



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 1-SB-19-C **AGENDA ITEM #:** 7
1-E-19-UR **AGENDA DATE:** 2/14/2019

POSTPONEMENT(S): 1/10/2019

▶ **SUBDIVISION:** RE-SUBDIVISION OF THE COTTAGES AT GOVERNORS LANDING

▶ **APPLICANT/DEVELOPER:** KNOXVILLE INVESTMENT PARTNERS, LLC

OWNER(S): Knoxville Investment Partners, LLC

TAX IDENTIFICATION: 83 D D 014-022, 047-094

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS:

▶ **LOCATION:** West side of E. Governor John Sevier Hwy, north and south sides of Garden Cress Trl.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Holston and French Broad

▶ **APPROXIMATE ACREAGE:** 11.14 acres

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

▶ **EXISTING LAND USE:** Attached & detached residential

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: The surrounding property is zoned A (Agricultural) and F-1 (Floodway). Development in the surrounding area consists of large lot detached single family dwellings. The Holston River forms the northwestern boundary of the site.

▶ **NUMBER OF LOTS:** 55

SURVEYOR/ENGINEER: Robert Campbell & Associates

ACCESSIBILITY: Access is via E. Governor John Sevier Hwy. a three lane minor arterial street within 110' of right-of-way.

▶ **SUBDIVISION VARIANCES
REQUIRED:**

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 8 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements

of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.

5. Placing the "Special Note" as presented on this Concept Plan on the Final Plat.

6. Review and approval of each building permit for dwellings located on lots identified in the Special Note by Knox County Dept. of Engineering and Public Works.

7. Installation of turn lane striping on Garden Cress Trail at the intersection with E. Governor John Sevier Hwy.

8. Meeting all applicable requirements Tennessee Department of Transportation, including but not limited to repairing the right turn lane on Gov. John Sevier Hwy to match the elevation of the new pavement on the roadway.

► **APPROVE the Development Plan for up to 55 detached residential units on individual lots, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use-on-Review.

COMMENTS:

This proposal is to resubdivide 57 existing lots for attached and detached dwellings, into 55 lots for detached dwellings. There will also be 10 joint permanent easements eliminated since they are no longer needed for access. The existing lots in the subdivision that are not part of this Concept Plan and Use-on-Review are not being modified. In addition, the roads were previously approved and are not being modified. The section of Willow Bluff Circle that has not been installed, north of Garden Cress Trail, will be installed per the previous Concept Plan approval.

There are two depressions on the recorded plat for the subdivision which were identified and discussed in length during the original approval for this site; one is small and located on the north side of Garden Cress Trail and the other is much larger and encompasses the majority of the northeast portion of the development. When the Final Plat was approved, there was a note added that stated the lots touched by the shading of the depressions are required to have engineered foundations, and field observed and monitored during construction. The note also states that according to geotechnical data collected on the site, there does not appear to be an elevated risk of sinkhole activity.

The Concept Plan being reviewed for approval only shows the small depression and the required 50' buffer located on lots 225-228. The large depression is not shown but the "Special Note" on this Concept Plan is a modified version of the previous note and states that the new lots that would have been touched by the previously recorded depression require an engineered foundation and geological exploration and compaction testing, and the footings must be inspected by a qualified engineer before pouring concrete footings and slabs. The impacted lots are listed in the Special Note. The reason for this change is the engineering evaluations and geotechnical investigation found that the large depression area appears to have been at least partly man-made from the construction of the roadway embankment for Gov. John Sevier Hwy, and does not appear to have an elevated risk for sinkhole development. There is, however, a large sinkhole on the opposite side of Gov. John Sevier Hwy that is shown in historic and current topographic maps. There is a stream that drains into this sinkhole before resurfacing south of the subject site and flowing into the river. In addition, the geotechnical study performed in 2008 by GEOServices, LLC did not find evidence of sinkholes on the subject site and states there is low risk of sinkhole activity, while acknowledging that there is inherent risk with building on any site underlain with carbonate rock. The Knox County Dept. of Engineering and Public Works will have to review and approve the issuance of each building permit for dwellings located on a lot identified by the Special Note.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available or will be extended to serve this site.
2. The proposed low density residential development at a density of 4.94 du/ac is compatible with the scale and intensity of the development that has already occurred within this subdivision.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to an arterial street.
3. The proposed residential development at a density of 4.94 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of up to 5 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East County Sector Plan identifies this area for LDR (Low Density Residential). The proposed development at a density of 4.94 du/ac is consistent with the sector plan.
2. This site is within the Urban Growth Boundary on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 588 (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.

