



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 1-SB-19-C **AGENDA ITEM #:** 11
1-E-19-UR **AGENDA DATE:** 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 015-022, 047-086, 087-094 [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:** 10.93 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:

▶ **POSTPONE the Concept Plan application until the February 14, 2019 Planning Commission meeting as requested by the applicant.**

The applicant has requested a one month postponement to allow one parcel that has been added to the request to be advertised in a public notice.

▶ **POSTPONE the Use on Review application until the February 14, 2019 Planning Commission meeting as requested by the applicant.**

COMMENTS:

The applicant is proposing to resubdivide 57 existing lots for attached and detached residential dwellings, into 55 lots for detached dwellings. The applicant also proposes to eliminate 10 joint permanent easements that provided access to lots for the attached dwellings that are being eliminated.

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.

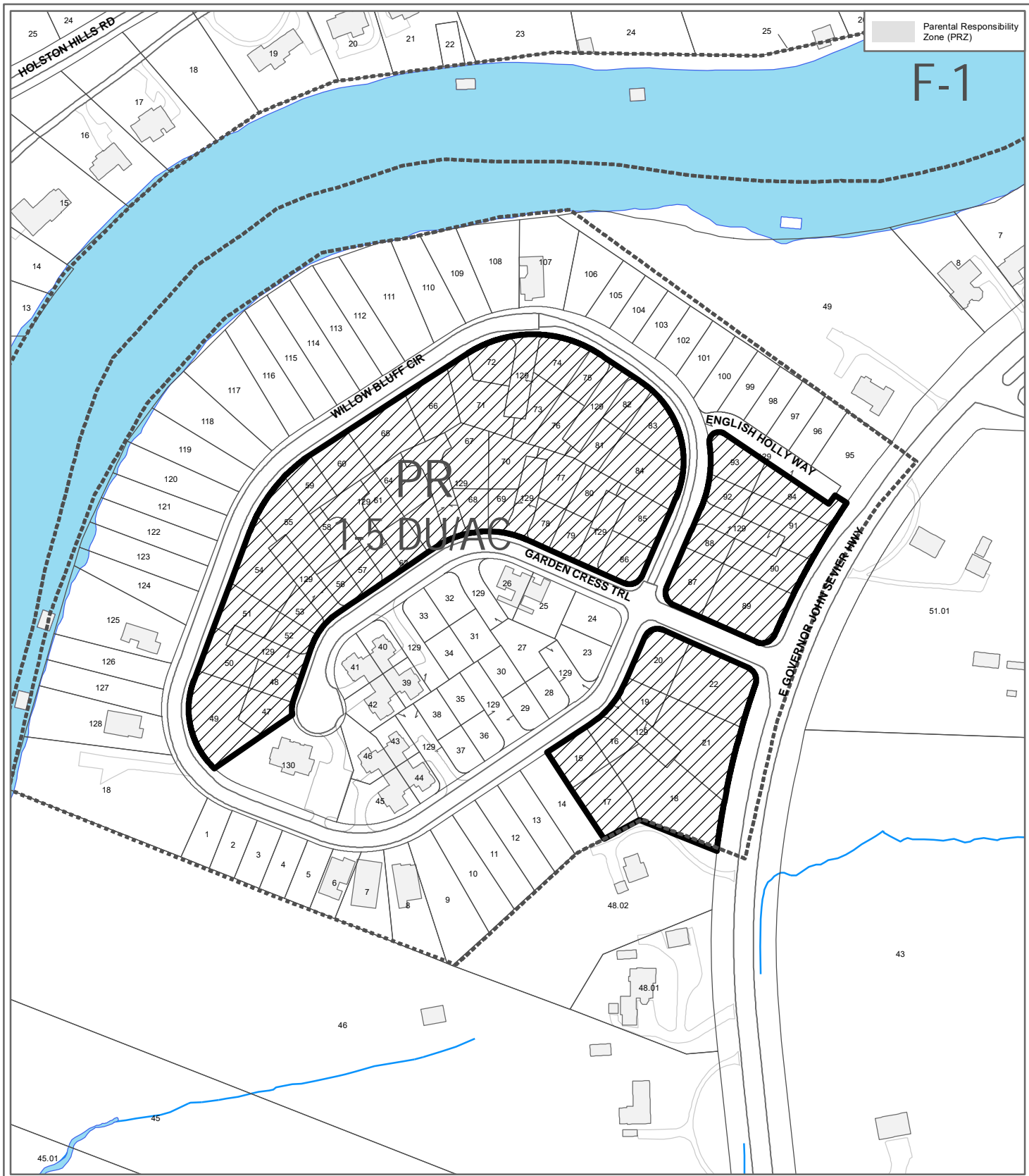
ESTIMATED STUDENT YIELD: 18 (public school children, ages 5-18 years)

