



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 11-SB-19-C
11-D-19-UR

AGENDA ITEM #: 21
AGENDA DATE: 11/14/2019

▶ **SUBDIVISION:** TARYN'S NEST

▶ **APPLICANT/DEVELOPER:** RALPH SMITH / PLS

OWNER(S): Disney Joint Venture

TAX IDENTIFICATION: 66 093 066KH PARCELS 001, 003, 004, 005, & 006 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Cate Rd.

▶ **LOCATION:** East side of Cate Road at the intersection with Cateland Lane.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 8.02 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Duplex Subdivision

SURROUNDING LAND USE AND ZONING:
North: Vacant land and residence - A (Agricultural)
South: Vacant land and residence - A (Agricultural)
East: Residences - A (Agricultural)
West: Residences - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 15

SURVEYOR/ENGINEER: Ralph Smith / Professional Land Systems

ACCESSIBILITY: Access is via Cate Road, a minor collector street with a pavement width of 19' within a 50' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**

1. Vertical curve variance on Gina Way at the intersection with Cate Road between STA 0+26.86 and STA 0+69.42, from a K-value of 25 to a K-value of 20.
2. Broken back curve tangent length variance on Gina Way at STA 6+48.05, from 150' to 108'.
3. Horizontal curve variance on Gina Way at STA 0+63.82, from 250' to 100'.
4. Horizontal curve variance on Gina Way at STA 2+41.90, from 250' to 100'.
5. Horizontal curve variance on Gina Way at STA 9+27.18, from 250' to 100'.
6. Horizontal curve variance on Gina Way at STA 12+47.79, from 250'

to 100'.

7. Horizontal curve variance on Gina Way at STA 5+59.45, from 250' to 50'.

8. Horizontal curve variance on Gina Way at STA 7+56.66, from 250' to 50'.

9. Horizontal curve variance on Gina Way at STA 10+92.42, from 250' to 50'.

10. Standard utility and drainage easement variance along the rear lot line/peripheral boundary line for Lots 3, 4, 5, & 6 from 5' in width to 3' in width.

APPROVED WAIVERS BY THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS:

1. Intersection grade waiver for Gina Way at Cate Road and Gina Way at Gina Way, from 1% up to 2.%.

STAFF RECOMMENDATION:

- **APPROVE** variances 1-10 because the existing site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 10 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Posting speed limit signs within the subdivision at a speed no greater than 20 mph as determined by the Knox County Department of Engineering and Public Works.
3. Obtaining an off-site drainage easement from the owner of the property to the south for the proposed stormwater detention within the sinkhole or submitting a design plan for on-site retention.
4. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act 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. Shifting the driveway for the western unit of the duplex on Lot 10 towards the middle of duplex. The driveways for the duplexes on Lots 10, 11, 13 and 14 shall be installed as shown (and modified by this condition) on the concept plan.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Including the sight-distance easements across Lots 11, 13 and 14 on the final plat.
8. The 50' building setback from the sinkhole/closed contour on the site shall be shown on the final plat.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the private street, drainage system, common area, and any amenities.
10. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

- **APPROVE the development plan for up to 15 duplexes on individual lots for a total of 30 dwelling units, 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 of a Concept Plan and a Use on Review.

COMMENTS:

This is a request to permit the construction of 15 duplexes (30 dwelling units) on a total of 15 lots on this 8.02 acre site located on the east side of Cate Road at the intersection with Cateland Lane. Each lot will have access to a private right-of-way with access out to Cate Road, a collector street. This concept plan will replace a use on review approval (2-B-17-UR) granted by the Planning Commission for a portion of this site on December 13, 2018 for 3 duplexes (6 units).

The Planning Commission had recommended approval of the rezoning of this property to PR (Planned Residential) at a density of up to 4 du/ac on August 8, 2019. The Knox County Commission approved the rezoning request on September 23, 2019.

The Knox County Department of Engineering and Public Works is supporting the requested variances for the three horizontal curves for this private street that have a radius of only 50 feet. This is conditioned on the posting of a speed limit of no greater than 20 mph with appropriate sight distance easements through the curves. The County as a rule will not support horizontal curve variances below 100' on public streets. This will serve as a test case to see if the design of the private street, with the recommended conditions, will work to keep speeds at a safe level within this subdivision.