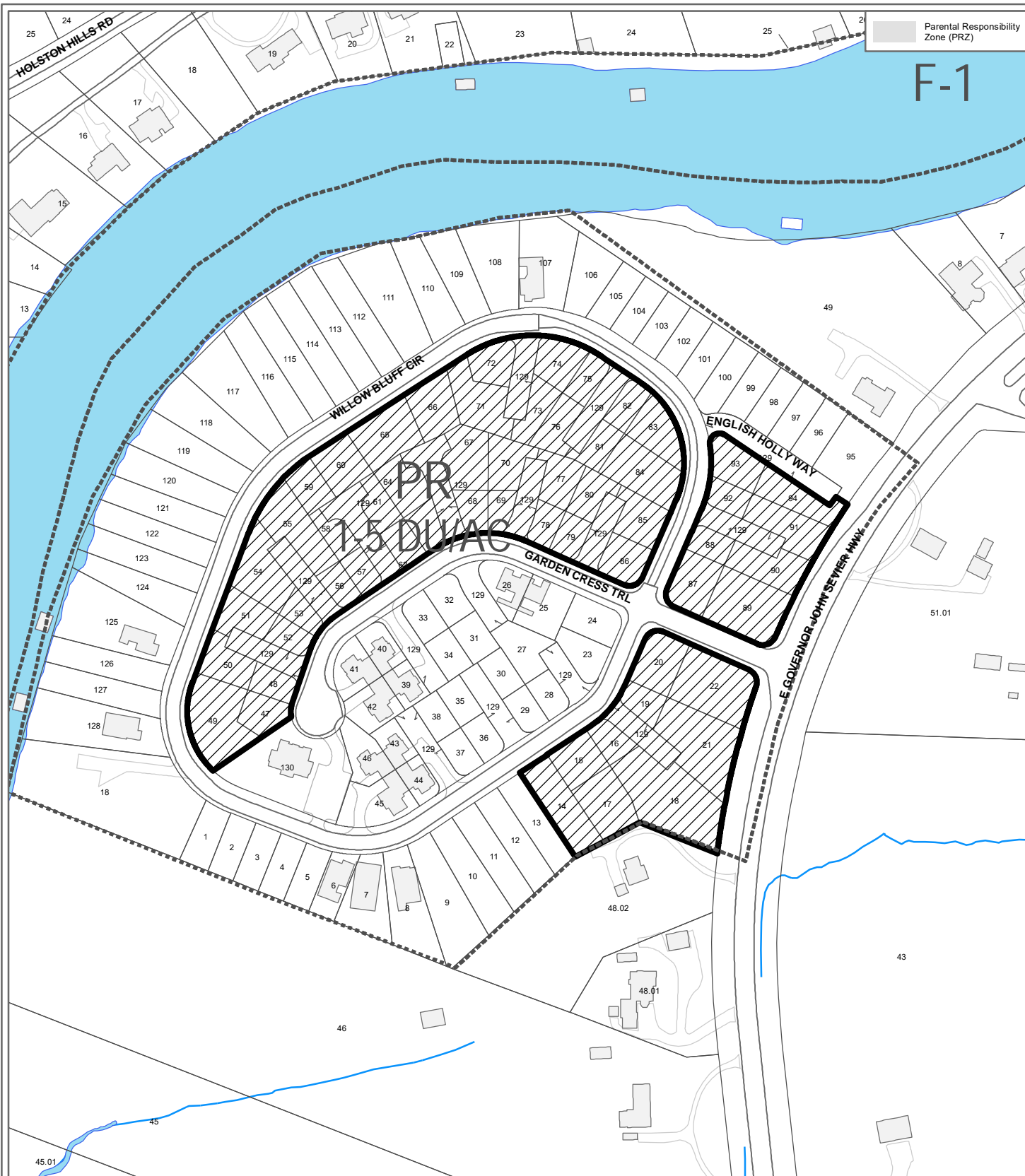
ESTIMATED STUDENT YIELD: 18 (public school children, ages 5-18 years)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

- School-age population (ages 5–18) is estimated 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.