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

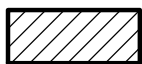
- School-age population (ages 5–18) is estimated using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out 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**

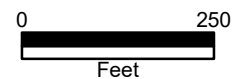


Detached residential subdivision in PR (Planned Residential)

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

Map No: 83

Jurisdiction: County



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

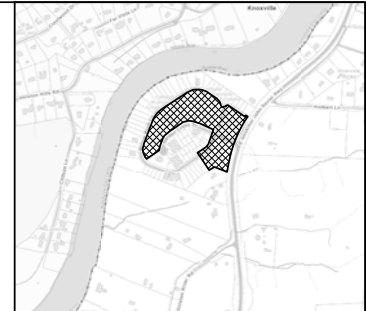
Certification of Concept Plan.
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been identified and described in a report filed with the Metropolitan Planning Commission.
Registered Engineer: *[Signature]*
Tennessee Certificate No. 104281



ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES
7523 TAGGART LN
KNOXVILLE TN, 37938
(865) 941-5996

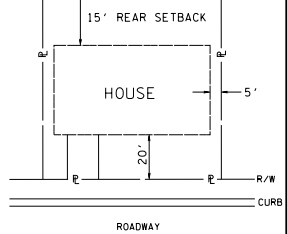
OWNER/DEVELOPER: KNOXVILLE INVESTMENT PARTNERS, LLC
306 BURR RIDGE PARKWAY, SUITE 101
BURR RIDGE, IL 60527
JAMIE WILCOX
(815) 782-7235

MINIMUM BUILDING SETBACKS:
FRONT - 20' (LOTS 201-207, 212-256)
FRONT - 25' (LOTS 207-210)
(ALONG GARDEN CRESS TRAIL)
REAR - 15'
SIDE - 5'



LOCATION MAP
NOT TO SCALE

NOTE: PERIPHERAL SETBACK APPLIES
AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT
(SINGLE FAMILY)

