



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 6-SB-19-C **AGENDA ITEM #:** 8
6-A-19-UR **AGENDA DATE:** 6/13/2019

▶ **SUBDIVISION:** RATHER ROAD

▶ **APPLICANT/DEVELOPER:** JOHN KING

OWNER(S): King Properties

TAX IDENTIFICATION: 89 218 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10620 Rather Rd

▶ **LOCATION:** Southeast side of Rather Road, East of George Light Road

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 7.84 acres

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

▶ **EXISTING LAND USE:** Rural residential

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: This area to the east of Pellissippi Parkway, that is accessed from George Light Rd. and Rather Rd., is developed with agricultural and rural to low density residential uses under A, RA and PR zoning.

▶ **NUMBER OF LOTS:** 26

SURVEYOR/ENGINEER: Garrett Tucker / Robert Campbell & Associates

ACCESSIBILITY: Access is via Rather Rd., a local street with 15' of pavement width within 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

- 1) Reduction of right-of-way turning radius at corner of Road "A" and Rather Road from 25' to 10'.
- 2) Reduction of pavement turning radius on Road "A" at Rather Road from 25' to 22'.
- 3) Reduction of minimum lot frontage width from 25' to 22.83' for Lot 9.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-3 because the site's topography and shape restricts compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.

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 which 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 Dept. of Engineering and Public Works.
4. Place a note on the final plat that all lots will have access only to the internal street system.
5. Prior to certification of the final plat for the subdivision, establishing a property owners association for the purpose of maintaining the storm water drainage system, private road, and common open space.
6. Widening Rather Rd. to a minimum width of 20' from the George Light Rd. intersection to the eastern frontage boundary of the subject property, including the proposed realignment of Rather Rd. to increase the curve radius along the northern boundary of the property as proposed. The widening is to be done with the approval of and under the supervision of the Knox County Dept. of Engineering and Public Works, and must be completed before final plat approval, unless the Knox County Department of Engineering and Public Works accepts a bond to ensure completion of the improvements to Rather Road.
7. Certification on the final plat by the applicant's engineer that there is 250' of sight distance at the proposed subdivision entrance to the widened and realigned Rather Rd.
8. Establish a 25' access easement across Lot 17 to Road "B" to create legal access for Lot 16.

► **APPROVE the Development Plan for up to 26 attached dwelling units on individual lots and the reduction of the peripheral setback from 35' to 25' adjacent to Lots 13-15, 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:

King Properties is proposing to subdivide this 7.84 acre tract into 26 attached residential lots at a net density of 3.43 du/ac. The net acreage for determining the density is 7.59 acres and excludes the land area designated floodway on the FEMA map (.25 acres). The development will also be dedicating .40 acres of right-of-way, which is normally taken out of the acreage used for determining the number of units allowed, however, in this case the dedication is in addition to the 25' from the centerline of the road that would normally be required because they are realigning Rather Rd. Because of this public improvement, staff is using the acreage of the site before the right-of-way dedication for the realignment of Rather Rd but not the right-of-way that would otherwise be required by the Major Road Plan.

In March 2018 (3-SC-18-C / 3-E-18-UR) the Planning Commission approved a detached residential subdivision with 24 lots with public roads. This proposal has 26 attached units on individual lots with private roads. The proposed right-of-way width is 40' and pavement width is 24'. For private roads, the Planning Commission has the authority to approve a right-of-way reduction from 50' to 40' and pavement width from 26' to 20'.

The previous approval included improvements and realignment of Rather Road, and these improvements are also included within this request. Rather Road is currently only about 15' wide and does not meet the minimum County road standards. The developer is required to widen Rather Road to a minimum of 20' pavement, 2' shoulders, and swales from the George Light Rd. intersection to the eastern boundary of the property. In addition, there is a sharp curve in the road along the northern boundary of the property and a steep road grade east of this curve. The developer proposes to realign Rather Road in this curve to increase the radius and decrease the road grade to 15 percent, which is the maximum recommended for new streets. There are two private driveways on the opposite side of Rather Road that will need to be extended by the developer because of the road realignment.

The final design and installation of the Rather Road improvements are to be completed by the developer with the approval and supervision of the Knox County Department of Engineering and Public Works (Knox County EPW). These improvements should be completed before final plat approval by the Planning Commission, which is the preference of Knox County EPW. However, if the circumstances warrant and Knox County EPW is agreeable, a bond may be accepted to ensure the completion of the Rather Road improvements and allow consideration of final plat approval by the Planning Commission.

The applicants engineer must certify and add a note to the final plat that at the sight distance at the Road "A" intersection with Rather Road is a minimum of 250' in both directions. The sight distance is to be to the widened and realigned Rather Road and not the current condition. In most cases the minimum sight distance is 300' or more because the requirement is 10 times the posted speed limit but not less than 250'. Rather Road has a posted speed limit of 20 mph so the minimum sight distance is 250'.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along Lots 13-15. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins specific residential zoning districts, including the Agricultural zone. Staff is recommending approval of this request because of the topography of the site and 25' of common area is what staff typically requests as a separation between external roads and lots when there is a double frontage condition.

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 to serve this site.
2. The proposed low density residential development at a density of 3.43 du/ac is compatible with the scale and intensity of recent development that has occurred in this area. The subdivision across Rather Road is zoned PR < 5 du/ac but is developed at 3.6 du/ac. However, the remaining residential development in the area have lots that are 1 acre or larger.
3. The developer is required to widen approximately .3 miles of Rather Road to a minimum pavement width of 20 feet from the intersection of George Light Road to the northeastern corner of the property. This will include realignment of Rather Rd. to smooth out the sharp 90 degree turn along the north property boundary.
4. Vehicular access to Pellissippi Parkway at George Light Road is currently unrestricted and is the most logical path for residents of the subdivision. TDOT has restricted left turn movements from some side streets to Pellissippi Parkway. Currently, vehicles can still turn left from George Light Road onto Pellissippi Parkway but TDOT plans to change this at some time in the future. If access is restricted, additional vehicle traffic may go east on Rather Road which has about 1.1 miles of paved roadway that is approximately 12 feet wide and has an at-grade railroad crossing at its eastern end.

