



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 12-SF-19-C

AGENDA ITEM #: 25

AGENDA DATE: 12/12/2019

▶ **SUBDIVISION:** AUSTIN HOMES INFRASTRUCTURE IMPROVEMENTS

▶ **APPLICANT/DEVELOPER:** CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

OWNER(S): Ben Bentley / KCDC

TAX IDENTIFICATION: 95 A H 025 095AJ007, 095GA013 & 014, 095HC001, 002 & 003

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 331 Harriett Tubman St, 231 S. Bell St, 1205 Old Vine Ave, 0 S. Bell St, 1124 West New St.

▶ **LOCATION:** North side of E. Summitt Hill Dr. & Old Vine Ave., at intersection of Harriet Tubman, Martin Luther King, Jr. Blvd., & Dandridge Ave.

SECTOR PLAN: Central City

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

WATERSHED: First Creek

▶ **APPROXIMATE ACREAGE:** 23 acres

▶ **ZONING:** R-2 (General Residential)

▶ **EXISTING LAND USE:** Multi-family residential

▶ **PROPOSED USE:** Residential

SURROUNDING LAND USE AND ZONING:
North: Office - I-2 (Restricted Manufacturing and Warehousing)
South: Residential - R-3 (High Density Residential)
East: Family Justice Center & Church - R-1 & R-2 (Low Density Residential)
West: Commercial - C-3 (General Commercial)

▶ **NUMBER OF LOTS:** 7

SURVEYOR/ENGINEER: Civil & Environmental Consultants, Inc.

ACCESSIBILITY: Access is via Harriet Tubman St., a minor collector with a 45 ft pavement width within a 60 ft right-of-way and S Bell St., a local street with a 28 ft pavement width within a 50 ft right-of-way.

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

STAFF RECOMMENDATION:

▶ **POSTPONE** the Concept Plan application until the January 9, 2020 Planning Commission meeting as requested by the applicant.

The applicant has requested postponement for 30 days to allow additional time to address comments from staff.

COMMENTS:

This proposal has two phases and is a revitalization of the Austin Homes Community in efforts by the Knoxville

Community Development Corporation, which includes improvements to existing roads, the installation of new road segments, and the creation of 7 new lots.

KCDC and Civil & Environmental Consultants (CEC) Inc. developed the 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 (https://www.kcdc.org/wp-content/uploads/2019/08/Austin-Homes-Report_FINAL.pdf). The housing development portion of this development does not require Planning Commission review, although the footprint of the proposed structures are shown.

The street improvements include the following: a) Improvements and realignment of Burge Dr. between S Bell St. and Harriet Tubman St., b) Improvements to S Bell St between E Summit Hill Dr. and Mccalla Ave., c) Dedication of right-of-way and completion of a new boulevard street connection (Road A) between S Bell St. and Harriet Tubman St., and d) Dedication of right-of-way and completion of a new boulevard street connection east of S Bell St. connecting to Georgia St. across First Creek.

