

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

► **FILE #:** 10-SG-18-C **AGENDA ITEM #:** 13  
**10-J-18-UR** **AGENDA DATE:** 11/8/2018

POSTPONEMENT(S): 10/11/2018

► **SUBDIVISION:** COMMON GROUND SENIOR COHOUSING

► **APPLICANT/DEVELOPER:** TAMBARK DEVELOPMENT, LLC

OWNER(S): Dr Susan Fuhr Tambark Development, LLC

TAX IDENTIFICATION: 70 B A 001

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 0 Tambark Dr

► **LOCATION:** West side fo Tambark Dr, north of Valley View Dr.

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

WATERSHED: First Creek

► **APPROXIMATE ACREAGE:** 22.04 acres

► **ZONING:** RP-1 (Planned Residential)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Senior cohousing, 32 attached units on individual lots

SURROUNDING LAND USE AND ZONING: Property in the area is zoned RP-1 and R-1 residential. Development in the area consists of numerous attached and detached dwellings.

► **NUMBER OF LOTS:** 32

SURVEYOR/ENGINEER: Robert Campbell & Associates

ACCESSIBILITY: Access is via Tambark Dr., a local street with a pavement width of 26' within a 50' right-of-way and Knox Lane which is also a local street with a pavement width of 16' within a 40' right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** N/A

### STAFF RECOMMENDATION:

► **POSTPONE the Concept Plan application until the December 13, 2018 MPC meeting as requested by the applicant.**

The applicant has requested postponement to address comments from staff and concerns of adjacent property owners.

► **POSTPONE the Use on Review application until the December 13, 2018 MPC meeting as requested by the applicant.**

## COMMENTS:

The proposal includes 32 unit, semi-detached cohousing development with a 3,800 square-foot common house. The development will be required to extend Tambark Dr. onto their site to install a cul-de-sac turnaround and to widen Knox Ln. to a minimum of 20' of asphalt south of Tambark Ln. to Valley View Dr. A private right-of-way will connect to the north side of the Tambark Dr. cul-de-sac and will provide access to the majority of the dwelling units. A sidewalk loop will be provided around rear of the dwelling units and to the common house.

ESTIMATED TRAFFIC IMPACT: 343 (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.