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.
3. The proposed residential development at a density of 3.43 du/ac is consistent in use and density with the PR zoning of the property that was approved at a density of up to 3.5 du/ac.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan proposes low density residential development for this site. The proposed development density of 3.43 du/ac is consistent with the sector plan.
2. The entire property is located within the hillside protection area. The steepest slopes are on the south side of the property leading down to Beaver Creek and the central portion of the property is primarily 15 percent slope or less.
3. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 284 (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.

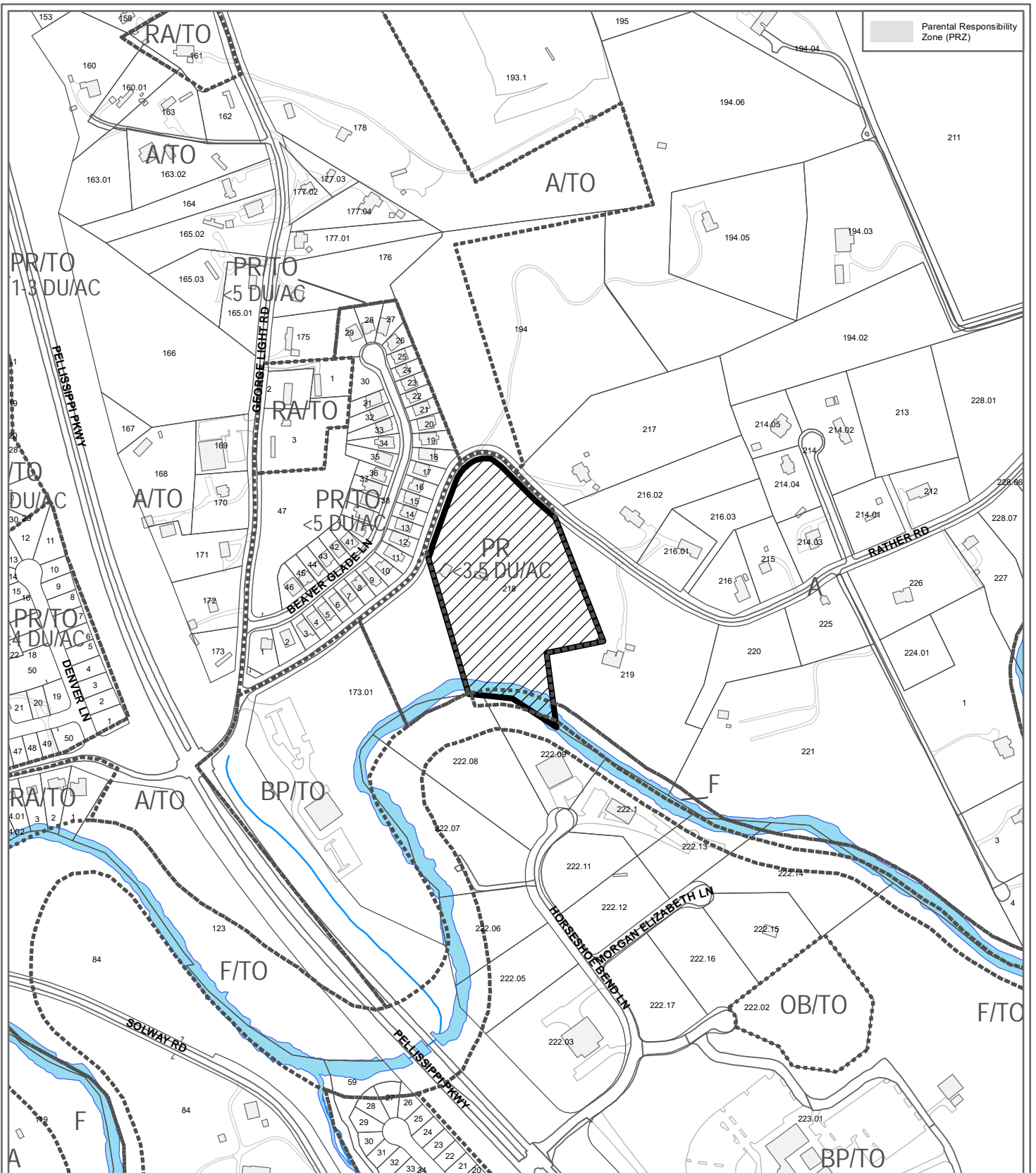
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Karns 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 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.



**6-SB-19-C / 6-A-19-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: King, John
Rather Road



Attached residential subdivision in PR (Planned Residential)

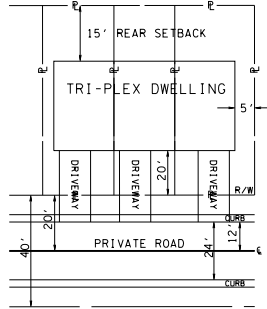
Map No: 89
Jurisdiction: County

Original Print Date: 5/16/2019
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



- NOTES:
- 1) SITE DISTANCE OF 250 FT IS AVAILABLE IN EACH DIRECTION ALONG RATHER ROAD.
 - 2) EXISTING CONTOURS BASED ON TOPOGRAPHIC SURVEY.
 - 3) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
 - 4) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - 5) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - 6) WIDENING AND REDESIGN OF RATHER ROAD WILL BE APPROVED BY KNOX COUNTY.
 - 7) REDUCTION OF PERIPHERAL SETBACK ALONG RATHER ROAD AT LOTS 13-15 FROM 35 FEET TO 25 FEET DUE TO SITE TOPOGRAPHY.