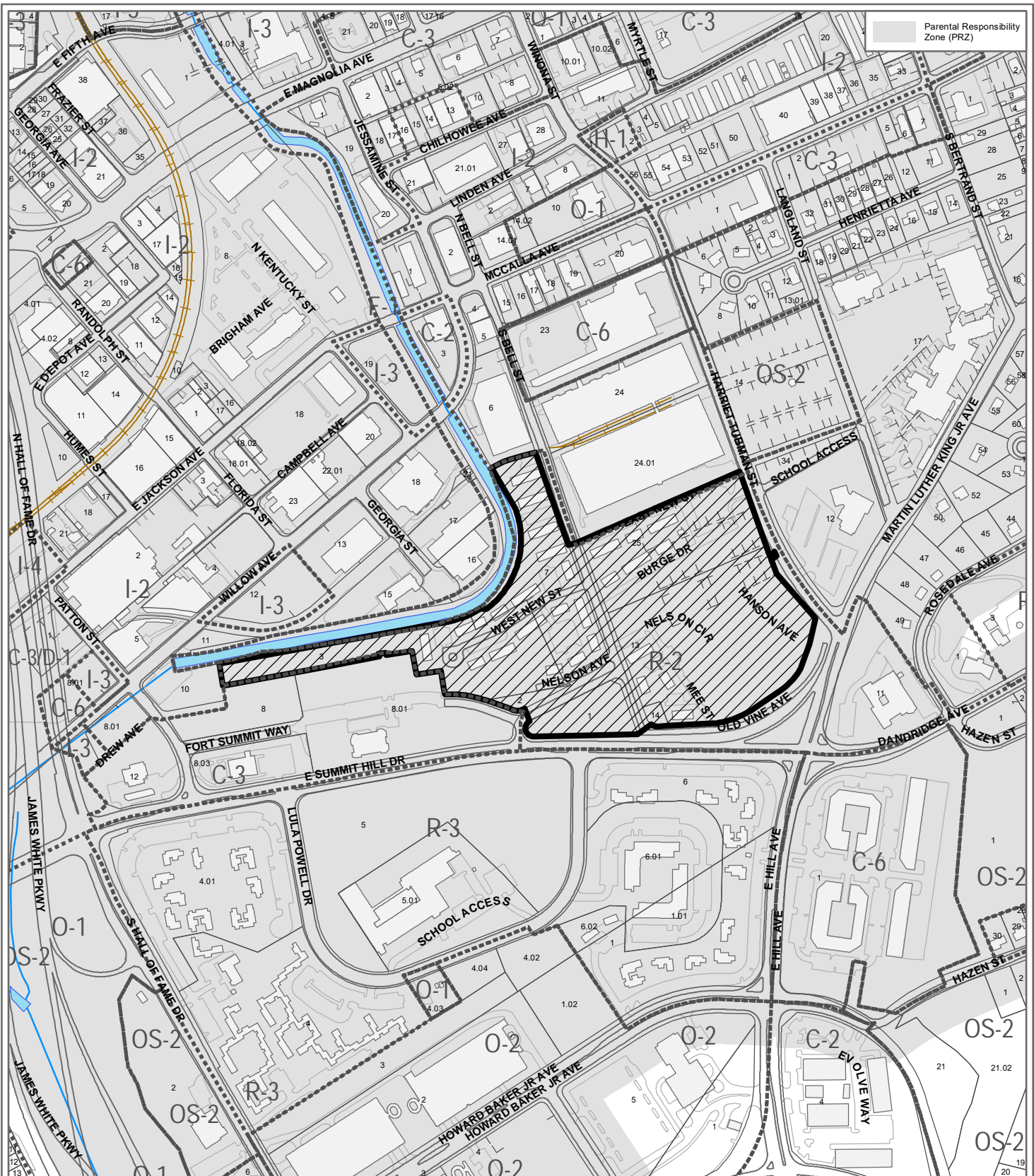
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 38 (public school children, grades K-12)

Schools affected by this proposal: Green Magnet Academy, Vine Middle Magnet, and Austin East High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

Knoxville-Knox County Planning Commission'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.



**12-SF-19-C
CONCEPT PLAN**

Subdivision: Austin Homes Infrastructure Improvements



Approval of Concept Plan

Map No: 95

Jurisdiction: City

Original Print Date: 11/7/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



AUSTIN HOMES INFRASTRUCTURE IMPROVEMENTS

KNOXVILLE, KNOX COUNTY, TN

PREPARED FOR:
KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
JANUARY 2020

LIST OF IMPROVEMENTS

THE FOLLOWING IMPROVEMENTS ARE REQUIRED AND PROPOSED.

S BELL STREET

PROPOSED REALIGNMENT AND INTERSECTION AT E SUMMIT HILL DR
PAVEMENT RESURFACING AND NEW ASPHALT
CURB AND GUTTER
10' SIDEWALKS ON BOTH SIDES OF REALIGNED STREET
ON-STREET PARKING
WATER MAIN
STORM DRAINAGE
SANITARY SEWER

BURGE DRIVE

PROPOSED NEW ROAD
CURB AND GUTTER
SIDEWALKS ON BOTH SIDES OF STREET
ON-STREET PARKING
WATER MAIN
STORM DRAINAGE
SANITARY SEWER

BOULEVARD & BOULEVARD EXTENSION

PROPOSED NEW BOULEVARD STYLE ROADS
28' CENTER MEDIAN WITH SIDEWALK
CURB AND GUTTER
6' SIDEWALKS ON BOTH SIDES OF STREET
ON-STREET PARKING
WATER MAIN
STORM DRAINAGE
SANITARY SEWER

