 750' TO 450' (K FROM 25 TO 15), STA 18+00, ROAD "C" (PRIVATE)**
- k) **ROADWAY GRADE FROM 12% TO 12.83%, STA 2+25 TO STA 13+25, ROAD "F"**
- l) **ROADWAY GRADE FROM 12% TO 15%, STA 13+25 TO STA 21+45 ROAD "F"**
- m) **VERTICAL CURVE LENGTH FROM 675' TO 425' (K FROM 25 TO 15), STA 13+25, ROAD "F".**
- n) **ROADWAY GRADE FROM 12% TO 15%, STA 3+25 TO STA 8+00 ROAD "L"**
- o) **VERTICAL CURVE LENGTH FROM 325' TO 195' (K FROM 25 TO 15), STA 3+25, ROAD "L"**
- p) **VERTICAL CURVE LENGTH FROM 250' TO 150' (K FROM 25 TO 15), STA 8+00, ROAD "L"**
- q) **HORIZONTAL CURVE RADIUS FROM - 250' TO 125', STA 1+50, ROAD "O"**