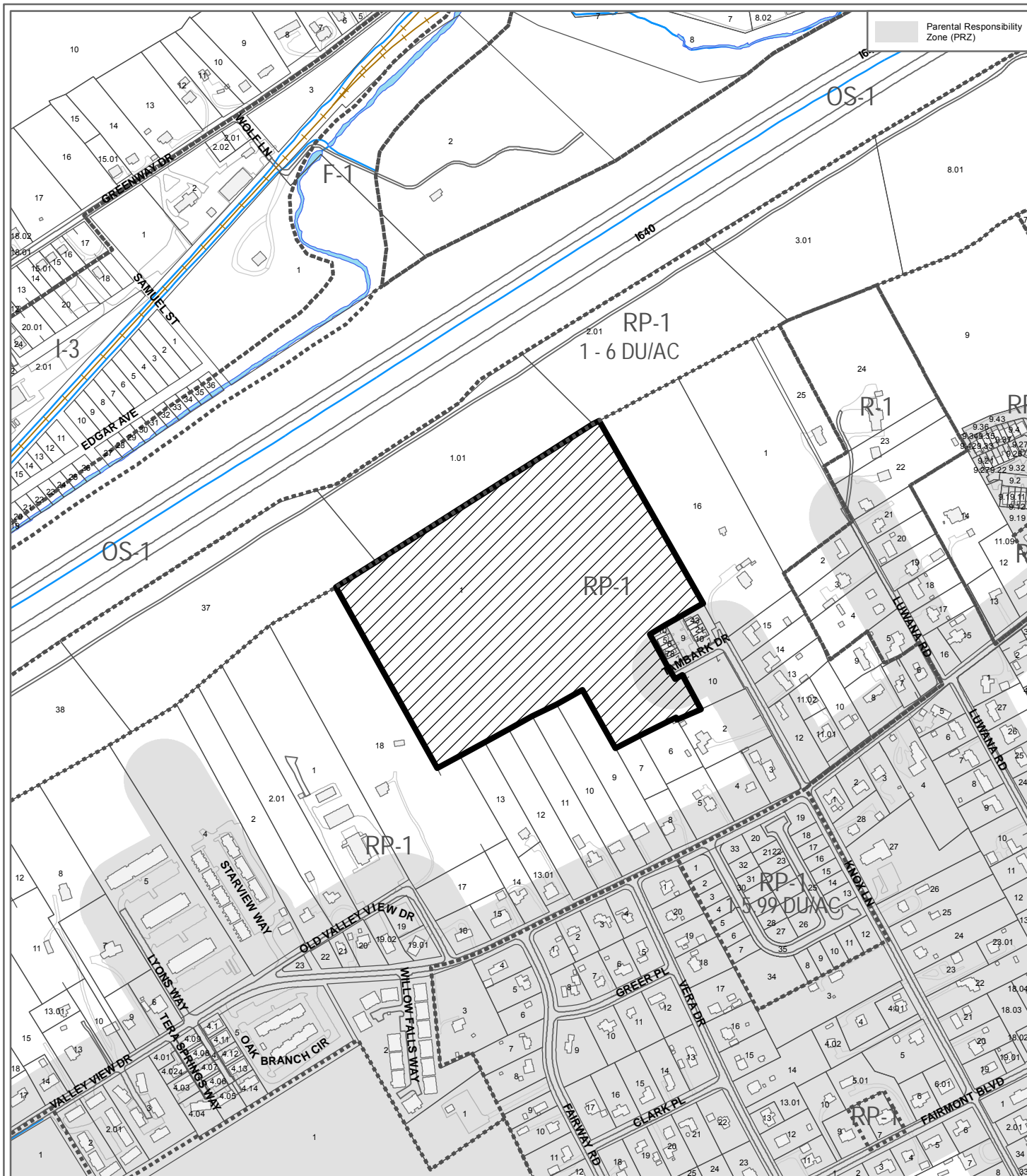
ESTIMATED STUDENT YIELD: 1 (public school children, ages 5-18 years)

Schools affected by this proposal: Spring Hill Elementary, Whittle Springs Middle, and Fulton High.

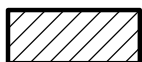
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed.



**10-SG-18-C / 10-J-18-UR  
CONCEPT PLAN/USE ON REVIEW**



Senior Cohousing, 32 attached units on individual lots in RP-1 (Planned Residential)

Original Print Date: 9/17/2018  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Tambark Development, LLC  
Common Ground Senior Cohousing

Map No: 70

Jurisdiction: City

0 500  
Feet







10-SG-18-C - 10-J-18-UR - PP\_11-8-18

Sherry Michienzi <sherry.michienzi@knoxmpc.org>

## Fwd: Yet another turn in the path

1 message

*- Request 30 days -*

**Mike Reynolds** <mike.reynolds@knoxmpc.org>

Wed, Oct 31, 2018 at 8:32 AM

To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>, Dori Caron  
<dori.caron@knoxmpc.org>

Postponement request for 10-SG-18-C / 10-J-18-UR until the December 13, 2018 MPC meeting.

----- Forwarded message -----

From: **Common Ground** <uucommunityknox@gmail.com>

Date: Tue, Oct 30, 2018 at 7:41 PM

Subject: Re: Yet another turn in the path

To: Mike Reynolds <mike.reynolds@knoxmpc.org>

Cc: Garrett Tucker <gtucker@rgc-a.com>



Hello,



Sorry to be slow getting back to you. Yes, please postpone the project for one more month. We are considering alternative stormwater plans and still hope to pursue some productive conversations with the HOA. If we have made no progress on either front by the December meeting, we will withdraw. Would Monday of that meeting week be the deadline for communicating the decision? And if we were to submit another set of revised plans, what is the deadline for those to be reviewed for the December meeting?

Thank you for your consideration,

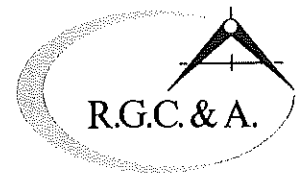
Susan Fuhr

On Tue, Oct 30, 2018 at 2:03 PM Mike Reynolds <mike.reynolds@knoxmpc.org> wrote:  
Susan,

The concept plan will need to be postponed again for a month since you do not have an agreement with the Windrush HOA regarding the pond. Or you can withdraw the application if you feel the current plan will not be pursued further.