Stormwater retention will be required for this development since the system will discharge into an existing sinkhole located on the adjoining property to the south, unless, the applicant is able to obtain an off-site drainage easement from the owner of that property.

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

1. The proposed duplex development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with other development that has occurred in this area.
3. At a proposed density of 3.74 du/ac, the subdivision is compatible with the PR zoning that was approved for this site at a density up to 4 du/ac.

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

1. With the recommended conditions, the proposed duplex development meets the standards for development within a PR (Planned Residential) zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development 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 is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the subdivision has direct access to a minor collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property for low density residential use. At a proposed density of 3.74 du/ac, the development is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan

ESTIMATED TRAFFIC IMPACT: 323 (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.

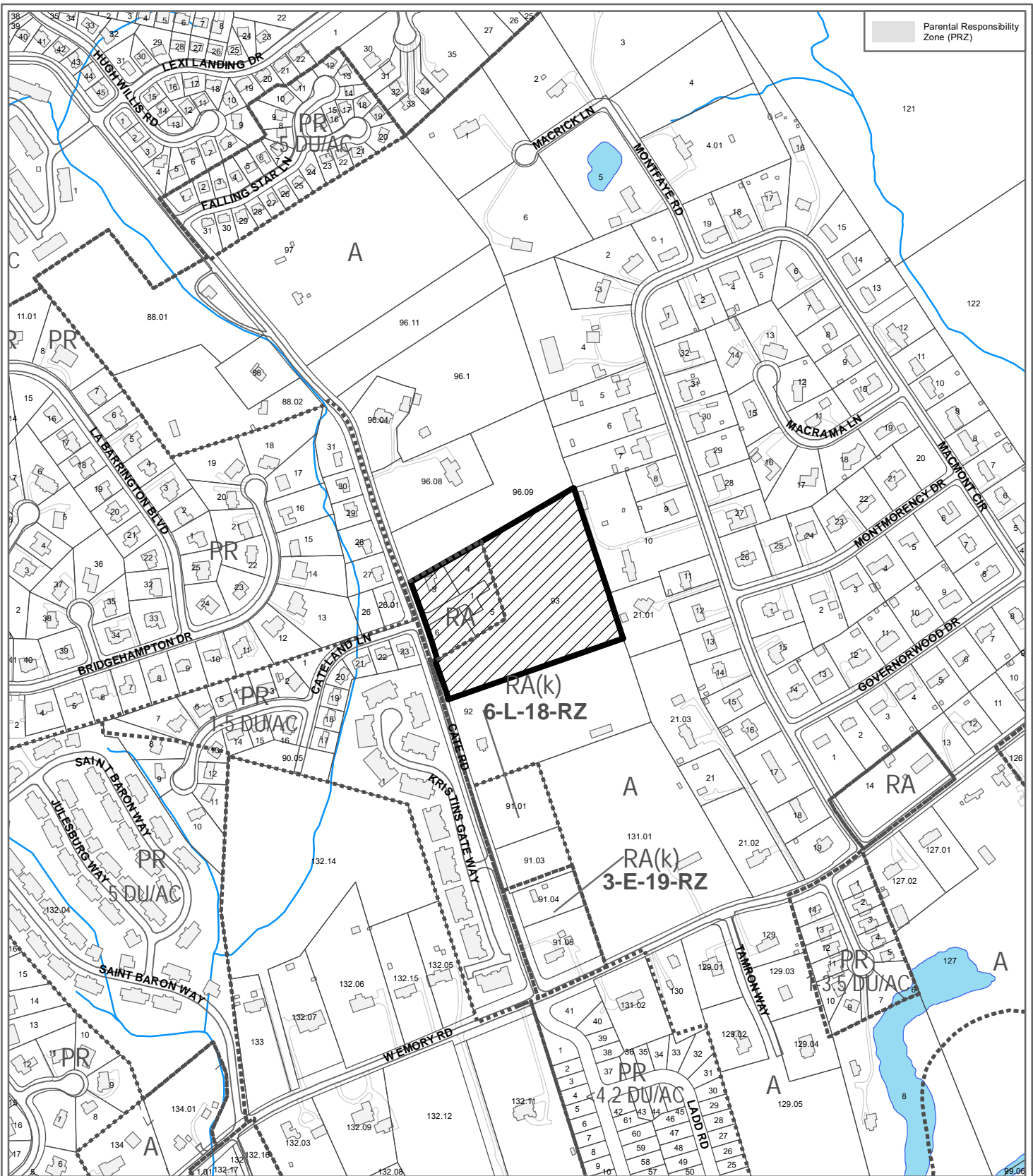
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns 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.