CLT: 083D
GROUP: D
PARCELS: 014-022, 047-084

ZONING: PR

TOTAL AREA: 11.14 AC
TOTAL JFE AREA: 0.58 AC

TOTAL LOTS: 65

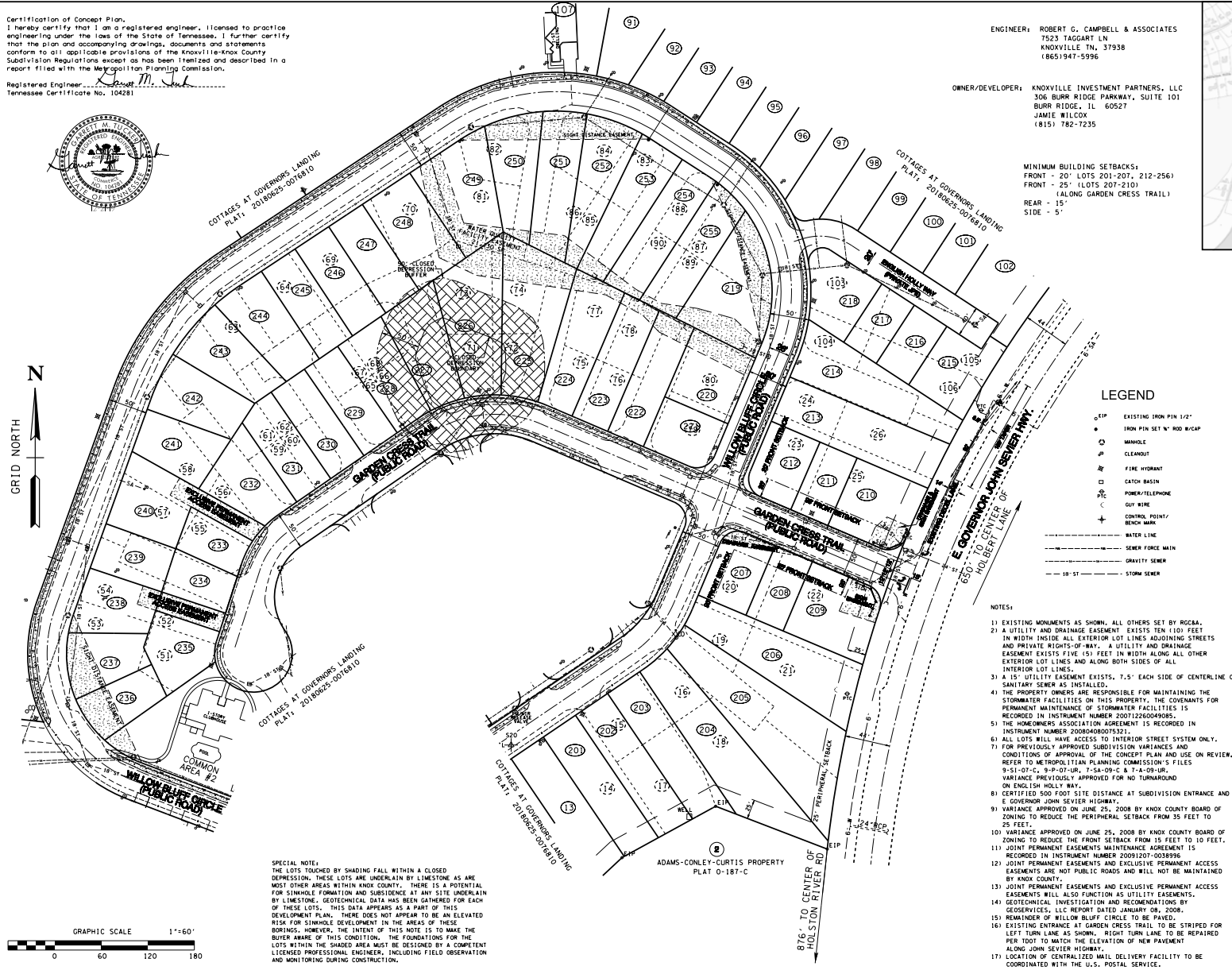
DEED REFERENCE: 20080821-0012822
PLAT REFERENCE: 20080329-0081206

Revised: 12/21/2018

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

CONCEPT PLAN
RE-SUBDIVISION OF THE
COTTAGES AT GOVERNORS LANDING
LOTS 15-26, 51-90, 103-106

DEED NO. & BOOK	SCALE	DRAWN BY
KNOX CO., TN	1"=60'	GMT
DATE	REVISED	PROJECT NUMBER
11-18-08	12-21-18	17082
SURVEYED BY		
ROBERT G. CAMPBELL & ASSOC., L.P.		
DATE	REVISED	PROJECT NUMBER
11-18-08	12-21-18	17082
SHEET		
1 OF 2		



LEGEND

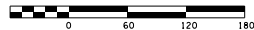
- ⊙ 1/2" EXISTING IRON PIN 1/2"
- ⊙ IRON PIN SET "N" ROD #1/4"
- ⊙ MANHOLE
- ⊙ CLEANSOUT
- ⊙ FIRE HYDRANT
- ⊙ CATCH BASIN
- ⊙ POWER/TELEPHONE
- ⊙ GUY WIRE
- ⊙ CONTROL POINT/ BENCH MARK
- ⊙ WATER LINE
- ⊙ SEWER FORCE MAIN
- ⊙ GRAVITY SEWER
- ⊙ 18" ST
- ⊙ STORM SEWER

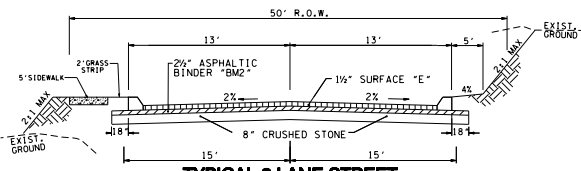
NOTES:

- 1) EXISTING MONUMENTS AS SHOWN. ALL OTHERS SET BY ROCKA.
- 2) A UTILITY AND DRAINAGE EASEMENT EXISTS TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY. A UTILITY AND DRAINAGE EASEMENT EXISTS FIVE (5) FEET IN WIDTH ALONG ALL OTHER EXTERIOR LOT LINES AND ALONG BOTH SIDES OF ALL INTERIOR LOT LINES.
- 3) A 15' UTILITY EASEMENT EXISTS, 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
- 4) THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING THE STORMWATER FACILITIES ON THIS PROPERTY; THE COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER FACILITIES IS RECORDED IN INSTRUMENT NUMBER 20071226045086.
- 5) THE HOMEOWNERS ASSOCIATION AGREEMENT IS RECORDED IN INSTRUMENT NUMBER 20080409079252.
- 6) ALL LOTS WILL HAVE ACCESS TO INTERIOR STREET SYSTEM ONLY.
- 7) FOR PREVIOUSLY APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE ON REVIEW, REFER TO METROPOLITAN PLANNING COMMISSION'S FILES 9-51-07-C, 9-9-07-UR, 7-54-09-C & 7-4-09-UR. VARIANCE PREVIOUSLY APPROVED FOR NO TURNAROUND ON ENGLISH HOLLY WAY.
- 8) CERTIFIED 500 FOOT SITE DISTANCE AT SUBDIVISION ENTRANCE AND E GOVERNOR JOHN SEVIER HIGHWAY.
- 9) VARIANCE APPROVED ON JUNE 25, 2008 BY KNOX COUNTY BOARD OF ZONING TO REDUCE THE PERIPHERAL SETBACK FROM 35 FEET TO 25 FEET.
- 10) VARIANCE APPROVED ON JUNE 25, 2008 BY KNOX COUNTY BOARD OF ZONING TO REDUCE THE FRONT SETBACK FROM 15 FEET TO 10 FEET.
- 11) JOINT PERMANENT EASEMENTS MAINTENANCE AGREEMENT IS RECORDED IN INSTRUMENT NUMBER 20091207-0058936
- 12) JOINT PERMANENT EASEMENTS AND EXCLUSIVE PERMANENT ACCESS EASEMENTS ARE NOT PUBLIC ROADS AND WILL NOT BE MAINTAINED BY KNOX COUNTY.
- 13) JOINT PERMANENT EASEMENTS AND EXCLUSIVE PERMANENT ACCESS EASEMENTS WILL ALSO FUNCTION AS UTILITY EASEMENTS.
- 14) GEOTECHNICAL INVESTIGATION AND RECOMMENDATIONS BY GEOSERVICES, LLC REPORT DATED JANUARY 09, 2008.
- 15) REMAINDER OF WILLOW BLUFF CIRCLE TO BE PAVED.
- 16) EXISTING ENTRANCE AT GARDEN CRESS TRAIL TO BE STRIPPED FOR LEFT TURN LANE AS SHOWN. RIGHT TURN LANE TO BE REPAIRED PER 100T TO MATCH THE ELEVATION OF NEW PAVEMENT ALONG JOHN SEVIER HIGHWAY.
- 17) LOCATION OF CENTRALIZED MAIL DELIVERY FACILITY TO BE COORDINATED WITH THE U.S. POSTAL SERVICE.

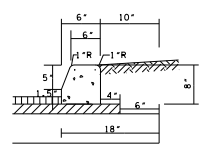
SPECIAL NOTE:
THE LOTS TOUCHED BY SHADING FALL WITHIN A CLOSED DEPRESSION. THESE LOTS ARE UNDERLAIN BY LIMESTONE AS ARE MOST OTHER AREAS WITHIN KNOX COUNTY. THERE IS A POTENTIAL FOR SINKHOLE FORMATION AND SUBSIDENCE AT ANY SITE UNDERLAIN BY LIMESTONE. GEOTECHNICAL DATA HAS BEEN GATHERED FOR EACH OF THESE LOTS. THIS DATA APPEARS AS A PART OF THIS DEVELOPMENT PLAN. THERE DOES NOT APPEAR TO BE AN ELEVATED RISK FOR SINGLE DEVELOPMENT IN THE AREAS OF THESE BORINGS. HOWEVER, THE INTENT OF THIS NOTE IS TO MAKE THE BUYER AWARE OF THIS CONDITION. THE FOUNDATIONS FOR THE LOTS WITHIN THE SHADED AREA MUST BE DESIGNED BY A COMPETENT LICENSED PROFESSIONAL ENGINEER, INCLUDING FIELD OBSERVATION AND MONITORING DURING CONSTRUCTION.

GRAPHIC SCALE 1"=60'

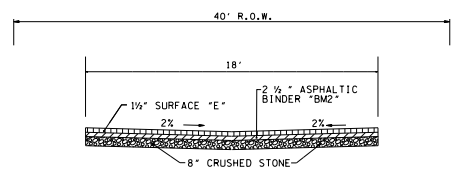




TYPICAL 2 LANE STREET PUBLIC ROADS
NOT TO SCALE



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.