Thanks, Mike

10-SG-18-C-10-J-18-UR-PP-10-11-18



ROBERT G. CAMPBELL & ASSOCIATES, L.P.

7523 Taggart Lane  
Knoxville, TN 37938  
(865) 947-5996  
Fax (865) 947-7556

2540 Sand Pike Blvd., Suite 3  
Pigeon Forge, TN 37863  
(865) 366-2516  
Fax (865) 947-7556

September 26, 2018

Mike Reynolds  
MPC City/County Building  
400 Main Street  
Knoxville, TN 37902

-30-DAYS-

RE: Common Ground (10-SG-18-C & 10-J-18-UR)  
Tambark Drive  
RGC #18089

Dear Mike:

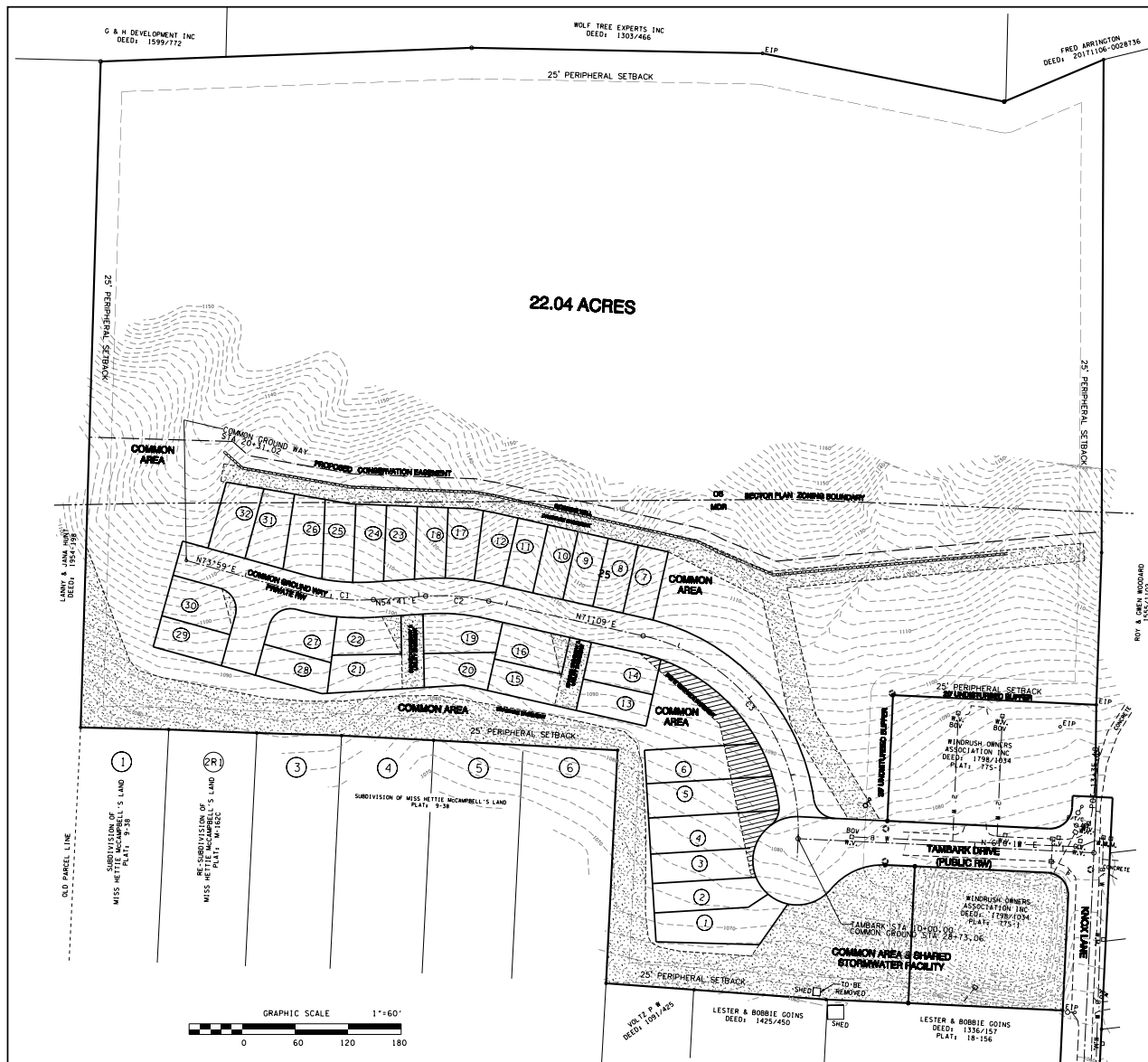
\* On behalf of our client, we would like to request a postponement of the item listed above to the November 8, 2018 MPC meeting.