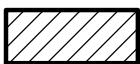
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**11-SB-19-C / 11-D-19-UR
CONCEPT PLAN/USE ON REVIEW**

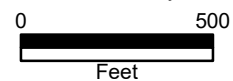
Petitioner: Smith / PLS, Ralph
Taryn's Nest

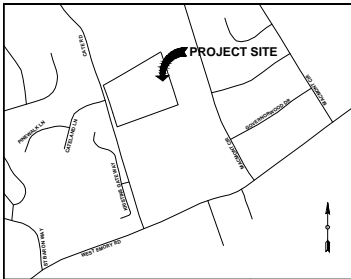


Duplex Subdivision in PR (Planned Residential)

Map No: 66
Jurisdiction: County

Original Print Date: 10/11/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902





PROPERTY ADDRESS	PARCEL ID
0 GINA WAY, POWELL, TN 37849	066KH001
5117 GINA WAY, POWELL, TN 37849	066KH003
5109 GINA WAY, POWELL, TN 37849	066KH004
5116 GINA WAY, POWELL, TN 37849	066KH006
0 GINA WAY, POWELL, TN 37849	066KH005
0 CATE RD, POWELL, TN 37849	066 093

- NOTES:**
1. PARCEL INFORMATION:
 - KNOX COUNTY, TENNESSEE
 - DISTRICT: W6
 - CURRENT ZONING: PR
 2. SETBACKS:
 - FRONT/CORNER: 20'-FT
 - SIDE: 5'-FT SINGLE STORY DWELLINGS
 - PERIPHERAL: 35'-FT
 - REAR: 15'-FT
 3. EASEMENTS:
 - 15' UTILITY EASEMENT 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER
 - 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES, EXCEPT AS NOTED.
 - 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXIST 10' EACH SIDE OF INTERIOR ROW LINES.
 4. BOUNDARY INFORMATION TAKEN FROM SURVEY FURNISHED BY OWNER AND BY PROFESSIONAL LAND SYSTEMS 205 LAMAR AVENUE CLINTON, TN 37716.
 5. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS
 6. PROPOSED IMPROVEMENTS INCLUDE 22-FOOT WIDE PRIVATE ROAD, STORMWATER QUALITY CONTROL, STORMWATER DETENTION, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.
 7. TOTAL NUMBER OF PROPOSED UNITS IS 30 ON 15 LOTS ON 8.02 AC. PROPOSED DENSITY IS 4 UNITS PER ACRE.
 8. KNOX COUNTY SUBDIVISION VARIANCE REQUIRED:
 - VARIANCE OF BROKEN BACK CURVE TANGENT LENGTH FROM 150-FT TO 108-FT AT STA 6+48.05.
 - VARIANCE OF MINIMUM ALLOWABLE HORIZONTAL RADIUS OF CURVATURE AT THE CENTER LINE OF THE PROPOSED ROAD RIGHT-OF-WAY FOR CURVES 3, 4, & 6 FROM 250-FT TO 50-FT.
 - VARIANCE OF MINIMUM ALLOWABLE HORIZONTAL RADIUS OF CURVATURE AT THE CENTER LINE OF THE PROPOSED ROAD RIGHT-OF-WAY FOR CURVES 1, 2, 5, & 7 FROM 250-FT TO 100-FT.
 - VARIANCE OF K-VALUE AT INTERSECTIONS OF LOCAL ROADS AND MINOR COLLECTORS (SUBDIVISION ENTRANCES) FROM K-VALUE OF 25 TO K-VALUE OF 20.
 - VARIANCE FOR UTILITIES AND DRAINAGE EASEMENTS ALONG THE REAR/PERIPHERAL OF LOTS 3, 4, 5 & 6 FROM 10-FT IN WIDTH TO 3-FT IN WIDTH.
 8. THE EXISTING SINKHOLE HOLDING CAPACITY WILL BE MODIFIED TO ACCOUNT FOR NEED OF INCREASED STORAGE CAPACITY. THE "NEW SINKHOLE SETBACK" LINE IS SHOWN FOR REFERENCE.
 9. DIMENSIONS AND EASEMENTS SUBJECT TO CHANGE PRIOR TO FINAL PLAT.
 10. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50-FT BUFFER AREA SURROUNDING SINKHOLE.
 11. INTERSECTION SIGHT DISTANCE EASEMENT SHOWN PROVIDES 150-FT SIGHT DISTANCE IN BOTH DIRECTIONS. THE SIGHT DISTANCE EASEMENT SHOWN THROUGH THE CURVES IS SHOWN AS A SIGHT DISTANCE OF 100-FT CENTERLINE TO CENTERLINE.
 12. I CERTIFY THERE IS 300' OF SIGHT DISTANCE IN BOTH DIRECTIONS ALONG CATE RD FROM THE INTERSECTION WITH THE PRIVATE-RIGHT-OF-WAY.

