

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

▶ **FILE #:** 10-SE-18-C **AGENDA ITEM #:** 20
 10-E-18-UR **AGENDA DATE:** 10/11/2018

▶ **SUBDIVISION:** BRIAR ROCK PARTNERS ON NORTSHORE DRIVE

▶ **APPLICANT/DEVELOPER:** BRIAR ROCK PARTNERS, LLC

OWNER(S): Briar Rock Partners, LLC

TAX IDENTIFICATION: 133 N D 001

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 8512 S Northshore Dr

▶ **LOCATION:** Southeast side of S Northshore Dr, Southwest of Dunwoody Blvd

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Tennessee River

▶ **APPROXIMATE ACREAGE:** 17.74 acres

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - PR (Planned Residential) and RP-1 (Planned Residential)

South: Residences and vacant land - A (Agricultural)

East: Residence - A (Agricultural)

West: Assisted living facility and residences - R-2 (General Residential) and PR (Planned Residential)

▶ **NUMBER OF LOTS:** 61

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via S. Northshore Dr., a major arterial street with a 24' pavement width within a 70' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** NA

STAFF RECOMMENDATION:

▶ **POSTPONE the Concept Plan application until the November 8, 2018 MPC meeting as requested by the applicant.**

The applicant has requested postponement of the application due to the postponement of the rezoning request (9-F-18-RZ) at the Planning Commission's September 13, 2018 meeting.

▶ **POSTPONE the Use on Review application until the November 8, 2018 MPC meeting as requested by the applicant.**

COMMENTS:

The applicant is proposing to subdivide this 17.74 acre tract into 61 lots at a density of 3.44 du/ac. Access to the site is via S. Northshore Dr., a major arterial street . The applicant has requested approval of the rezoning of the property to PR (Planned Residential) at a density of up to 5 du/ac The Planning Commission will consider the rezoning request at the October 11, 2018 meeting.

ESTIMATED TRAFFIC IMPACT: 658 (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.

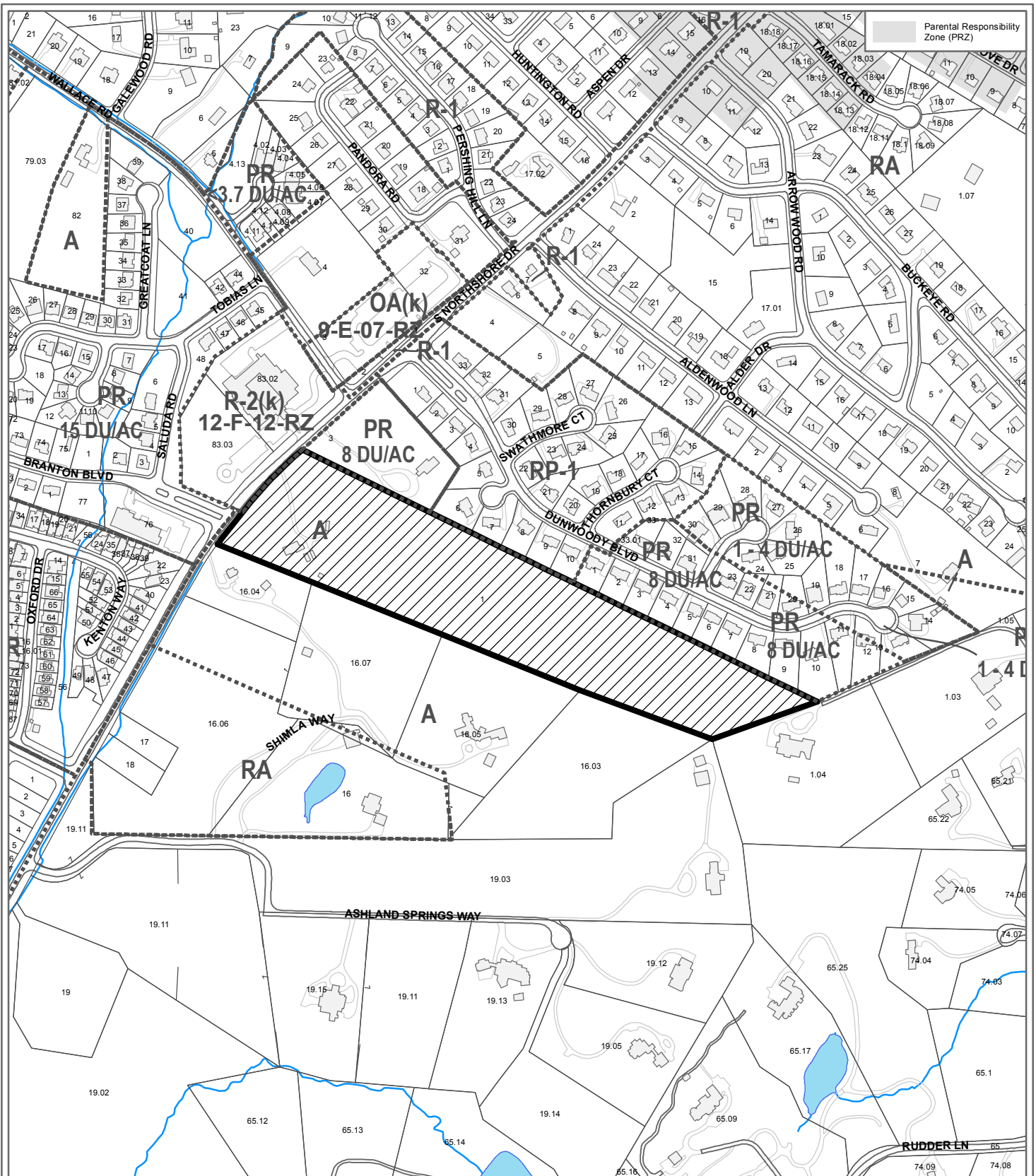
ESTIMATED STUDENT YIELD: 25 (public school children, ages 5-18 years)