HARRIET TUBMAN STREET

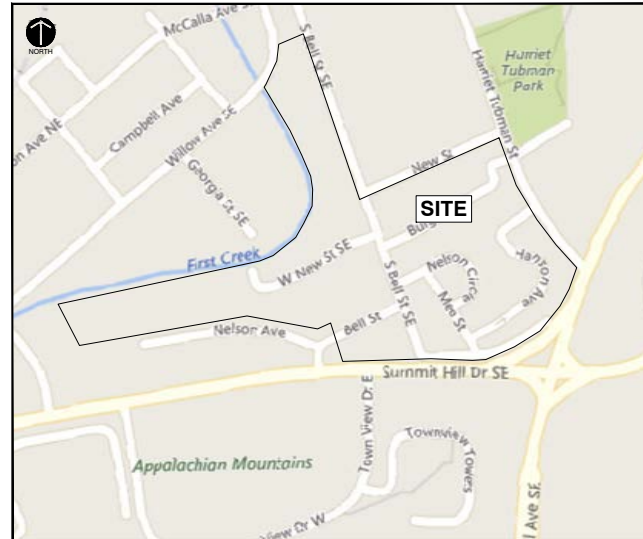
PROPOSED NEW 10' SIDEWALK ON WEST SIDE OF STREET

INTERSECTION OF MARTIN LUTHER KING JR AVE & E SUMMIT HILL DR

RECONSTRUCT RIGHT TURN LANE TO REDUCE SIZE OF EXISTING MEDIAN
NEW 10' SIDEWALK TO CONNECT TO SIDEWALK ON HARRIET TUBMAN STREET

E SUMMIT HILL DRIVE

NEW INTERSECTION AT PROPOSED REALIGNED S BELL STREET AND EXISTING
TOWN VIEW DR
MODIFIED MEDIANS AND STRIPING AT NEW PROPOSED INTERSECTION



SITE LOCATION MAP

IMAGE TAKEN FROM ENR MAPS
N.T.S.

PROPERTY INFORMATION

TOTAL ACREAGE: ± 23.0 ACRES
ZONING: R-2 RESIDENTIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
PARCEL ID'S: 095AJ007, 095HC003, 095AH025, 095GA013,
095GA014, 095HC001, 095HC002
CITY BLOCK: 12021, 07327

Sheet List Table	
Sheet Number	Sheet Title
CP000	COVER SHEET
CP200	CONCEPT SUBDIVISION LAYOUT PLAN
CP201	CONCEPT INFRASTRUCTURE LAYOUT PLAN
CP202	CONCEPT ROAD PROFILE PLAN
CP203	CONCEPT ROAD PROFILE PLAN
CP204	CONCEPT SITE LAYOUT PLAN
CP300	CONCEPT GRADING PLAN
CP400	CONCEPT DRAINAGE PLAN
CP500	CONCEPT UTILITY PLAN
CP800	DETAILS

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 COMPANY

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

WATER AND SEWER SERVICES
ARE AVAILABLE TO ALL LOTS

12-SF-19-C



**PRELIM.
FOR
REVIEW**

COVER SHEET

DATE: OCTOBER 24, 2019
DRAWN BY: AS SHOWN
CHECKED BY:
PROJECT NO:
PRINTED BY:

CP000

KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN

CEE
Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way, Suite 101, Knoxville, TN 37920
Ph: 865.977.9997 Fax: 865.977.8919
www.ceeinc.com