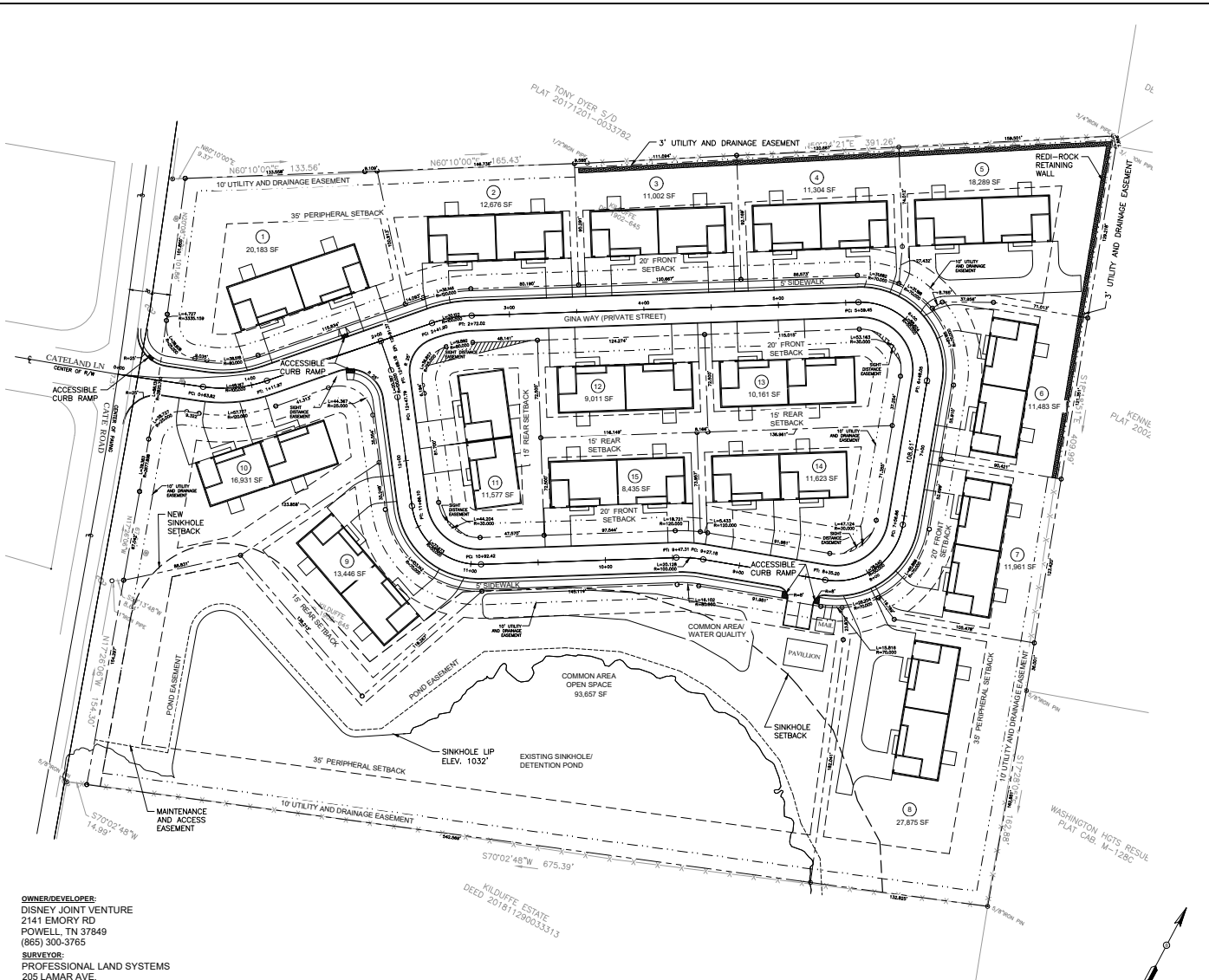
CONCEPT PLAN CERTIFICATION:
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER JIMMY H. TAYLOR
 TENNESSEE LICENSE NO. 20838
 DATE: 9/26/19