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



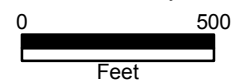
**10-SE-18-C / 10-E-18-UR
CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential) Pending

Petitioner: Briar Rock Partners, LLC
Briar Rock Partners on Northshore Drive

Map No: 133
Jurisdiction: County



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

Revised:

Fwd: property on Northshore before MPC

Jeff Archer <jeff.archer@knoxmpc.org>

Oct 3, 2018 7:11 AM

Posted in group: **Commission**

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

From: **Paul Ambrose** <psambrose@gmail.com>

Date: Tue, Oct 2, 2018 at 8:58 PM

Subject: property on Northshore before MPC

To: <kensunzeri@gmail.com>

Mr. Sunzeri, My name is Paul Ambrose. I am a 74 years old and have lived in close proximity to the subject property since 1982. I am very concerned about your proposed development because I am well acquainted with the water drainage problems that come from this property. The water problems start on the south side of Northshore Drive as it crests the hill at Buckeye and Aldenwood Drives, going steeply down hill all the way past the Kensington development.

Aldenwood and Buckeye developments simply passed their water drainage down the hill to the property that became Dunbarton Oaks. Dunbarton Oaks had sinkhole problems that were ignored and it appears that the storm drains in that development were not hooked up to any drainage as all the water from the streets and storm drains flows across the front and back of your property,

After Dunbarton Oaks was completed there was so much water that drained across the FRONT of your subject property that the water was trapped and a lake was formed. I was told that Mrs. Hunter said it came up to the driveway to the house on your property. It is my understanding that Mrs. Hunter had to obtain legal regress to address the problem.

Either the developer of Dunbarton Oakes or the county paid for a large drainage culvert, positioned at the northwest corner of your property, to be drilled diagonally under Northshore Drive all the way to a creek behind Lyons Crossing. The diameter of this culvert will give you an idea of the amount of water that was calculated that it would have to handle.

You should also know that the property adjacent to your property on the west side, zoned agricultural and owned by Scott Davis, was recommended by MPC for PR 1- 4 units/acre. This MPC recommendation was rejected by Knox County Commission when it came before them on Feb. 24,1997 because of the sinkhole and drainage issues from your property. The property retained it's agricultural zoning.

The reason your property has remained undeveloped all these many years is that local developers and residents know this past history and the water problems which will be exacerbated by your development.