REVISION RECORD

DATE

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DESCRIPTION

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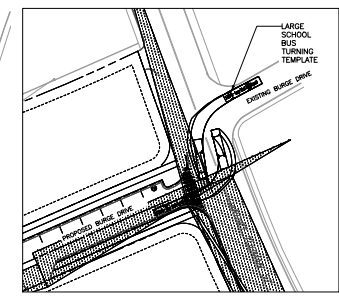
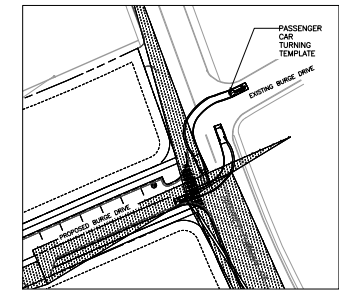
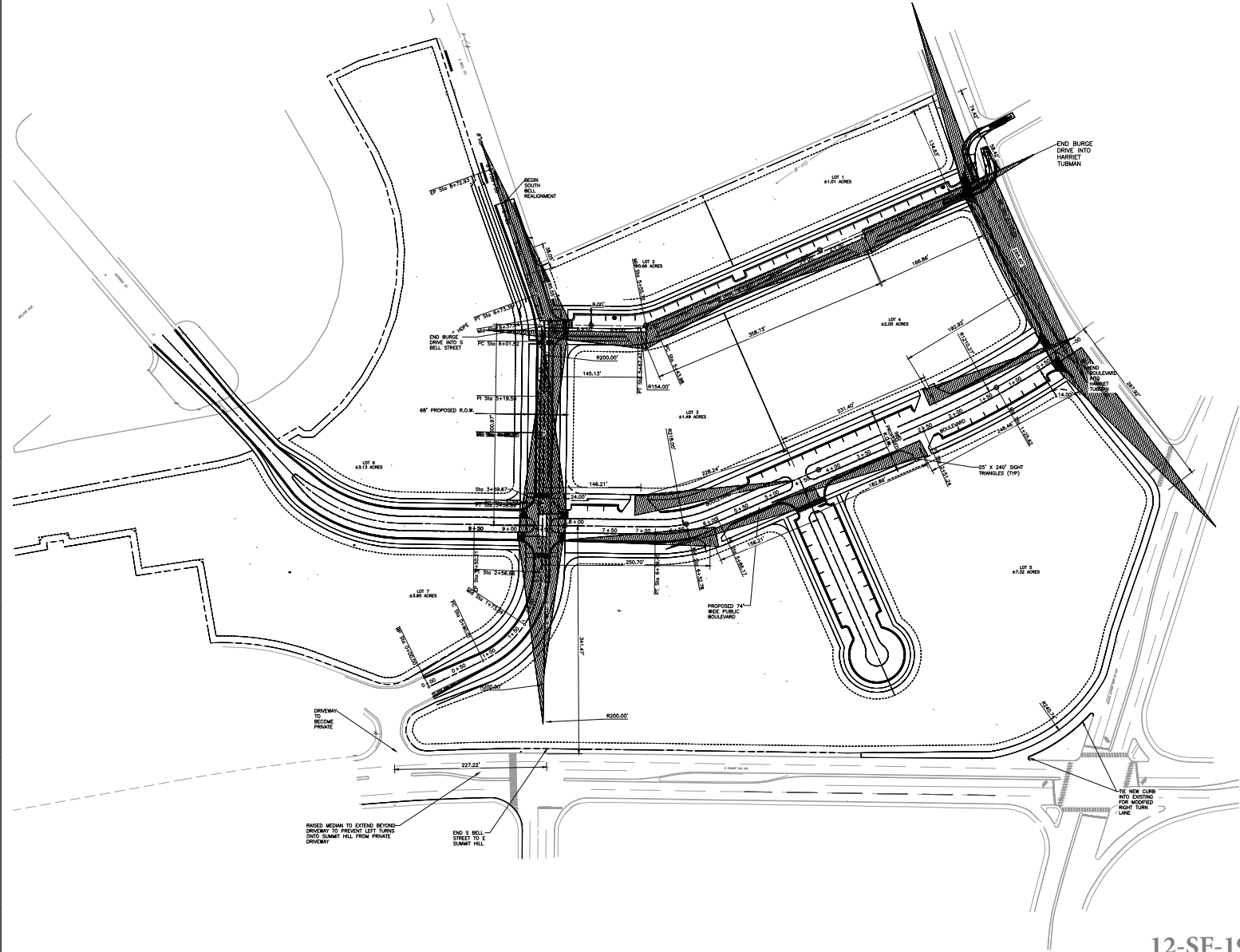


SITE AREA ANALYSIS

LOT 1	11.51 ACRES
LOT 2	20.46 ACRES
LOT 3	11.47 ACRES
LOT 4	22.51 ACRES
LOT 5	28.83 ACRES
LOT 6	18.50 ACRES
S BELL STREET	
ROW SECTION	41.36 ACRES
BURGE DRIVE	20.85 ACRES
ROW SECTION	82.42 ACRES
ROW SECTION	216.31 ACRES
TOTAL	216.31 ACRES

LEGEND:

---	PROPOSED BOUNDARY
---	EXISTING PROPERTY LINE/RIGHT-OF-WAY
---	EXISTING COMBINED SEWER LINE
---	EXISTING STORM SEWER LINE
---	EXISTING UNDERGROUND ELEC. LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING STORM SEWER LINE
---	EXISTING GAS LINE
---	EXISTING WATER LINE
---	EXISTING POWER POLE
---	EXISTING LIGHT POLE
---	EXISTING STORM INLET
---	EXISTING WATER VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING GAS VALVE