NOTE: 25' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT (MULT-FAMILY) (NO SCALE)



LOCATION MAP NO SCALE

LEGEND

- I/P IRON PIN FOUND
- PIPE ● PIPE FOUND
- W.M. WATER METER
- ⊕ MANHOLE
- W.V. WATER VALVE
- ⊗ FIRE HYDRANT
- P/T/C POWER/TELEPHONE/CABLE
- LIGHT POLE

DEVELOPER: KING PROPERTIES
531 CALLAHAN DRIVE
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CONTACT: JOHN KING
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FAX: (865) 560-9402

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

- WARNINGS:
- 1) REDUCTION OF RIGHT-OF-WAY TURNING RADIUS AT CORNER OF ROAD "A" AND RATHER ROAD FROM 85 FEET TO 50'.
 - 2) REDUCTION OF PAVEMENT TURNING RADIUS ON ROAD "A" AT RATHER ROAD FROM 85 FEET TO 50 FEET.
 - 3) REDUCTION OF MINIMUM FRONTAGE FOR LOT 8 FROM 25 TO 22.5'

CLT MAP: 089
PARCEL: 218
DEED REFERENCE: 20050816 - 0015269
PROPERTY ZONED: PR (3.5 DU/AC)

SITE AREA: 7.84 ACRES
FLOODWAY AREA: 0.26 ACRES
NUMBER OF LOTS: 26 (3.4 DU/AC)

DEDICATED RIGHT-OF-WAY
RATHER ROAD: 0.40 ACRES

DISTURBED AREA:
RATHER ROAD IMPROVEMENTS: 1.30 ACRES
ON SITE CONSTRUCTION: 6.41 ACRES
TOTAL DISTURBED AREA: 7.71 ACRES

MPC FILE NUMBER: 6-SB-19-C & 6-A-19-UR

CURVE A1
P.I. 3+247.06
PC 32+38.93
PT 32+58.15
Δ 9° 17' 58" (RT)
D 57' 17" 45"
R 100.000
L 16.221
T 8.128

CURVE A2
P.I. 3+385.48
PC 33+07.11
PT 34+56.49
Δ 42° 27' 41" (LT)
D 28' 38" 52"
R 200.000
L 149.582
T 78.368

CURVE C1
P.I. 7+036.29
PC 70+15.83
PT 70+56.19
Δ 23° 07' 37" (LT)
D 51' 17" 45"
R 100.000
L 40.564
T 20.461

CURVE RATHER-4
P.I. 17+87.28
PC 600.381.594
PT 2,509,151.528
Δ 23° 11' 03" (LT)
D 250.000
L 144.753
T 74.490

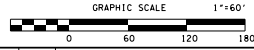
CURVE RATHER-3
P.I. 15+91.98
PC 600,260.898
PT 2,508,389.013
Δ 1° 58' 57" (RT)
D 750.000
L 25.351
T 12.977

CURVE RATHER-2
P.I. 13+25.39
PC 600,088.064
PT 2,508,193.298
Δ 17° 28' 41" (LT)
D 1,500.000
L 336.673
T 163.987

CURVE RATHER-1
P.I. 10+33.74
PC 10+01.00
PT 10+64.28
Δ 36° 15' 39" (LT)
D 500.000
L 63.287
T 32.744

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 itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer: *Robert G. Campbell*
Tennessee Certificate No. 104281



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

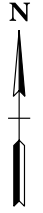
RATHER ROAD SUBDIVISION
SITE DEVELOPMENT PLAN / SWPP



GENERAL LAYOUT
PLAN VIEW

DESIGNED BY CMT	CHECKED BY RGC	SCALE 1" = 60'	SHEET NO. NO. 1
DRAWN BY CMT	DATE 06-05-19	FILE NO. 17101	OF 9 SHEETS

NO.	DATE	DESCRIPTION	BY	CKD.