--

Jeff Archer, AICP

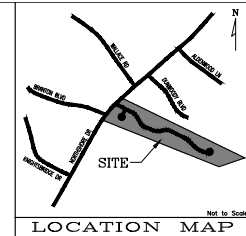
Principal Planner

Knoxville / Knox Metropolitan Planning Commission

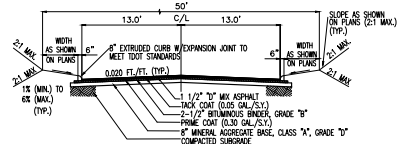
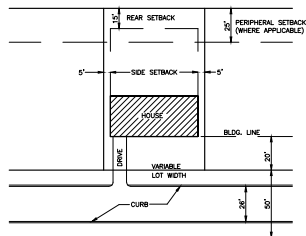
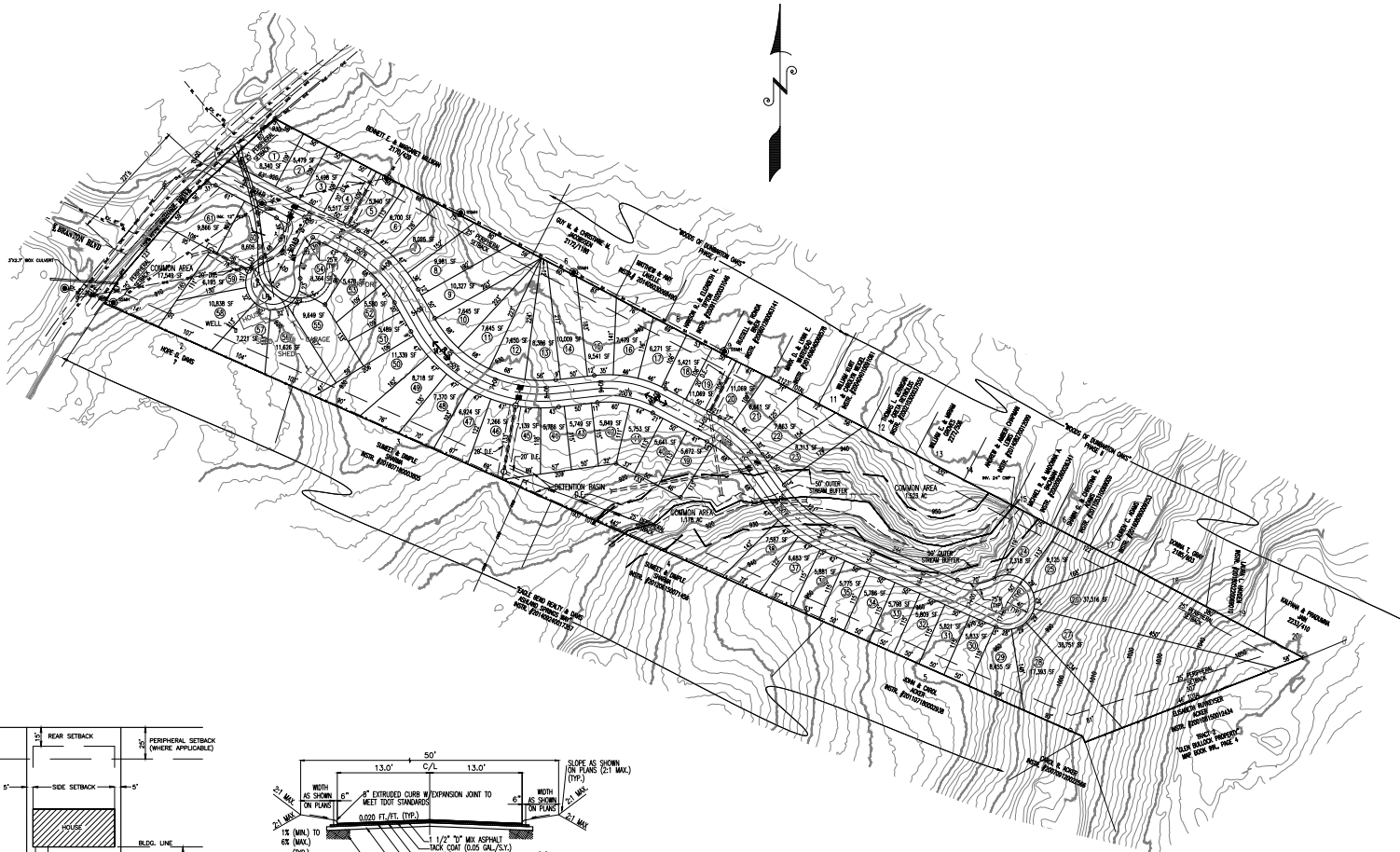
400 Main St, Suite 403