BURGE VEHICLE TURNING TEMPLATES

12-SF-19-C

SCALE IN FEET
0 60 120

**PRELIM.
FOR
REVIEW**

CONCEPT INFRASTRUCTURE LAYOUT PLAN
DATE: OCTOBER 28, 2019
DESIGNED BY: AS SHOWN
PROJECT NO.:
DRAWING NO.:
SCALE: 1/8"=1'-0"

**KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN**

CEE
Chief & Associates
2724 Cherokee Farm Way, Suite 101 • Knoxville, TN 37920
Ph: 865.977.5897 • Fax: 865.977.5819
www.ceeinc.com

REVISION RECORD

12-SF-19-C-01 (10/28/19) 11:51 AM
 12-SF-19-C-02 (10/28/19) 11:51 AM
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November 26, 2019

12-SF-19-C — pp — 12/12/2019

Knoxville – Knox County Planning
City – County Building
400 Main Street, Suite 403
Knoxville, Tennessee 37902
Via phone at: (865) 215-2500

Dear Planning Commission:

Subject: Formal Request to Postpone Application 12-SF-19-C
CEC Project 194-594.0003

On behalf of Knoxville's Community Development Corporation (KCDC), Civil & Environmental Consultants, Inc. (CEC) is requesting that application 12-SF-19-C – KCDC Austin Homes be postponed from the December 12, 2019 Planning Commission meeting and rescheduled to be heard at the currently scheduled January 9, 2019 meeting pending approval from the appropriate staff.

We appreciate your cooperation with this matter. If you have any questions don't hesitate to contact the undersigned.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Matt W. Brazille, P.E.
Project Manager

Greg H. Presnell, P.E.
Principal



Planning

KNOXVILLE | KNOX COUNTY

DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Civil & Environmental Consultants, Inc

Applicant

10/28/19

Date Filed

12/12/19

Meeting Date (if applicable)

12-SF-19-C
~~12-I-19-UR~~

File Number(s)

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Greg Presnell

Name

Civil & Environmental Consultants

Company

2704 Cherokee Farm Way Knoxville TN 37920

Address

City

State

Zip

865 977 9997

Phone

gpresnell@cecinc.com

Email

CURRENT PROPERTY INFO

Knoxville Community Development Corp.

Ben Bentley

Owner Name (if different)

901 N. Broadway

Owner Address

865-403-1100

Owner Phone

331 Harriet Tubman Street

Property Address

095AH025

Parcel ID

095AJ007
095GAD13
095GAD14
095HC001
095HC002
095HC003

E Knoxville

General Location

23.0

Tract Size

Knoxville / Knox County

Jurisdiction (specify district above)

- City
- County

Zoning District

R-2

Central City

Planning Sector

MU-SD / MU-CC

Sector Plan Land Use Classification

Growth Policy Plan Designation

MF

Existing Land Use

N

Septic (Y/N)

OKUB

Sewer Provider

OKUB

Water Provider

REQUEST

DEVELOPMENT

- Development Plan Use on Review / Special Use
- Residential Non-Residential
- Home Occupation (specify): _____
- Other (specify): _____

SUBDIVISION

- Austin Homes Infrastructure Improvements _____ Unit / Phase Number
- Proposed Subdivision Name
- Parcel Change
- Combine Parcels Divide Parcel Total Number of Lots Created: 6
- Other (specify): _____
- Attachments / Additional Requirements

ZONING

- Zoning Change: _____ Proposed Zoning
- Plan Amendment Change: _____ Proposed Plan Designation(s)
- Proposed Property Use (specify) Proposed Density (units/acre) Previous Rezoning Requests
- Other (specify): _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat only*)
- Use on Review / Special Use (*Concept Plan only*)
- Traffic Impact Study

FEE 1:

\$ 680.00

FEE 2:

FEE 3:

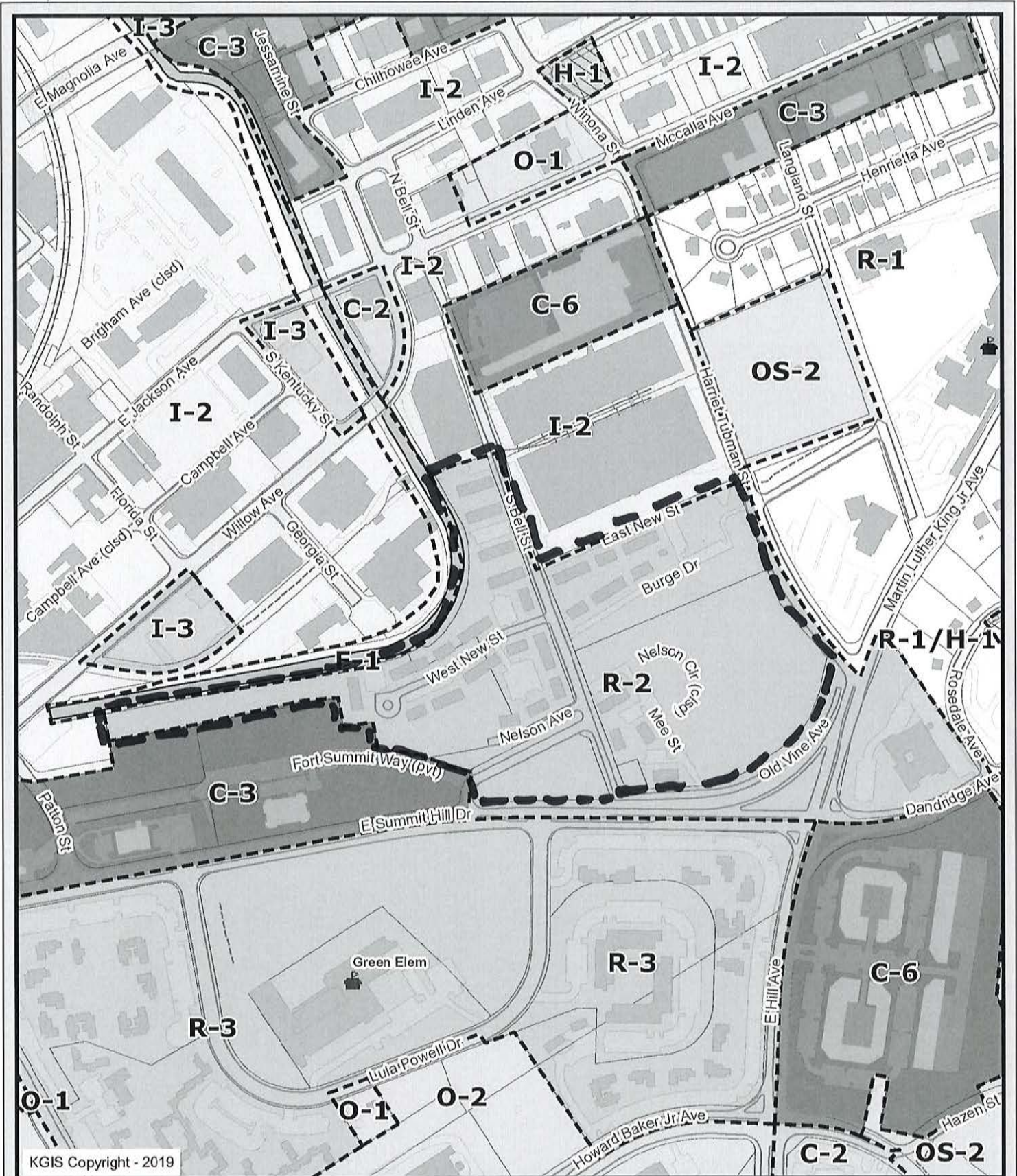
TOTAL:

\$ 680.00

AUTHORIZATION

 Thomas Brechko 10/28/19
Staff Signature Please Print Date

 Greg H. Presnell 10/28/19
Applicant Signature Please Print Date



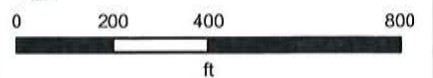
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/28/2019 at 4:12:10 PM



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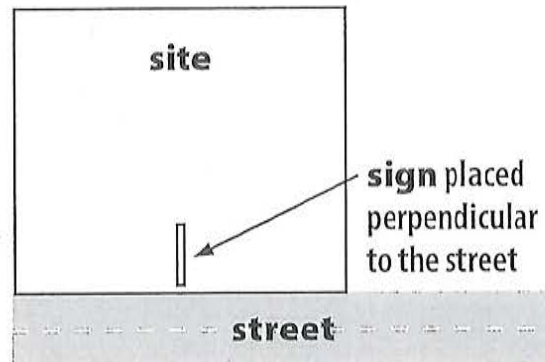
REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

November 27, 2019 and December 13, 2019
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Greg H. Presnell

Printed Name: Greg H. Presnell

Phone: 665-977-9957 Email: gpresnell@cecinc.com

Date: 10/28/19

File Number: 12-I-19-UR 12-SF-19-C