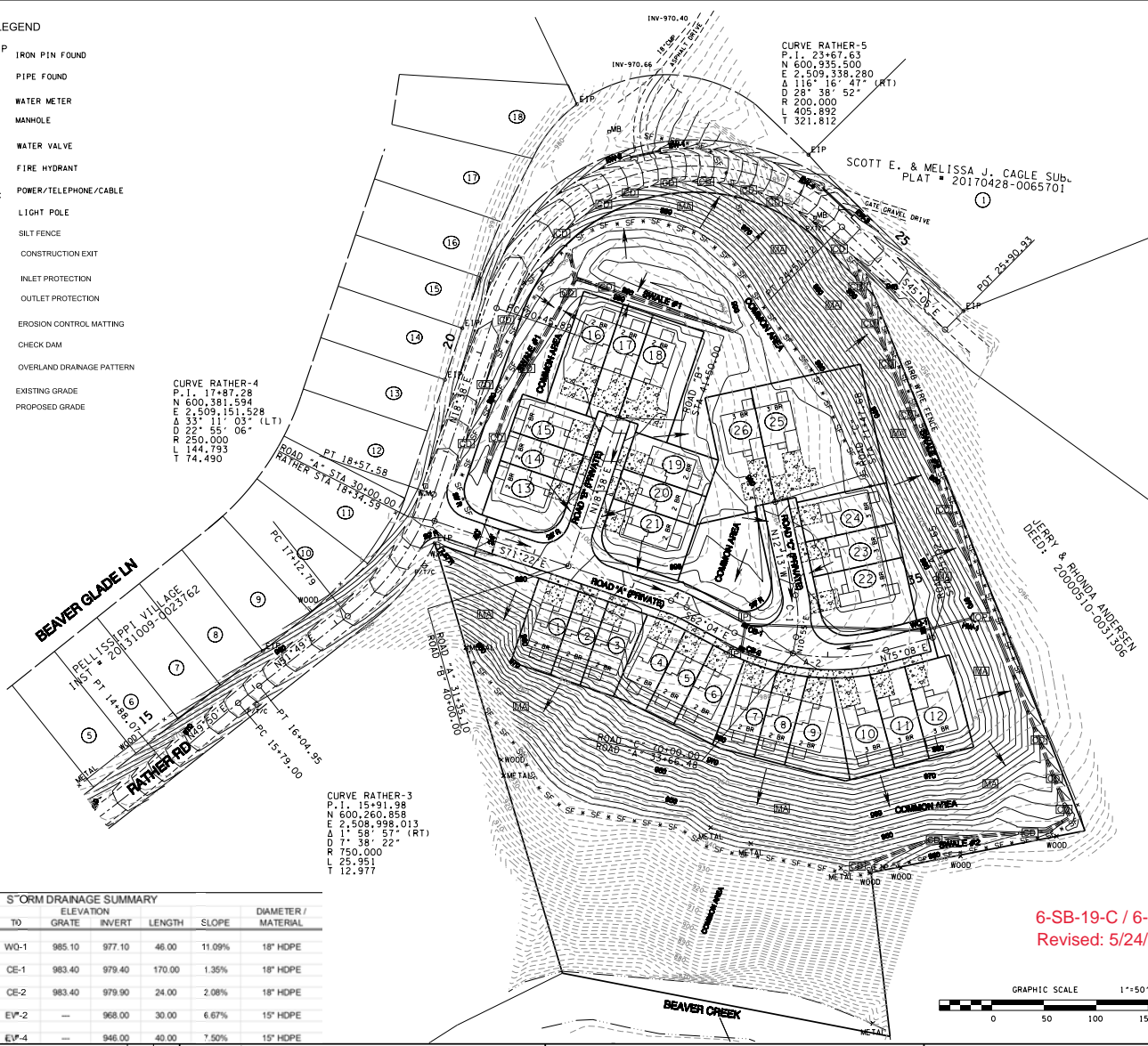
LEGEND

- EIP IRON PIN FOUND
- PIPE PIPE FOUND
- W.M. WATER METER
- MANHOLE
- W.V. WATER VALVE
- ⊗ FIRE HYDRANT
- ⊕ P/W/C POWER/TELEPHONE/CABLE
- LIGHT POLE
- SF * SF * SF SILT FENCE
- CE CONSTRUCTION EXIT
- IP INLET PROTECTION
- OP OUTLET PROTECTION
- MA EROSION CONTROL MATTING
- CD CHECK DAM
- OVERLAND DRAINAGE PATTERN
- - - 990 - - - EXISTING GRADE
- PROPOSED GRADE

CURVE RATHER-4
 P. I. 17+87.28
 N 600,381,594
 E 2,509,151,528
 Δ 33° 11' 03" (LT)
 D 22' 55" 06"
 R 250,000
 L 144,793
 T 74,490

CURVE RATHER-5
 P. I. 23+67.63
 N 600,935,500
 E 2,509,338,280
 Δ 116° 16' 47" (RT)
 D 28° 38' 52"
 R 200,000
 L 405,892
 T 321,812

CURVE RATHER-3
 P. I. 15+91.98
 N 600,260,858
 E 2,508,998,013
 Δ 1° 38' 22"
 R 750,000
 L 25,951
 T 12,977



- Standard Notes:
1. This is a priority construction activity.
 2. Adequate drainage, erosion and sediment control measures, best management practices and/or other stormwater management facilities shall be provided and maintained at all times during construction. Damages to adjacent property and/or the construction site caused by the contractor's or property owner's failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.
 3. Quality assurance of erosion prevention and sediment controls shall be conducted by qualified personnel performing site assessment at each rainfall involving drainage totaling 10 or more acres, or five or more acres if draining to impaired or exceptional waters. This assessment will be conducted at each qualifying outfall within a month of construction commencement. Use CIP sec 3.1.2 for assessment language.
 4. Exposed sediment that has escaped the construction site must be removed so that it is not subsequently washed into storm sewers and/or streams by the next rain and/or so that it does not pose a safety hazard to users of public streets. Arrangements concerning removal of sediment on adjoining property must be verified by the permittee with the adjoining land owner.
 5. Sediment should be removed from sediment traps, silt fences, sedimentation ponds, other sediment controls when design capacity has been reduced by 50%.
 6. Litter, construction debris, and construction chemicals exposed to stormwater shall be picked up prior to anticipated storm events or before being carried off site by wind, or otherwise prevented from becoming a pollution source for stormwater discharges.
 7. Preconstruction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving unless the area is seeded and/or mulched or other temporary cover is installed.
 8. Existing vegetation should be preserved to the maximum extent practicable.
 9. Temporary or permanent soil stabilization must be completed no later than 15 days after the construction activity in that portion of the site has permanently or temporarily ceased. Steep slopes (>35%) must be permanently or temporarily stabilized within 7 days.
 10. Site inspections shall be performed at least twice weekly at a minimum of 72 hours apart on all unstable sites.

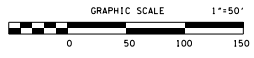


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 FAX: (865) 947-7556

- CONSTRUCTION SEQUENCE:
- 1) CLEAR PORTIONS OF THE PROPERTY TO BE DEVELOPED.
 - 2) REMOVE TOPSOIL, STOCKPILE, AND APPLY TEMPORARY SEEDING.
 - 3) ROUGH GRADE NEW PORTION OF RATHER ROAD FROM STA 18+40 TO STA 24+40. ROUGH GRADE SUBGRADE ROADWAYS AND BUILDINGS PADS TO SUBGRADE CONFIGURATION.
 - 4) APPLY PERMANENT SEEDING TO SLOPES AND INSTALL EROSION CONTROL MATTING.
 - 5) PROVIDE TEMPORARY STABILIZATION TO ALL OTHER DISTURBED AREAS AS NEEDED.
 - 6) INSTALL STORM DRAINAGE AND UTILITIES. INSTALL INLET PROTECTION AT CATCH BASINS AND OUTLET PROTECTION AT HEADWALL OUTLETS. INSTALL ROCK CHECK DAMS IN SWALES.
 - 7) SURFACE AND PAVEMENT ROADWAYS.
 - 8) CONSTRUCT BUILDINGS AND DRIVEWAYS.
 - 9) REDISTRIBUTE TOPSOIL, AND SEED ALL AREAS FOR PERMANENT COVER.
 - 10) SUBMIT NOTICE OF TERMINATION TO TDEC WHEN ALL AREAS ARE PERMANENTLY STABILIZED.