Knoxville, TN 37902

(865) 215-3821



- NOTES:**
1. HIGH PINS FOUND (97) SHOWN ON PLAT. ALL OTHERS SET BY BRMAP. UNLESS NOTED OTHERWISE ON PLAT.
 2. 10' UTILITY EASEMENTS AND INTERSECTION EASEMENTS BEHIND ALL EXISTING LOT LINES AND ALONG ALL ROADS. 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL EXISTING LOT LINES. PLUS OTHER EASEMENTS AS SHOWN.
 3. EASEMENT BEHIND EASEMENT OF 167.75' EACH SIDE OF SEWER AS RETALLED (WHERE APPLICABLE).
 4. THIS PROPERTY IS ZONED PH (DENSITY).
 5. THIS SUBDIVISION COVERS 13.26 ACRES AND IS SUBDIVIDED INTO 61 SINGLE FAMILY DETACHED LOTS, 2 COMMON AREA LOTS AND PUBLIC RIGHT-OF-WAY.
 6. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT - 15'
SIDE - 5'
REAR - 15' (UNLESS CONTROLLED BY A 25' PERIPHERAL SETBACK)
 7. IMPROVEMENTS REQUIRED:
a) PROPOSED CURVE FROM 280' TO 200'. STA #4+50. ROAD "C".
b) PROPOSED CURVE FROM 200' TO 200'. STA #1+75. ROAD "C".
c) INTERSECTION IMPROVEMENTS ON E. INTERSECTION OF BETHESDA BLVD AND ROAD "C" FROM 400' TO 225'.
 8. UTILITY PROVIDERS:
WATER: FIRST UTILITY DISTRICT
SEWER: FIRST UTILITY DISTRICT
GAS: NORTHERN UTILITY BOARD
TELEPHONE: SBC TELECOM
 9. BOUNDARY SURVEY BY BRMAP.
 10. EXISTING GROUND LINE FOR THE ROAD PROFILES BASED ON KNS TOPO.



TYPICAL ROAD SECTION THRU 50' ROAD "PUBLIC ROAD" (ALL ROADS TO BE DEDICATED FOR PUBLIC USE)

10-SE-18-C / 10-E-18-UR



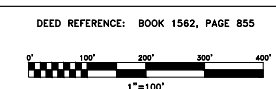
CERTIFICATION OF CONCEPT PLAN.
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING INSTRUMENTS, DOCUMENTS AND SPECIFICATIONS COMPLY TO ALL APPLICABLE PROVISIONS OF THE PROFESSIONAL ENGINEERING REGULATIONS EIGHTH TO NINE, BEING REPEALED AND INCORPORATED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
REGISTERED ENGINEER
TENNESSEE CERTIFICATE NO. _____

OWNER/DEVELOPER
BRIAR ROCK PARTNERS, LLC
c/o KEN SUNZERU
404 N. BROADWAY LAWN
CAMPBELL, CA 95008
PHONE: (408)983-8643

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	DBH									
DRAWN	SEW									
CHECKED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.	

SCALE
1"=100'
DATE
8/9/18



CONCEPT & USE ON REVIEW PLAN FOR
BRIAR ROCK PARTNERS, LLC ON NORTHSHORE DRIVE
TAX MAP 133ND, PARCEL 1
DISTRICT 6, KNOX COUNTY, TENNESSEE

25093-C
SHEET 1 OF 2 SHEET(S)
01/25093/25093-9-21-18.DWG

SUBDIVISION - CONCEPT

Name of Applicant: BRIAR ROCK PARTNERS, LLC
 Date Filed: 8/27/18 Meeting Date: 10/11/18
 Application Accepted by: Tom Brackley
 Fee Amount: \$ 2330 File Number: Subdivision - Concept 10-SE-18-C
 Fee Amount: — Related File Number: Development Plan 10-E-18-UR