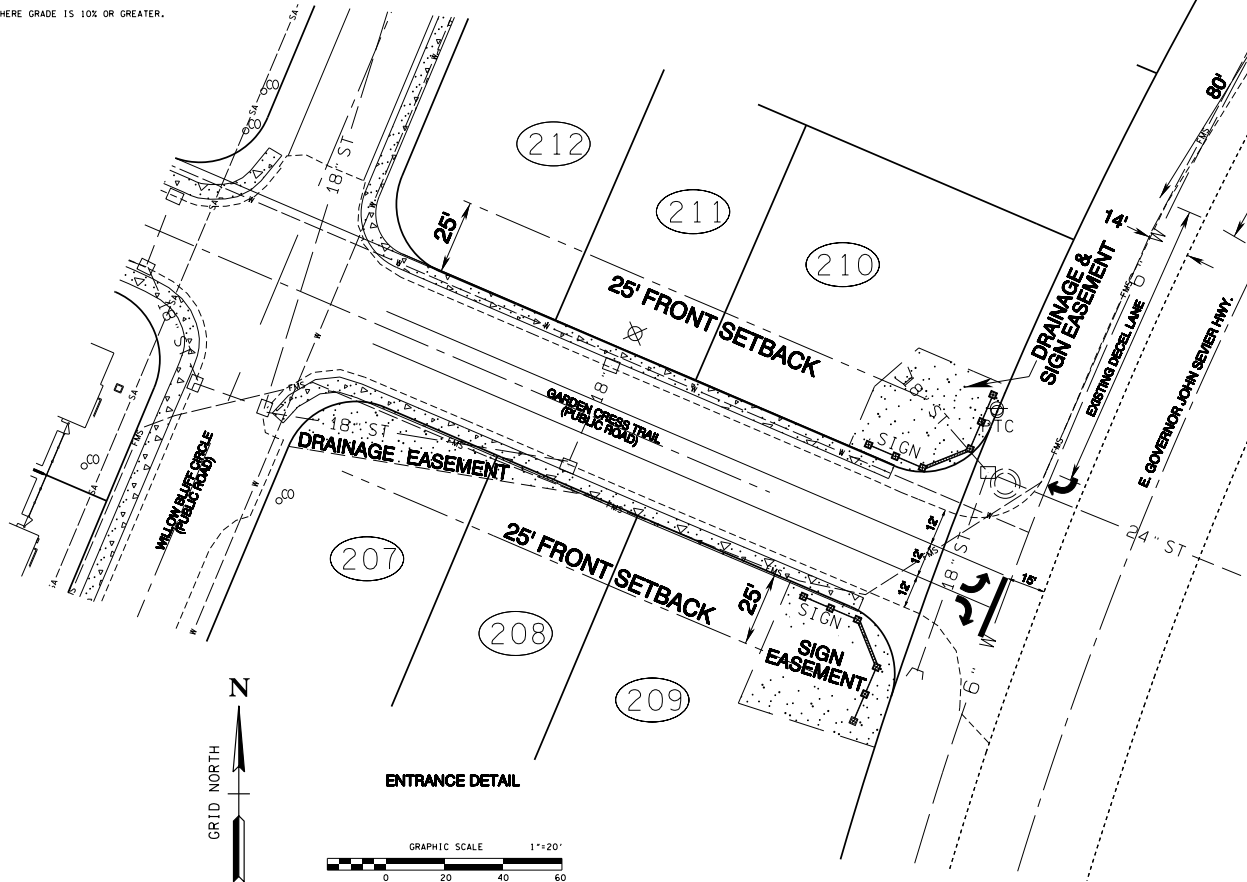
FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT.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

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

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.



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 TDD TO MATCH THE ELEVATION OF NEW PAVEMENT.