6-SB-19-C / 6-A-19-UR
 Revised: 5/24/2019



STORM DRAINAGE SUMMARY								
FROM	ELEVATION GRATE	ELEVATION INVERT	TO	ELEVATION GRATE	ELEVATION INVERT	LENGTH	SLOPE	DIAMETER / MATERIAL
HW-1	—	972.00	WQ-1	985.10	977.10	46.00	11.09%	18" HDPE
WQ-1	985.10	977.10	CE-1	983.40	979.40	170.00	1.35%	18" HDPE
CB-1	983.40	979.40	CE-2	983.40	979.90	24.00	2.08%	18" HDPE
EW-1	—	966.00	EV-2	—	966.00	30.00	6.67%	15" HDPE
EW-3	—	943.00	EV-4	—	946.00	40.00	7.50%	15" HDPE

NO.	DATE	DESCRIPTION	BY	CHKD.

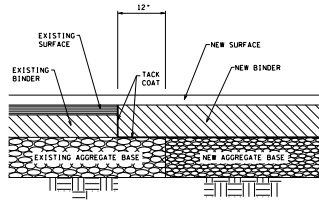


ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

KING PROPERTIES
 SITE DEVELOPMENT PLAN / SWPPP

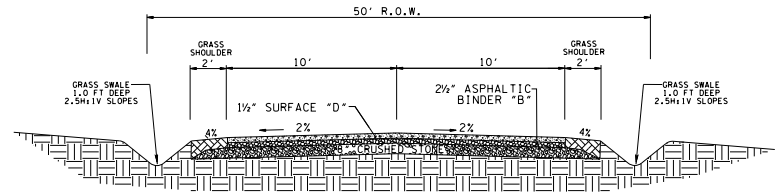
STAGE 2
 GRADING & DRAINAGE
 CONSTRUCTION BMP'S

DESIGNED BY	CHECKED BY	SCALE	SHEET THREE
CMT	RGC	1" = 50'	NO. 3
DRAWN BY	DATE	FILE NO.	OF
JER	5-24-19	17101	6 SHEETS



ROAD WIDENING DETAIL
 SAW CUT AND REMOVE EXISTING PAVEMENT
 ALONG INTERFACE WITH NEW BINDER
 APPROVED PER ANDR COUNTY ENGINEERING & PUBLIC WORKS

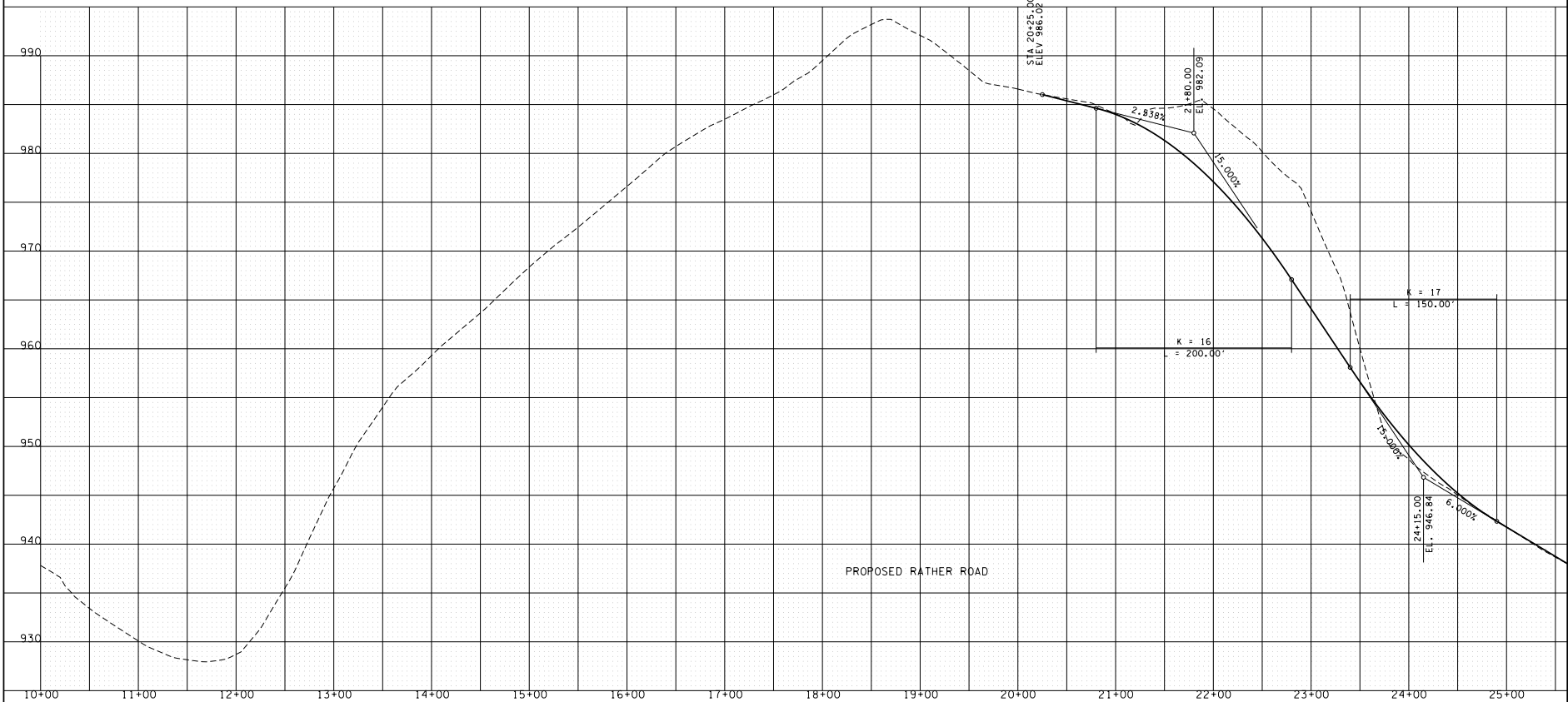
6-SB-19-C / 6-A-19-UR
 Revised: 5/24/2019



**RATHER ROAD
 TYPICAL DETAIL**

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.)