Knoxville-Knox County Planning Commission'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.

Knoxville-Knox County Planning Commission'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.



**1-SB-19-C / 1-E-19-UR
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential)

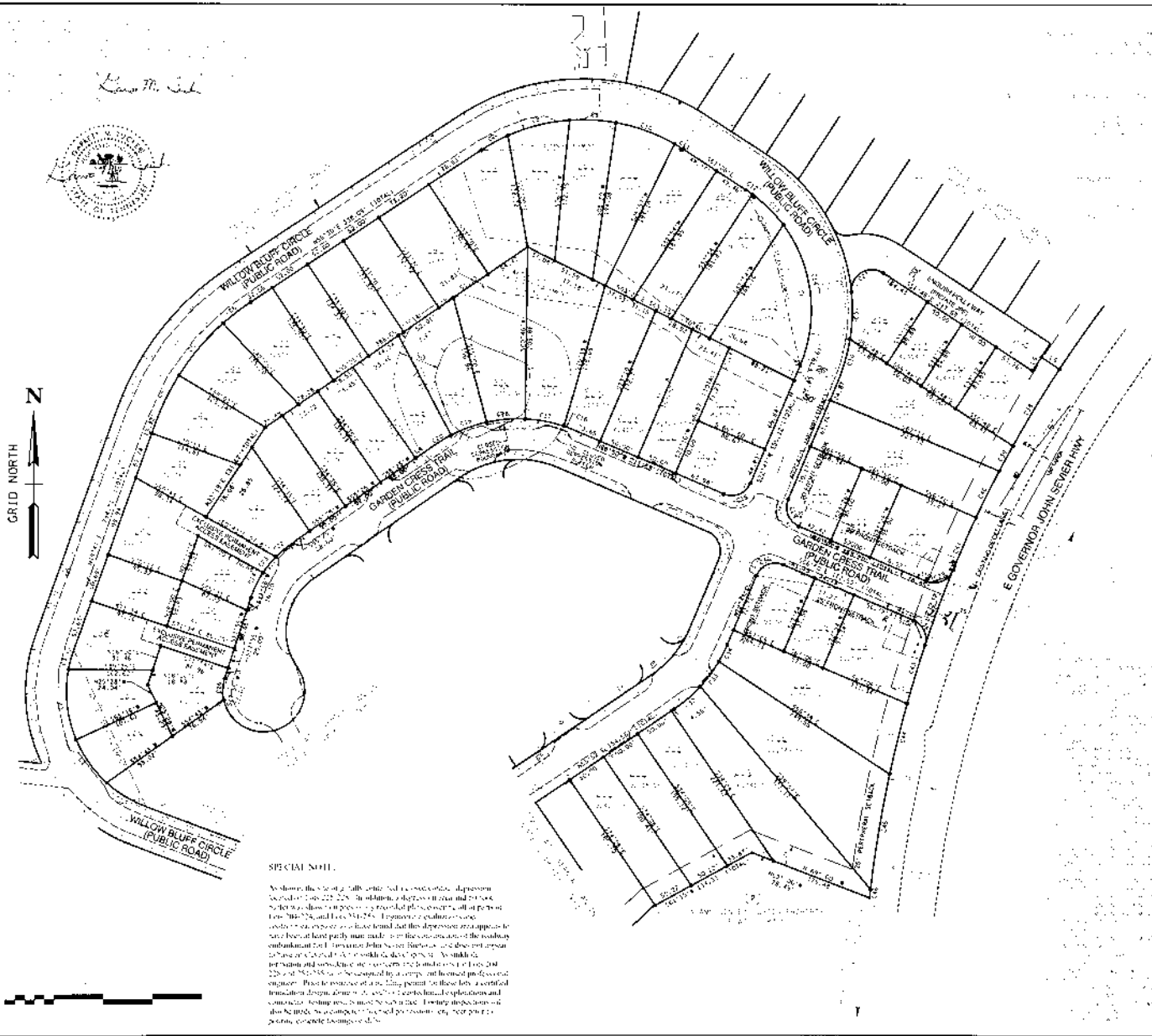
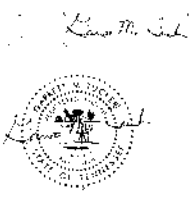
Original Print Date: 12/17/2018 Revised: 1/16/2019
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Knoxville Investment Partners, LLC
Re-subdivision of The Cottages at Governors Landing