Revised: 12/21/2018

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 11-19-20	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

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)

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

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

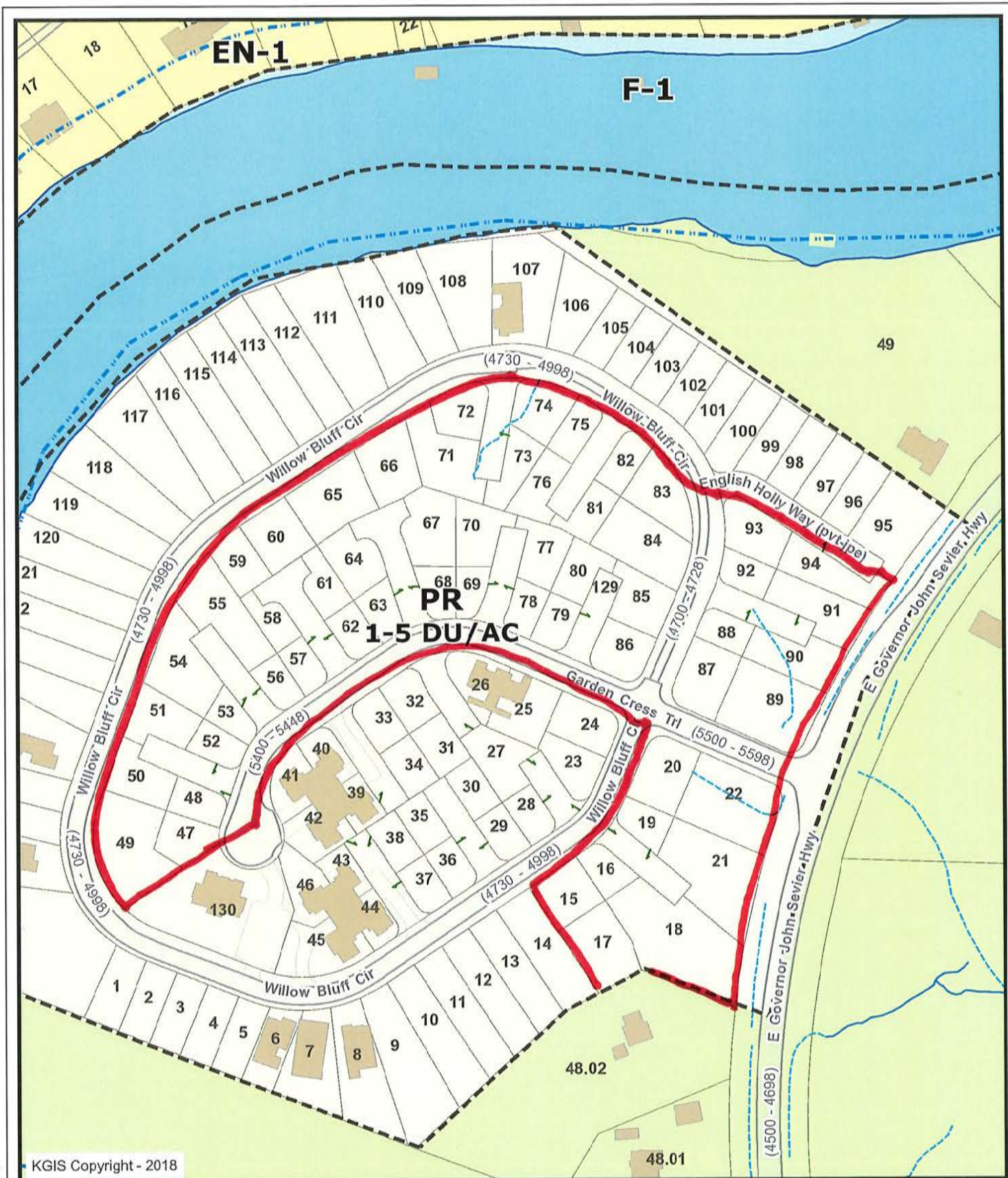
Telephone: (815) 782-7235

Fax: _____

Signature: 

Date: 11-19-18

E-mail: Jamie@wilcoxcommunities.com

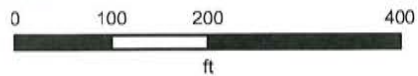


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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



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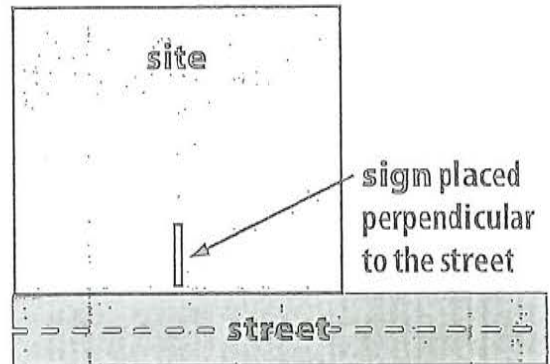
REQUIRED SIGN POSTING AGREEMENT

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-SB-19-C & 1-E-19-UR