Please call if you have any questions.

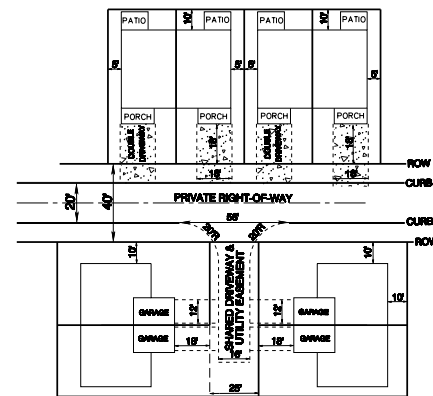
Sincerely,

Robert Campbell & Associates, LP

Garrett M. Tucker, PE



- NOTES:
- 1) RE-CONSTRUCT EXISTING STORMWATER DETENTION POND AS FIRST ITEM OF CONSTRUCTION. SHARED FACILITY TO BE USED AS TEMPORARY SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT, AND PERMANENTLY STABILIZE THE POND WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED. AGREEMENTS WITH WINDRUSH HOMEOWNER ASSOCIATION AND DOWNSTREAM OWNERS TO BE ACQUIRED AS NEEDED.
  - 2) COMMON GROUND AND WINDRUSH HOMEOWNERS ASSOCIATIONS WILL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES.
  - 3) TURNAROUND TO BE CONSTRUCTED FOR TERMINUS OF TAMBAK DRIVE.
  - 4) ACCESS TO ALL UNITS FROM INTERNAL PRIVATE RIGHT-OF-WAYS. PRIVATE RIGHT-OF-WAYS TO ALSO FUNCTION AS UTILITY EASEMENTS. MAINTENANCE AGREEMENT TO BE RECORDED FOR PERMANENT MAINTENANCE OF PRIVATE RIGHT-OF-WAYS.
  - 5) DESIGN SPEED LIMIT OF 25 MPH. SIGHT DISTANCE OF 250 FEET TO BE MAINTAINED IN EACH DIRECTION AT ALL DRIVEWAYS AND INTERSECTIONS.
  - 6) EXISTING CONTOURS FROM TOPOGRAPHIC SURVEY N.A.D. 83.
  - 7) 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.
  - 8) ALL EXISTING BUILDINGS TO BE REMOVED OR RELOCATED.
  - 9) ALL CUT AND FILL SLOPES ARE 2H:1V OR LESS EXCEPT WHERE RETAINING WALLS ARE LOCATED.
  - 10) COMMUNITY CLUSTER MAILBOXES TO BE USED, AND COORDINATED WITH THE POST OFFICE AND CITY ENGINEERING. MAIL CENTER MAY BE LOCATED IN COMMON HOUSE.
  - 11) CONSTRUCTION GENERAL PERMIT COVERAGE (COP), PERFORMANCE BOND, STORMWATER COVENANTS, FINAL PLATS, SPAP, FIRST FLUSH WATER QUALITY, DOWNSIDE STUDY, LANDSCAPE PLAN, STRIPING & SIGNAGE PLAN, AND OTHER INFORMATION REQUIRED DURING PERMIT REVIEW.
  - 12) DETAILED DRAINAGE STUDY WITH DOWNSIDE EVALUATION TO BE CONDUCTED DURING PERMIT REVIEW.
  - 13) PROPOSED PIPES TO BE 15" MINIMUM DIAMETER.
  - 14) TYPICAL USES OF COMMON HOUSE INCLUDE COMMUNITY GATHERINGS & MEALS, MULTI-PURPOSE ROOM & MEETINGS, OFFICE, LIBRARY, GUEST LODGING, RECREATIONAL ACTIVITIES, AND MAIL CENTER. SPECIAL POLLUTION ABATEMENT PERMIT (SPAP) MAY BE REQUIRED FOR COMMON HOUSE KITCHEN.
  - 15) APPROXIMATELY 13 ACRES TO BE SET ASIDE FOR A CONSERVATION EASEMENT IN CONJUNCTION WITH LEGACY FARMS FOUNDATION, AND WILL INCLUDE WALKING TRAILS AND POSSIBLE GAZEBOES AND/OR OTHER AMENITIES.