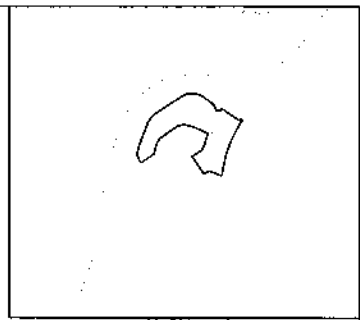
Map No: 83

Jurisdiction: County

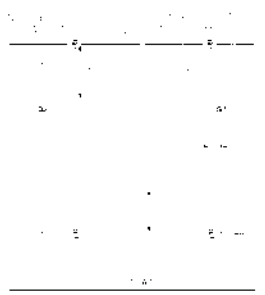




SPECIAL NOTE:
 As shown, this site is fully within the existing depression
 as defined by 226.225. The additional depression area and 24' rock
 buffer was shown in previous plat plans, however, all of parcels
 103-106, 103-107, and 103-108. Erosion or equivalent
 erosion control measures shall be provided but this depression area appears to
 be based on best practice made in the construction of the roadway
 embankment for E. Governor John Sevier Highway and does not appear
 to have any special design or construction. As such, the
 performance and construction shall conform to the standards of 226.225, but
 226.225 of 2015 shall be interpreted by a competent licensed professional
 engineer. Please reference of the filing permit for these lots a certified
 foundation design, along with, a certified geotechnical exploration and
 construction testing results must be on file. Erosion protection and
 also be made to a competent licensed professional engineer prior to
 pouring concrete foundation.



LOCATION MAP
NOT TO SCALE



TYPICAL LOT LAYOUT
(SINGLE FAMILY)

LEGEND

CLT: 083D
 GROUP: D
 PARCELS: 014-022, 047-084
 ZONING: PR
 TOTAL AREA: 11.14 AC
 TOTAL JPE AREA: 0.58 AC
 TOTAL LOTS: 55

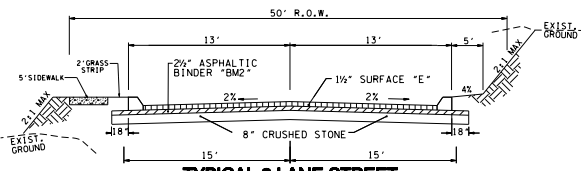
DEED REFERENCE: 20080821-0012822
 PLAT REFERENCE: 20060329-0081206

Revised: 2/6/2019

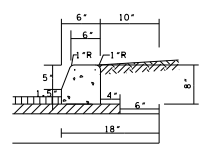
MPC FILE NO. 1-SB-19-C-11-E-19-UR

CONCEPT PLAN
 RE-SUBDIVISION OF THE
 COTTAGES AT GOVERNORS LANDING
 LOTS 14-26, 51-90, 103-106

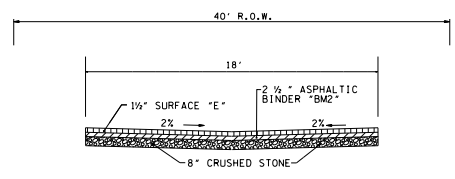
DATE NO. 2/6/19	SCALE 1"=60'	DRAWN BY GWT
SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE 11-19-18	PROJECT NO. 1706	SHEET 1 OF 2