OWNER/DEVELOPER:
 DISNEY JOINT VENTURE
 2141 EMORY RD
 POWELL, TN 37849
 (865) 300-3765

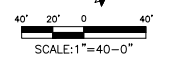
SURVEYOR:
 PROFESSIONAL LAND SYSTEMS
 205 LAMAR AVE.
 CLINTON, TN 37716
 (865) 457-4608

CIVIL ENGINEER:
 ASSOCIATED DESIGN GROUP, INC.
 ATTN: JIMMY TAYLOR
 135 S. DAVID LANE
 KNOXVILLE, TN 37922
 (865) 951-2031



CONCEPT PLAN
 SCALE: 1"=40'-0"

Revised: 10/28/2019



PLANNING SERVICES FILE NUMBER: 11-SB-19-C/11-D-19-UR

IF PRINTED ON 11X17 PAPER, SCALE IS HALF.

Associated Design Group, Inc.
 Consulting Engineers & Design Specialists
 135 S. DAVID LANE, KNOXVILLE, TN 37902
 (865) 951-2031 (865) 951-8733 Fax: 865-951-8733

DATE: 28 SEPT. 2019
 JOB NUMBER: 19066
 SCALE: NOTED
 DRAWN BY: AJT

CONCEPT PLAN OF TARYNS NEST SUBDIVISION