TYPICAL LOT LAYOUT  
NOT TO SCALE

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

OWNER/DEVELOPER:  
TAMBAK DEVELOPMENT, LLC  
9041 EXECUTIVE PARK DRIVE  
SUITE 134A  
KNOXVILLE, TN 37923  
PHONE: (865) 256-9770  
CONTACT: DR. SUSAN FUHR  
JOHN MONTGOMERY  
EMAIL: seniorcghousingknox@gmail.com

Revised: 9/24/2018

CLT MAP: 72 'B' GROUP 'A' PARCEL: 1  
DEED REFERENCE: 20060821-0015570  
PROPERTY ZONED: RP-1  
TOTAL AREA: 22.04 AC  
TOTAL NUMBER OF UNITS: 32

MPC FILE: 10-SG-18-C & 10-J-18-UR

NO.	DATE	DESCRIPTION	BY	CHKD.



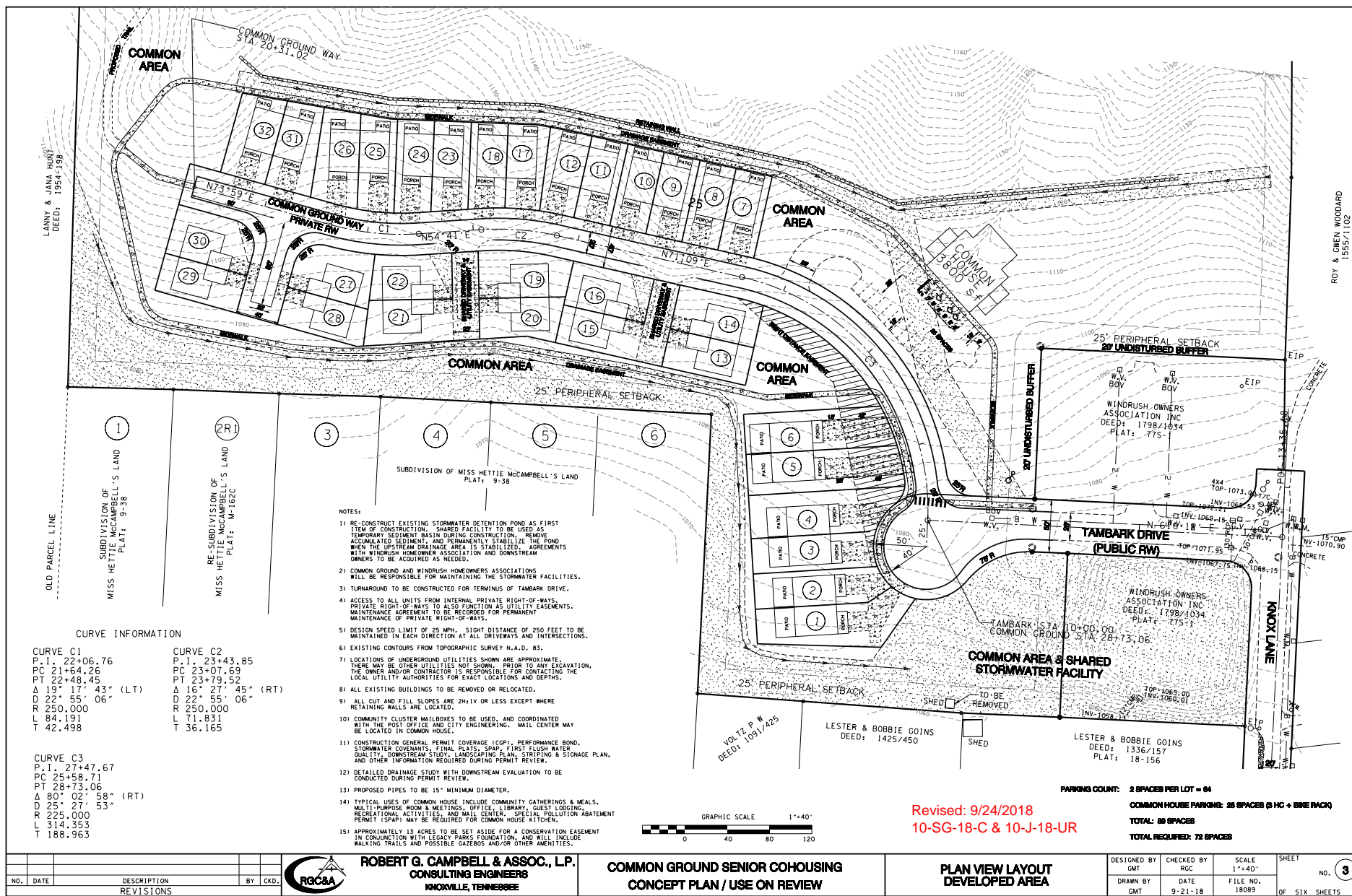
**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE, TENNESSEE