TYPICAL 2 LANE STREET PUBLIC ROADS
NOT TO SCALE



STANDARD DETAIL OF EXTRUDED CURB
NOT TO SCALE



TYPICAL JPE SECTION
NOT TO SCALE

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

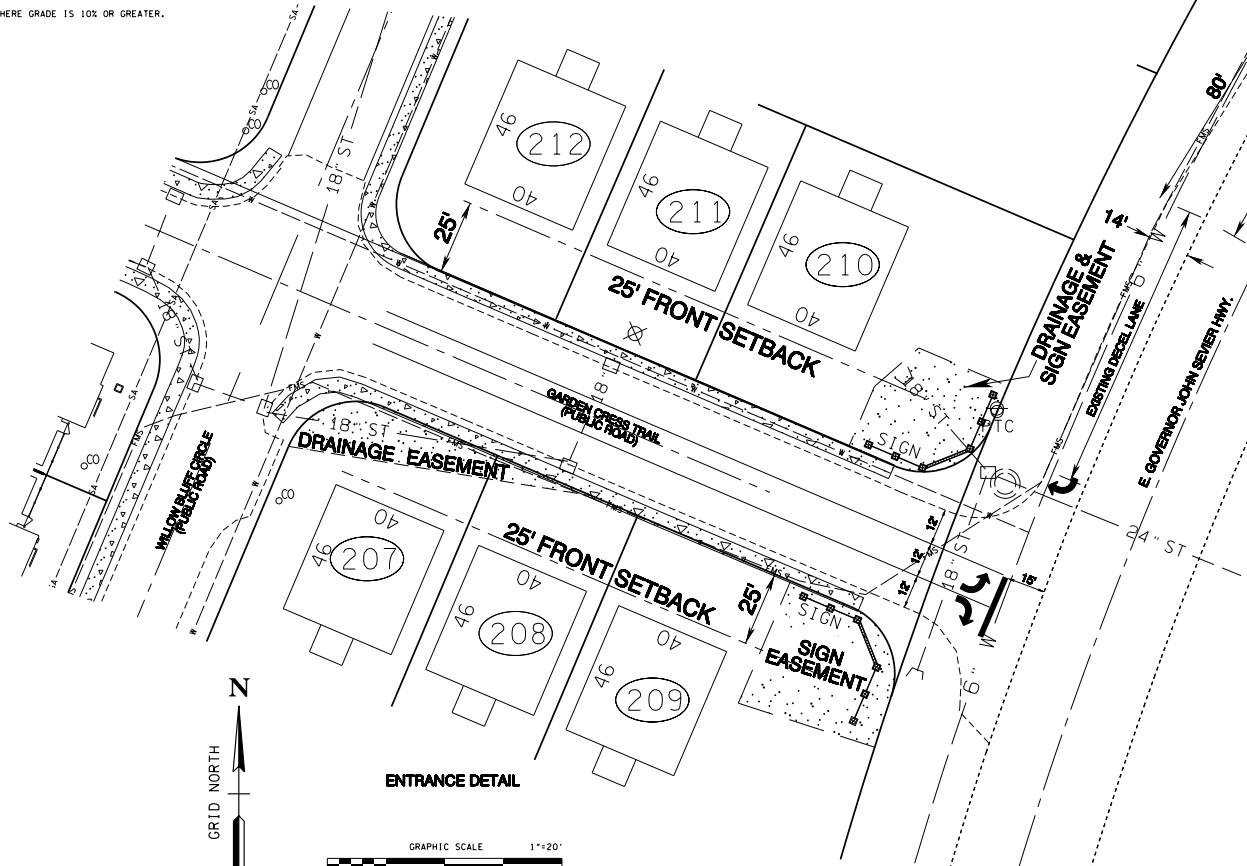
FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.

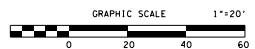
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* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



ENTRANCE DETAIL



NOTES:

- GARDEN CRESS TRAIL TO BE RESTRIPTED AT ENTRANCE FOR LEFT TURN LANE AS SHOWN.
- DECELERATION LANE ON JOHN SEVIER HIGHWAY TO BE REPAIRED AND STRIPED PER TDDT TO MATCH THE ELEVATION OF NEW PAVEMENT.