 CATELAND ROAD
 POWELL, TN 37849

REVISION	DATE	DESCRIPTION

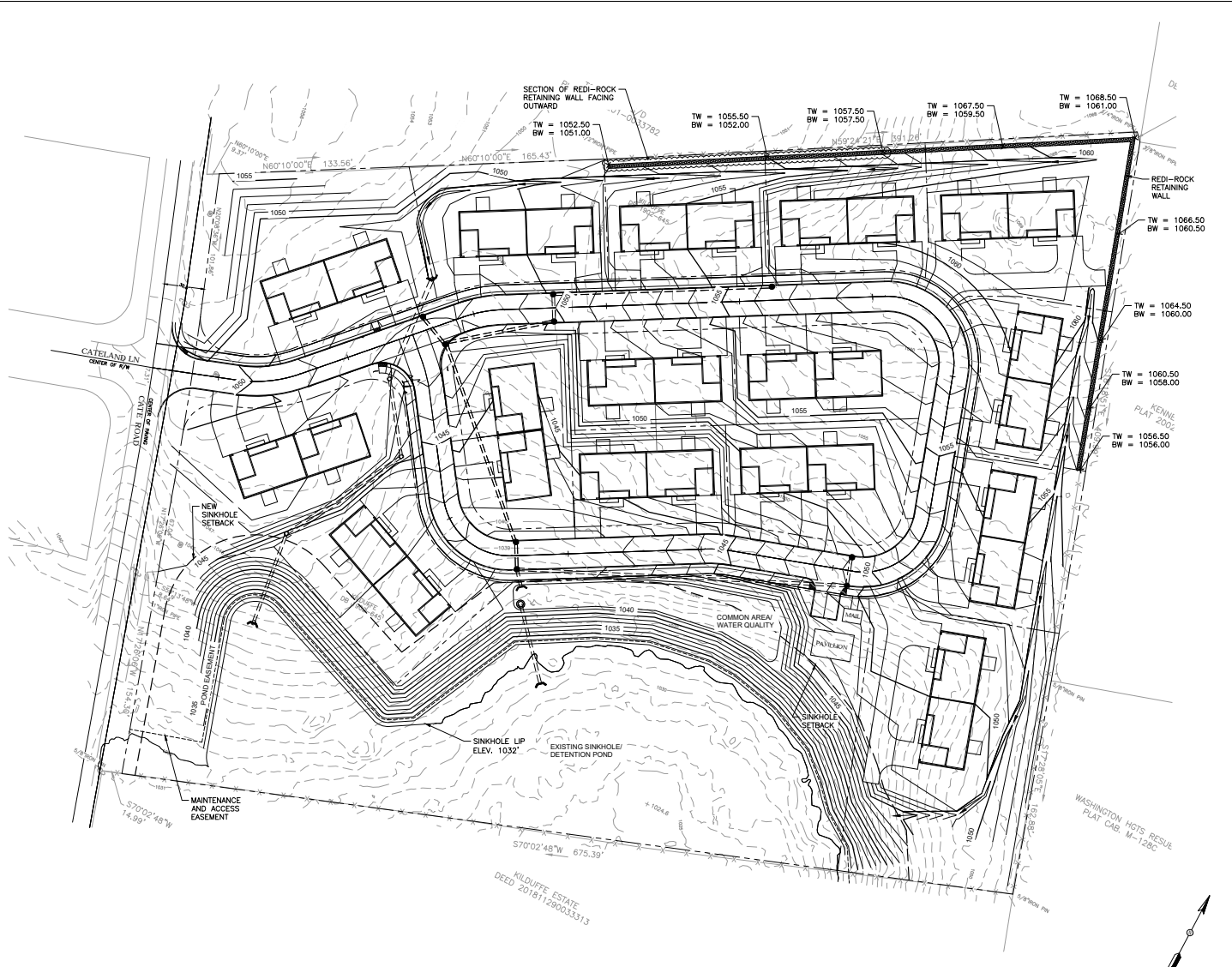
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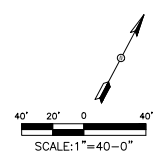
DRAWING TITLE: CONCEPT PLAN

PAGE SEQUENCE OF PAGE NUMBER: **C0.1**



1 SITE GRADING & DRAINAGE PLAN
 CO.2 SCALE 1:20

Revised: 10/28/2019



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Associated Design Group, Inc.
 Consulting Engineers & Design Specialists
 185 S. DAVID LANE, KNOXVILLE, TN 37909
 (865) 351-2833 (865) 351-8752 Fax: adg@adg.com

CONCEPT PLAN OF TARYNS NEST SUBDIVISION
 CATIE ROAD
 POWELL, TN 37849

DATE: 28 SEPT. 2019
 JOB NUMBER: 10866
 SCALE: AS SHOWN
 DRAWN BY: AJT
 NOTED: []

SEAL/NO SEAL/ ORIGINAL SIGNATURE: []

CONSULTANT: []