1,000



NO.	DATE	DESCRIPTION	BY	CHKD.



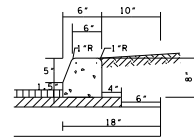
ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

KING PROPERTIES
 CONCEPT PLAN / USE ON REVIEW

ROAD PROFILES
 RATHER ROAD

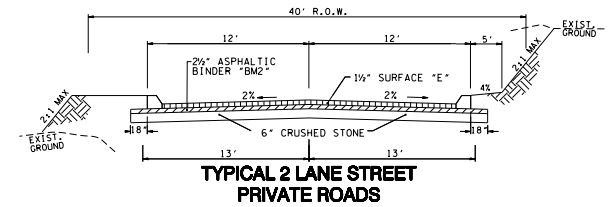
DESIGNED BY gmt	CHECKED BY rgd	SCALE 1"=40' HORIZ. 1"=8' VERT.	SHEET FOUR
DRAWN BY gmt	DATE 05-04-19	FILE NO. 17101	NO. 4
OF 6 SHEETS			

STA 25+00.00
 ELEV. 938.28



STANDARD DETAIL OF EXTRUDED CURB

6-SB-19-C / 6-A-19-UR
Revised: 5/24/2019

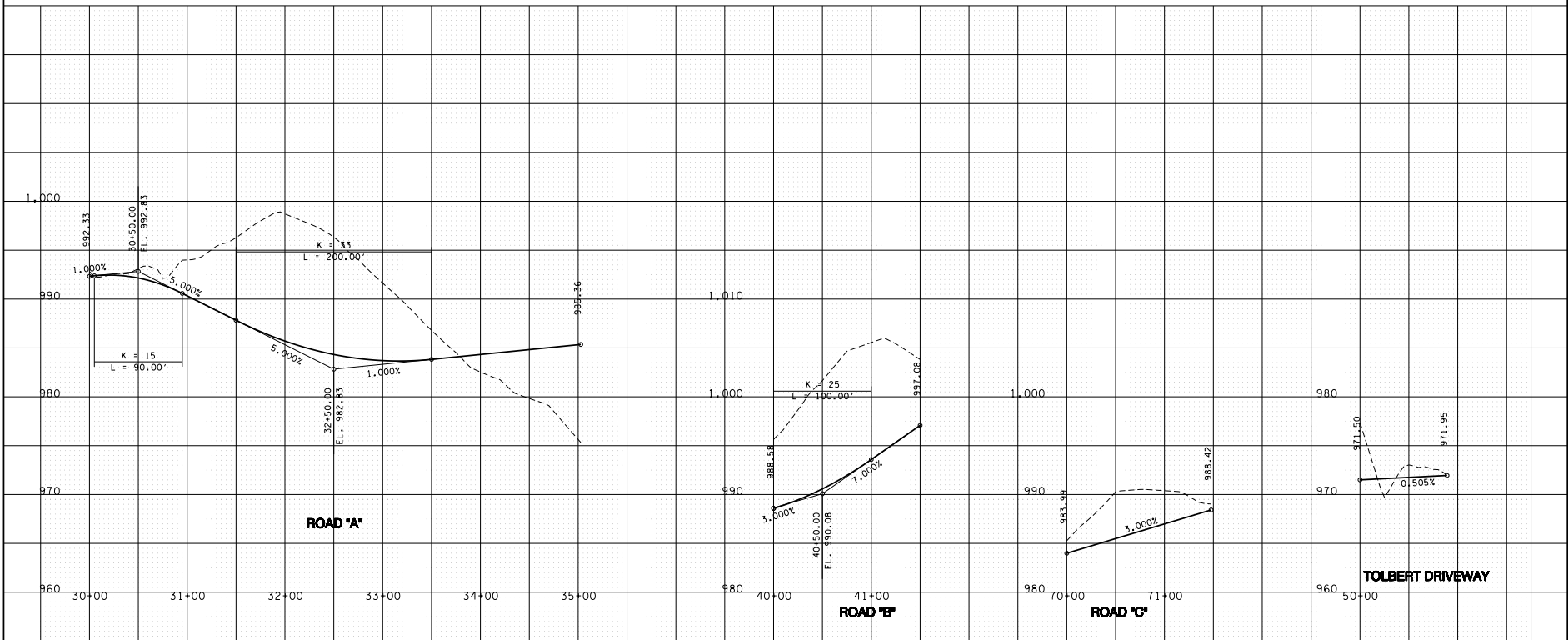


TYPICAL 2 LANE STREET PRIVATE ROADS

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 1% OR GREATER.



NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

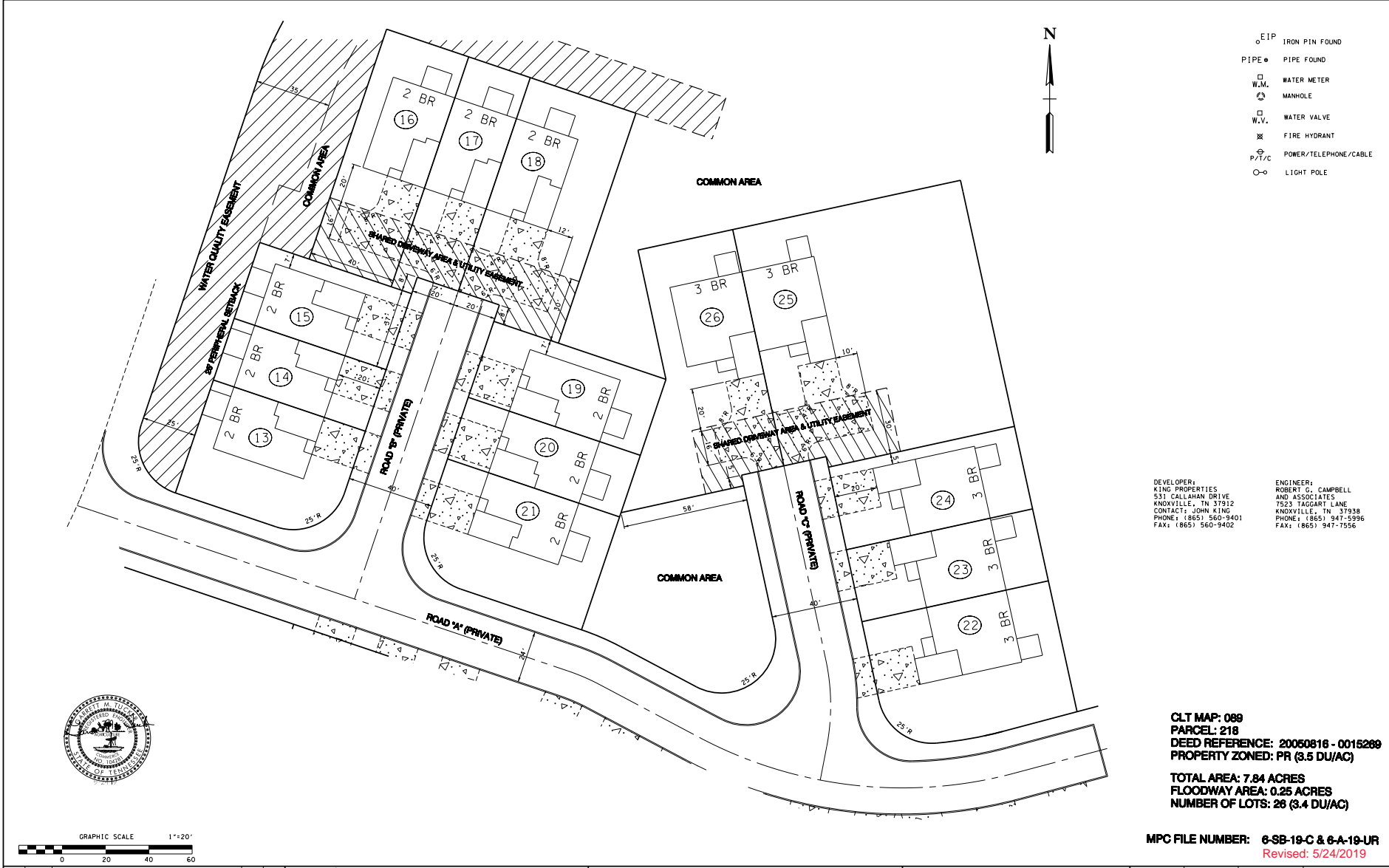


ROBERT G. CAMPBELL & ASSOC., L.P.
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KNOXVILLE, TENNESSEE

KING PROPERTIES
CONCEPT PLAN / USE ON REVIEW

ROAD PROFILES

DESIGNED BY EMT	CHECKED BY RBD	SCALE 1"=40' HORIZ. 1"=4' VERT.	SHEET # 1 OF
DRAWN BY EMT	DATE 05-04-19	FILE NO. 17101	NO. 5
			OF 6 SHEETS



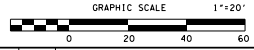
DEVELOPER:
 KING PROPERTIES
 531 CALLAHAN DRIVE
 KNOXVILLE, TN 37912
 CONTACT: JOHN KING
 PHONE: (865) 560-9401
 FAX: (865) 560-9402

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

CLT MAP: 089
 PARCEL: 218
 DEED REFERENCE: 20050816 - 0015269
 PROPERTY ZONED: PR (3.5 DU/AC)

TOTAL AREA: 7.84 ACRES
 FLOODWAY AREA: 0.25 ACRES
 NUMBER OF LOTS: 28 (3.4 DU/AC)

MPC FILE NUMBER: 6-SB-19-C & 6-A-19-UR
 Revised: 5/24/2019



NO.	DATE	DESCRIPTION	BY	CKD.
REVISIONS				



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

KING PROPERTIES
 SITE DEVELOPMENT PLAN / SWPP

DRIVEWAY LAYOUT
 PLAN VIEW

DESIGNED BY	CHECKED BY	SCALE	SHEET SIX
CMT	RGC	1" = 20'	NO. 6
DRAWN BY	DATE	FILE NO.	OF
DLB	05-24-19	17101	6 SHEETS

SUBDIVISION - CONCEPT



Name of Applicant: John King
Date Filed: 4/26/2019 Meeting Date: 6/13/2019
Application Accepted by: Mike Reynolds
Fee Amount: \$1,310 File Number: Subdivision - Concept 6-5B-19-C
Fee Amount: _____ Related File Number: Development Plan 6-A-19-UR

PROPERTY INFORMATION

Subdivision Name: Rather Road (10620)
Unit/Phase Number: 1
General Location: Southeast side of Rather Road
East of Rather Road and George Light intersection.
Tract Size: 7.78 Acres No. of Lots: 27
Zoning District: PR < 3.5 du/ac
Existing Land Use: Rural Residential
Planning Sector: Northwest County
Growth Policy Plan Designation: Planned Growth
Census Tract: 59.08
Traffic Zone: 226
Parcel ID Number(s): 089 218
Jurisdiction: City Council _____ District
 County Commission 6th District

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:
Sewer NEKUD West Knox
Water NEKUD West Knox
Electricity KUB LCUB
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: John King
Company: King Properties
Address: 531 Callahan Drive, Suite 102
City: Knoxville State: TN Zip: 37912
Telephone: (865) 560-9401
Fax: (865) 560-9402
E-mail: jking@kingrealestateservices.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: _____

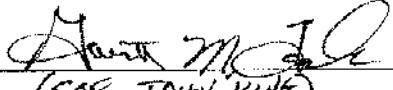
- 6. _____
Justify variance by indicating hardship: _____

- 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

Signature: 
(FOR JOHN KING)
Date: 4/26/19

Name: John King
King Properties
Address: 531 Callahan Drive
City: Knoxville State: TN Zip: 37912
Telephone: (865) 560-9401
Fax: (865) 560-9402
E-mail: jking@kingrealestateservices.com

PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE
 MAP DEPARTMENT - OWNERSHIP CARD