Revised: 2/6/2019

MPC FILE NO. 1-SB-19-C / 1-E-19-UR

**CONCEPT PLAN
RE-SUBDIVISION OF THE
COTTAGES AT GOVERNORS LANDING
LOTS 15-26, 51-60, 103-106**

DEPT. NO. 80X	SCALE AS SHOWN	DRAWN BY GMT
ROCK CO., TN.		
SURVEYED BY ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE 11-19-08	REVISED 12-21-18	PROJECT NUMBER 1702
		SHEET 2 OF 2

1-SB-19-C-1-E-19-UR_PP-1-10-19

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

January 3, 2019

- automatic -
30 days -

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

RE: Cottages at Governors Landing (1-SB-19-C / 1-E-19-UR)
Concept Plan / Use on Review
RGC #17082

Dear Mike:

On behalf of our client, we would like to request a postponement of the item listed above to the February 14, 2019 MPC meeting. We have also submitted the final plat for the February meeting.

Please call if you have any questions.

Sincerely,

Robert Campbell & Associates, LP

A handwritten signature in black ink, appearing to read "Garrett M. Tucker".

Garrett M. Tucker, PE

SUBDIVISION - CONCEPT



Name of Applicant: KNOXVILLE INVESTMENT PARTNERS, LLC
 Date Filed: 11-26-18 Meeting Date: 1-10-19
 Application Accepted by: Sherry Michienzi
 Fee Amount: _____ File Number: Subdivision - Concept 1-SB-19-C
 Fee Amount: _____ Related File Number: Development Plan 1-E-19-UR

PROPERTY INFORMATION

Subdivision Name: RE-SUBDIVISION OF THE COTTAGES AT GOVERNORS LANDING

Unit/Phase Number: 1

General Location: NORTH & SOUTH SIDE OF GARDEN CRESS TRAIL & WILLOW BLUFF CIRCLE

Tract Size: 10.93 ACRES No. of Lots: 54

Zoning District: PR (1-5 DU/AC)

Existing Land Use: UNUSED LAND

Planning Sector: EAST COUNTY

Growth Policy Plan Designation: _____

Census Tract: 54.01

Traffic Zone: _____

Parcel ID Number(s): CLT 083D GROUP D PARCELS 015-022 & 047-086
083DD 087-094

Jurisdiction: City Council _____ District
 County Commission 8th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: JAMIE WILCOX

Company: KNOXVILLE INVESTMENT PARTNERS, LLC

Address: 306 BURR RIDGE PARKWAY, SUITE 101

City: BURR RIDGE State: IL Zip: 60527

Telephone: (815) 782-7235

Fax: _____

E-mail: Jamie@wilcoxcommunities.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

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer KUB

Water KUB

Electricity KUB

Gas KUB

Telephone AT&T

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Garrett M. Tucker

Company: Robert Campbell & Associates

Address: 7523 Taggart Lane

City: Knoxville State: TN Zip: 37938

Telephone: _____

Fax: _____

E-mail: _____

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.