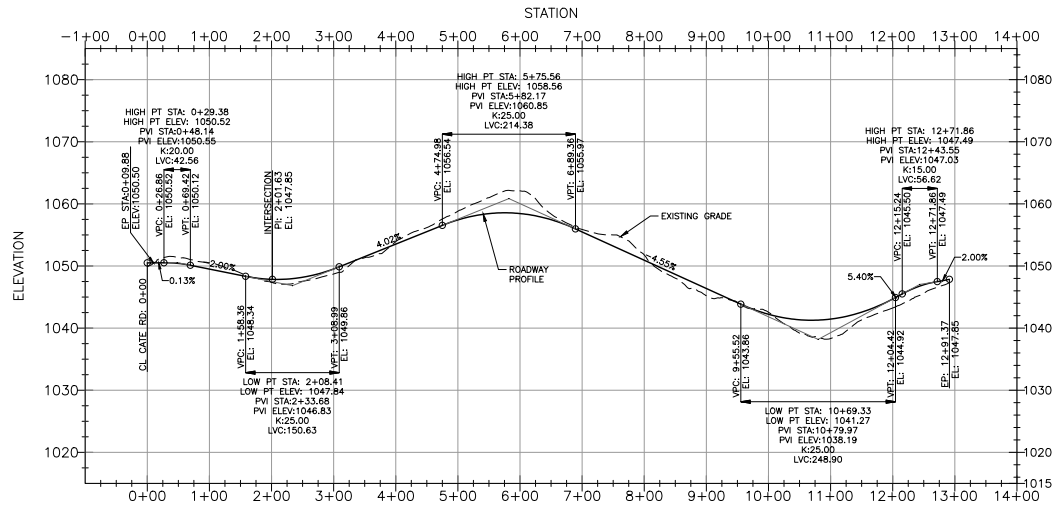
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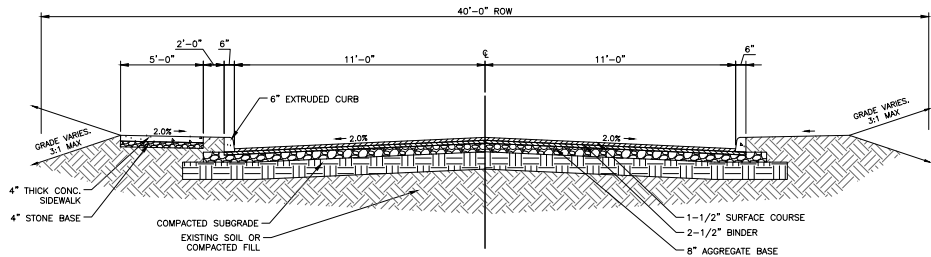
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PLANNING SERVICES FILE NUMBER: 11-SB-19-C/11-D-19-UR

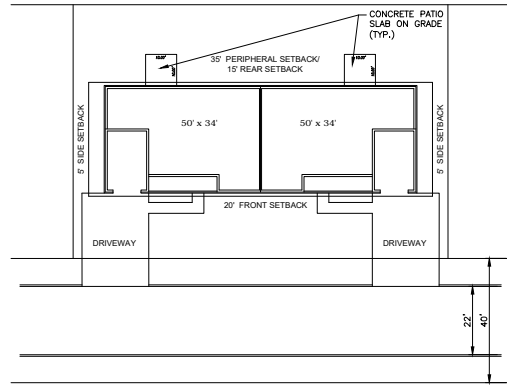
ROADWAY PROFILE



1 PRIVATE RIGHT-OF-WAY ROADWAY PROFILE
 CO.3 SCALE 1"=50' HORIZ.
 1"=10' VERT.



2 TYPICAL 22' PRIVATE RIGHT-OF-WAY ROAD SECTION
 CO.3 SCALE: 1:30



3 TYPICAL LOT LAYOUT
 CO.3 SCALE: 1:20

NOTE: BUILDING LAYOUT AND DRIVEWAY LAYOUTS ARE MIRRORED FOR UNITS ON LOTS 10, 11, 13, & 14.

Revised: 10/28/2019

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Associated Design Group, Inc.
 Consulting Engineers & Design Specialists
 185 S. DAVID LANE, KNOXVILLE, TN 37903
 (865) 851-2803 (865) 851-8973 Fax: adg@adg.com

DATE	SCALE	NOTED	DRAWN BY
28 SEPT. 2019			AJT

CONCEPT PLAN OF TARYNS NEST SUBDIVISION
 CATE ROAD
 POWELL, TN 37849

REVISIONS:

NO. OF SHEETS: 14

DATE: 10/28/2019

SCALE: 1"=30'