**COMMON GROUND SENIOR COHOUSING**  
CONCEPT PLAN / USE ON REVIEW

**PLAN VIEW LAYOUT**  
ENTIRE PROPERTY

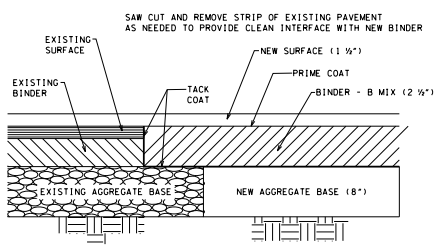
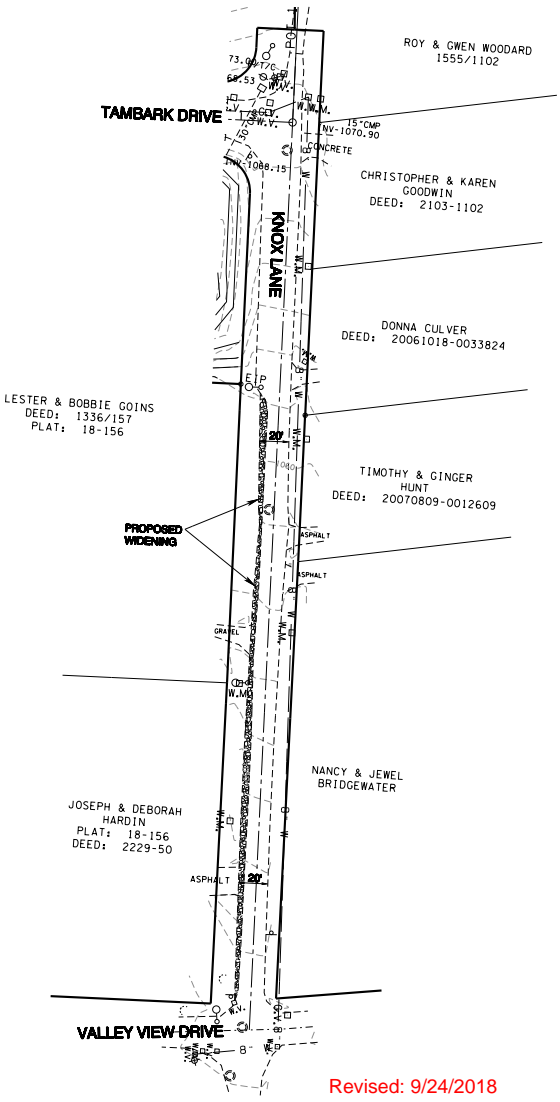
DESIGNED BY CMT	CHECKED BY RGC	SCALE 1"=60'	SHEET TWO NO. 2
DRAWN BY CMT	DATE 9-21-18	FILE NO. 18089	OF SIX SHEETS