PLEASE PRINT

Name: JAMIE WILCOX

Address: 306 BURR RIDGE PARKWAY
SUITE 101

City: BURR RIDGE State: IL Zip: 60527

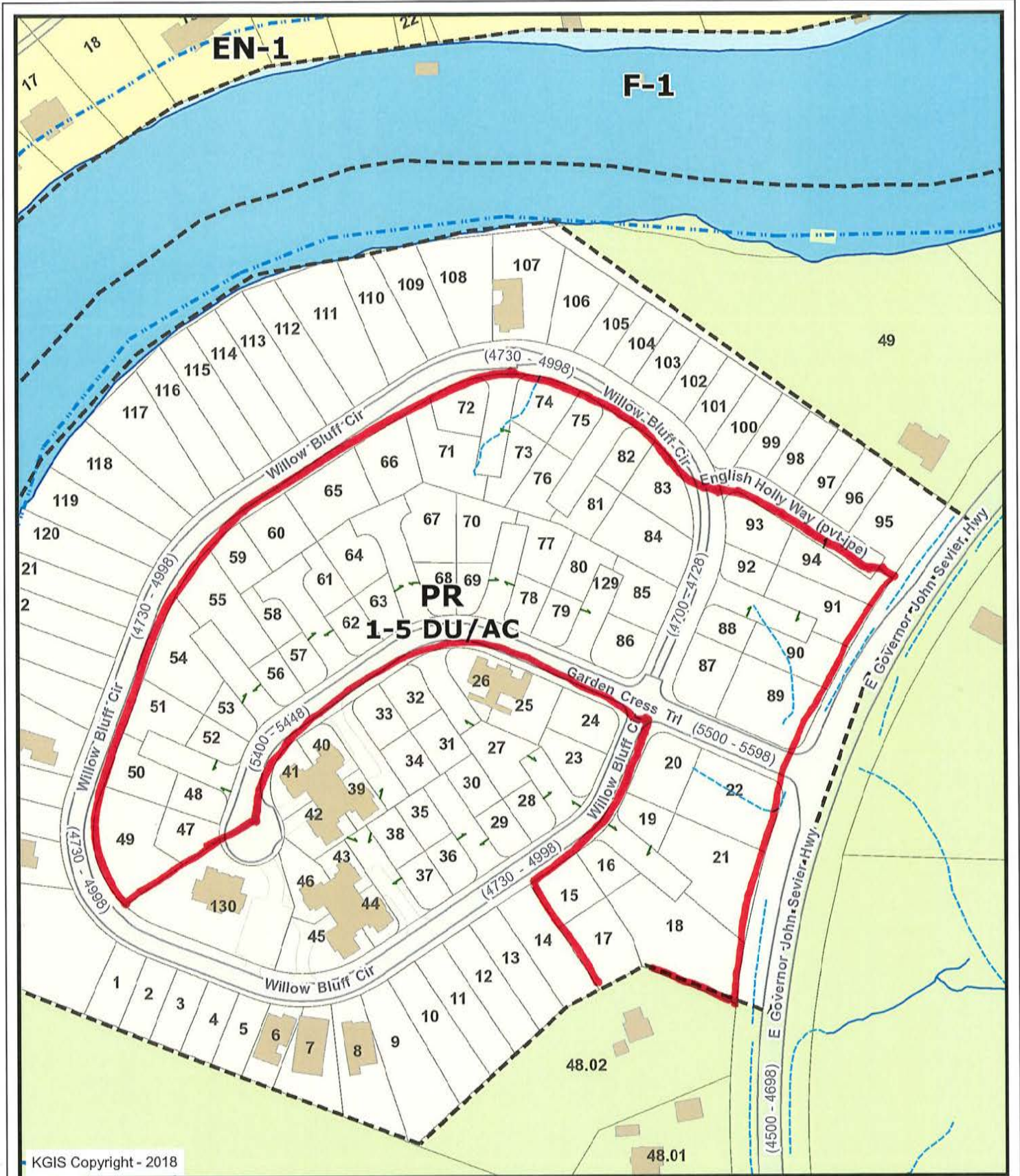
Telephone: (815) 782-7235

Fax: _____

Signature: 

Date: 11-19-18

E-mail: Jamie@wilcoxcommunities.com



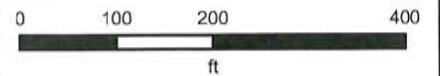
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 11/26/2018 at 1:22:36 PM



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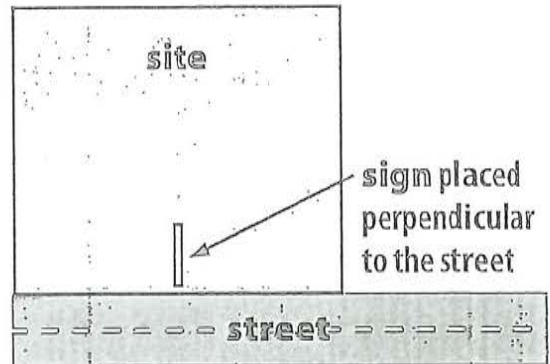
REQUIRED SIGN POSTING AGREEMENT

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 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:

December 26, 2018 and January 11, 2019
(15 days before the MPC meeting) (the day after the MPC meeting)

X Signature: *Robert G. Campbell*
Robert G. Campbell & Associates, LP

Printed Name: Knoxville Investment Partners, LLC

Phone: 865-947-5996 Email: gfucker@rgc-a.com

Date: 11-26-18

MPC File Number: 1-5B-19-C & 1-E-19-UR