Source: KGIS

ACTIVE NORMAL

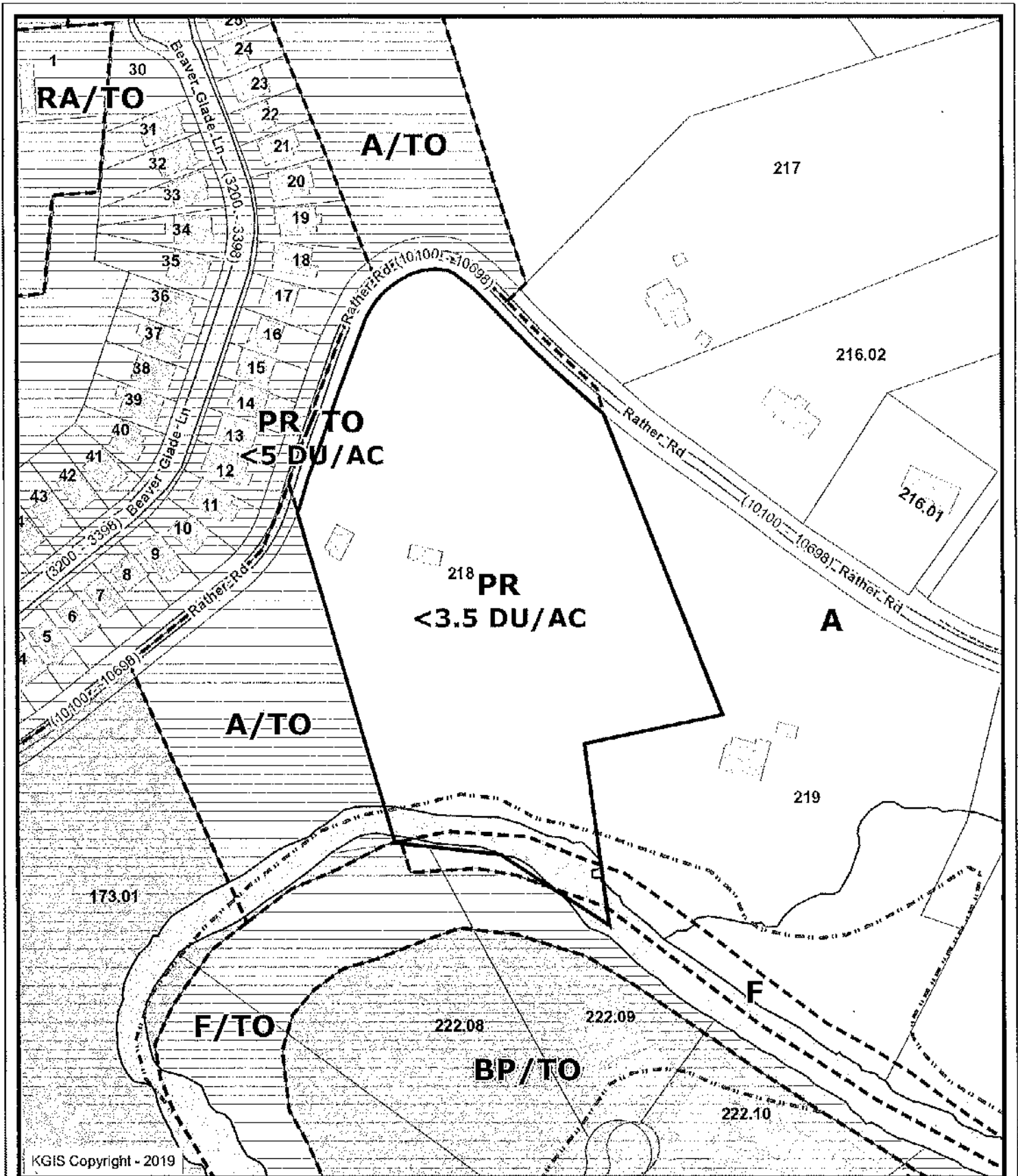
05/01/2019

District	Map	Insert	Group	Parcel	Ward	Property Location		
W6	89			218		10620 RATHER RD		
Subdivision				Block	Lot	Plat	Dimensions (shown in ft.)	Acreage
				-	-	-		7.78 - A.C. Deeded
								0.00 - A.C. Calculated
Owner				Sale Date	Book	Page	Sale Price	Mailing Address
WELLS JAMES R & LOIS V				5/6/1970	1428	420	\$ 2,000	7112 HARRELL RD KNOXVILLE, TN 37931
TAYLOR RONALD W & ELIZABETH K				8/15/2005	20050816	0015269	\$ 110,000	10620 RATHER DR KNOXVILLE, TN 37931

Remarks

ATTRIBUTES FROM NCR LOADER

Parent Parcel	Parent Instrument Number
Previous Parcel (Split From)	Next Parcel (Merged Into)

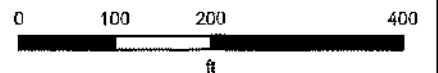


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Letter Portrait



Printed: 4/26/2019 at 1:27:45 PM



Knoxville - Knox County - KUB Geographic Information System

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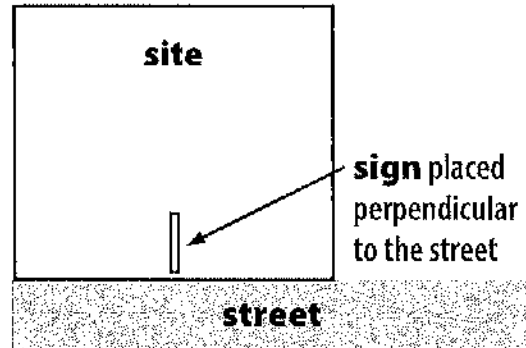
REQUIRED SIGN POSTING AGREEMENT

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 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:

5/29/2019 and 6/14/2019
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Jane F. Campbell

Printed Name: Jane F. Campbell

Phone: 865-947-5996 Email: _____

Date: _____

File Number: 6-SB-19-C 6-A-19-UR