PROPERTY INFORMATION

Subdivision Name: BRIAR ROCK PARTNERS
ON NORTHSORE DRIVE

Unit/Phase Number: _____

General Location: SOUTHEAST SIDE S NORTHSORE
DRIVE, SOUTHWEST OF DUNWOODY BLVD

Tract Size: 17.74 No. of Lots: 61

Zoning District: AGRICULTURE PR pending

Existing Land Use: VACANT

Planning Sector: SOUTHWEST COUNTY

Growth Policy Plan Designation: PLANNED
GROWTH

Census Tract: 57.01

Traffic Zone: 162

Parcel ID Number(s): 133 ND001

Jurisdiction: City Council _____ District
 County Commission 4 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: KEN SUNZERI

Company: BRIAR ROCK PARTNERS, LLC

Address: 404 E. MCGLINCY LANE

City: CAMPBELL State: CA Zip: 95008

Telephone: (408) 963-8843

Fax: _____

E-mail: kensunzeri@gmail.com

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: DAVID HARBIN

Company: BATSON HIMES NORVELL & POE

Address: 4334 PAPERMILL DRIVE

City: KNOXVILLE State: TN Zip: 37909

Telephone: (865) 588-6472

Fax: (865) 588-6473

E-mail: harbin@bhn-p.com

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer FVD

Water FVD

Electricity KVB

Gas KVB

Telephone BELLSOUTH

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: BATSON HIMES NORVELL & POE

Address: 4334 PAPERMILL DRIVE

City: KNOXVILLE State: TN Zip: 37909

Telephone: (865) 588-6472

Fax: (865) 588-6472

E-mail: harbin@bhn-p.com

10-SE-18-C_10-E-18-UR_PP-10-11-18

BATSON, HIMES, NORVELL & POE

REGISTERED ENGINEERS AND LAND SURVEYORS

4334 Papermill Road

Knoxville, Tennessee 37909

Phone (865) 588-6472

Fax (865) 588-6473

September 28, 2018

Mr. Thomas Brechko:
Knoxville MPC

Dear Mr. Brechko:

We request the following at the October 11, 2018 MPC meeting:

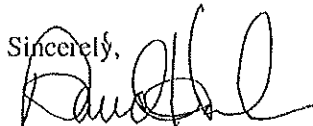
Please postpone consideration of the following concept and use on review plan:

- Briar Rock Partners LLC – S. Northshore Drive (10-SE-18-C & 10-E-18-UR)

Until the November 8, 2018 MPC meeting.

Thank you for your assistance.

Sincerely,



David Harbin PE, RLS

VARIANCES REQUESTED

1. HORIZONTAL CURVE FROM 250' TO 200', STA 9+50, ROAD "A"
Justify variance by indicating hardship: TOPOGRAPHY

2. HORIZONTAL CURVE FROM 250' TO 200', STA 11+75, ROAD "A"
Justify variance by indicating hardship: TOPOGRAPHY

3. INTERSECTION SPACING ON SOUTH NORTHSORE DR BETWEEN BRANTON BLVD
& ROAD "A" FROM 400' TO 221'
Justify variance by indicating hardship: TOPOGRAPHY