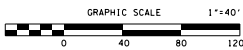








**ROAD WIDENING DETAIL  
TYPICAL PAVEMENT SECTION  
NO SCALE**



Revised: 9/24/2018  
10-SG-18-C & 10-J-18-UR

NO.	DATE	DESCRIPTION	BY	CKD.	 <b>ROBERT G. CAMPBELL &amp; ASSOC., L.P.</b> CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	<b>COMMON GROUND SENIOR COHOUSING CONCEPT PLAN / USE ON REVIEW</b>	<b>KNOX LANE PRELIMINARY WIDENING PLAN</b>	DESIGNED BY CMT	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. <b>6</b> OF SIX SHEETS
		REVISIONS						DRAWN BY CMT	DATE 9-21-18	FILE NO. 18069	

# M P C

METROPOLITAN  
PLANNING  
COMMISSION  
TENNESSEE

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

## SUBDIVISION - CONCEPT

Name of Applicant: TAMBARK DEVELOPMENT, LLC

Date Filed: 8/27/18

Meeting Date: 10/11/2018

Application Accepted by: Mike Reynolds

Fee Amount: \$1,460 File Number: Subdivision - Concept 10-56-18-C

Fee Amount: \_\_\_\_\_ Related File Number: Development Plan 10-J-18-OK



### PROPERTY INFORMATION

Subdivision Name: COMMON GROUND  
SENIOR COHOUSING

Unit/Phase Number: 1

General Location: WEST SIDE OF TAMBARK DRIVE  
NORTH OF VALLEY VIEW DRIVE

Tract Size: 22.04 ACRES No. of Lots: 32

Zoning District: RP-1

Existing Land Use: UNUSED LAND

Planning Sector: EAST CITY

Growth Policy Plan Designation: \_\_\_\_\_

Census Tract: 30

Traffic Zone: \_\_\_\_\_

Parcel ID Number(s): 070BA001

Jurisdiction: ☒ City Council 4th District  
☐ County Commission \_\_\_\_\_ District

### AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUB

Water KUB

Electricity KUB

Gas KUB

Telephone \_\_\_\_\_

### 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: DR. SUSAN FUHR / JOHN MONTGOMERY

Company: TAMBARK DEVELOPMENT, LLC

Address: 9041 EXECUTIVE PARK DRIVE, SUITE 134A

City: KNOXVILLE State: TN Zip: 37923

Telephone: (865) 256-9770

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

E-mail: seniorcohousingknox@gmail.com

### PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Garrett M. Tucker, PE, LS

Company: Robert G. Campbell & Associates, LP

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: gtucker@rgc-a.com

### APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Garrett M. Tucker

Company: Robert Campbell & Associates

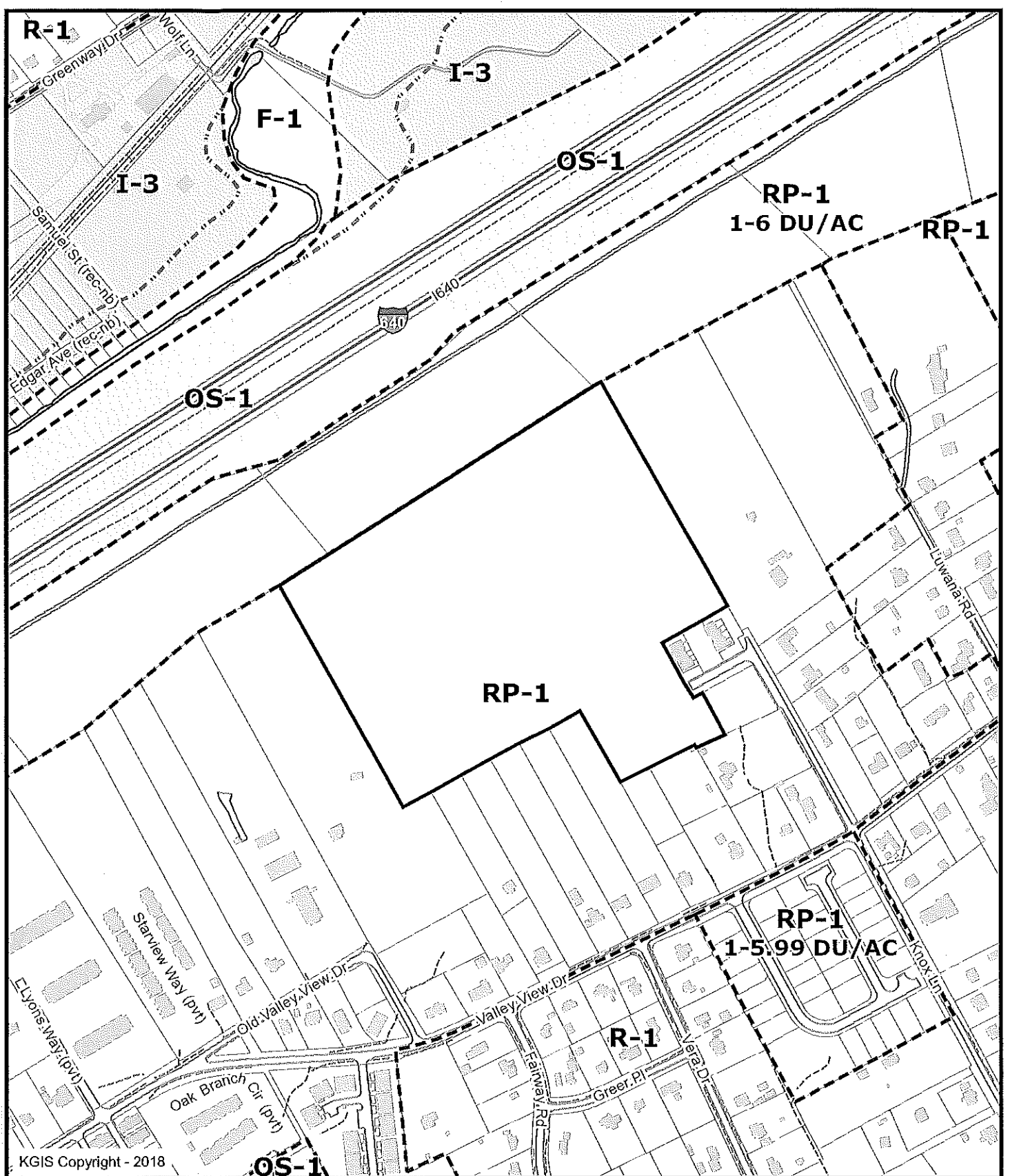
Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: \_\_\_\_\_

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

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

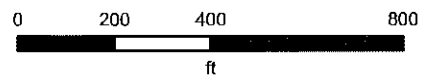


## Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 8/27/2018 at 4:37:05 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

## VARIANCES REQUESTED

1. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

2. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

3. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

4. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

5. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

6. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

7. \_\_\_\_\_  
Justify variance by indicating hardship: \_\_\_\_\_

## APPLICATION AUTHORIZATION

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

Signature: Susan Fuhr

Date: August 23, 2018

PLEASE PRINT

Name: DR. SUSAN FUHR / JOHN MONTGOMERY

TAMBARK DEVELOPMENT, LLC  
Address: 9041 EXECUTIVE PARK DRIVE  
SUITE 134A

City: Knoxville State: TN Zip: 37923

Telephone: (865) 256-9770

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

E-mail: seniorcohousingknox@gmail.com



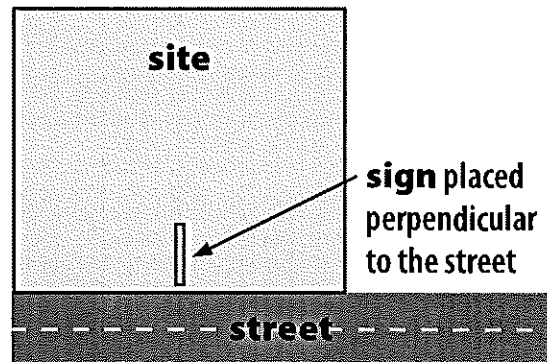
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

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



### TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

Sept. 26, 2018 and Oct 12, 2018  
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Jane F. Campbell

Printed Name: Jane F Campbell

Phone: 865-947-5886 Email: \_\_\_\_\_

Date: 8-27-18

MPC File Number: 10-SO-18-C / 10-I-18-UR