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 DRIVE

City: KNOXVILLE State: TN Zip: 37909

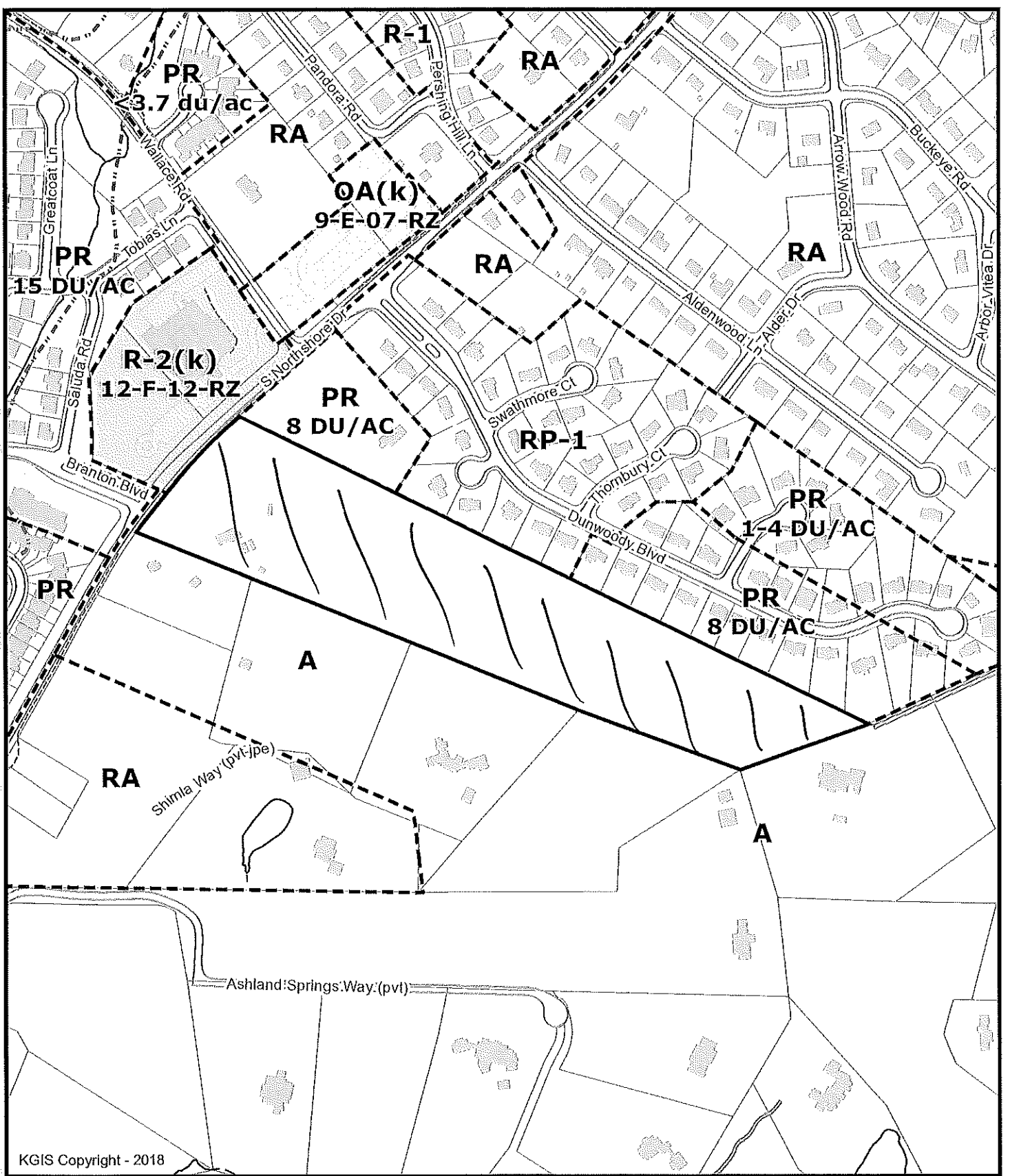
Telephone: (865) 588-6472

Signature: 

Fax: (865) 588-6473

Date: 6/27/18

E-mail: harbin@bhn-p.com

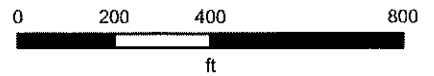


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Letter Portrait



Printed: 8/27/2018 at 2:28:04 PM



Knoxville - Knox County - KUB Geographic Information System

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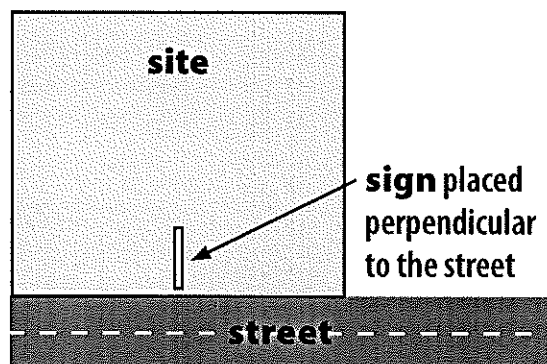
REQUIRED SIGN POSTING AGREEMENT

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:

September 26, 2018 and October 12, 2018
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Kaity Patterson

Printed Name: Kaity Patterson

Phone: 865-588-6472 Email: kpatterson@bhn-p.com

Date: 8/27/18

MPC File Number: 10-SE-18-C / 10-E-18-UR