PROJECT: TARYNS NEST SUBDIVISION

CONTRACT NO.: 11-SB-19-C/11-D-19-UR

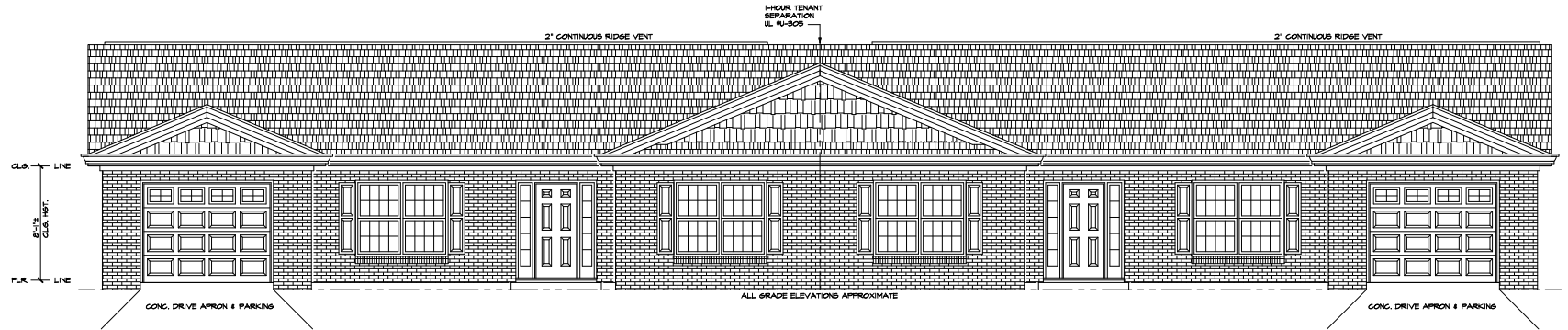
OWNER: H. H. H. AGRICULTURE

STATE OF TENNESSEE

DRAWING TITLE: ROADWAY PROFILE AND DETAILS

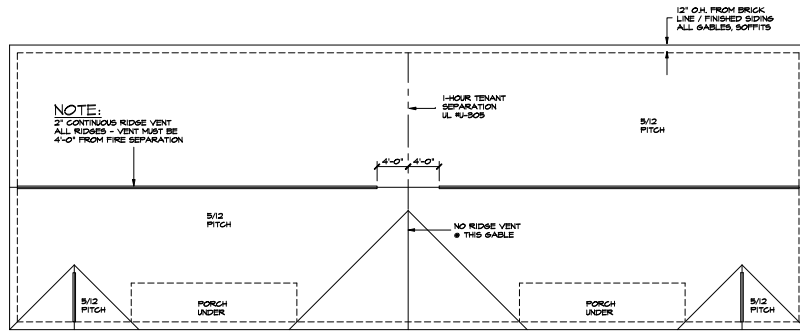
PAGE SEQUENCE: OF

PAGE NUMBER: **C0.3**



FRONT ELEVATION - UNIT ONE
SCALE: 1/4" = 1'-0"

FRONT ELEVATION - UNIT TWO
SCALE: 1/4" = 1'-0"

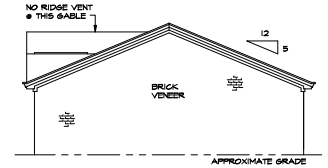


UNIT ONE

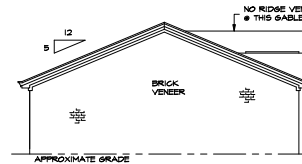
ROOF LAYOUT PLAN
SCALE: 1/8" = 1'-0"

UNIT TWO

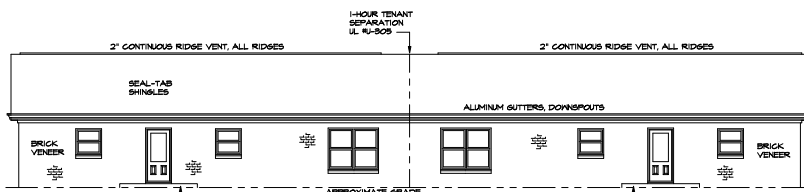
NOTE:
ALL WINDOW DOOR ACCESSORY & TRIM STYLES ARE INDICATED FOR ILLUSTRATION ONLY AND ARE SUBJECT TO APPROVAL/CHANGE BY GENERAL CONTRACTOR - ALL SUCH CHANGES SHALL CONFORM TO APPLICABLE LOCAL / STATE / NATIONAL BUILDING CODES



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



UNIT TWO

REAR ELEVATION
SCALE: 1/8" = 1'-0"

UNIT ONE

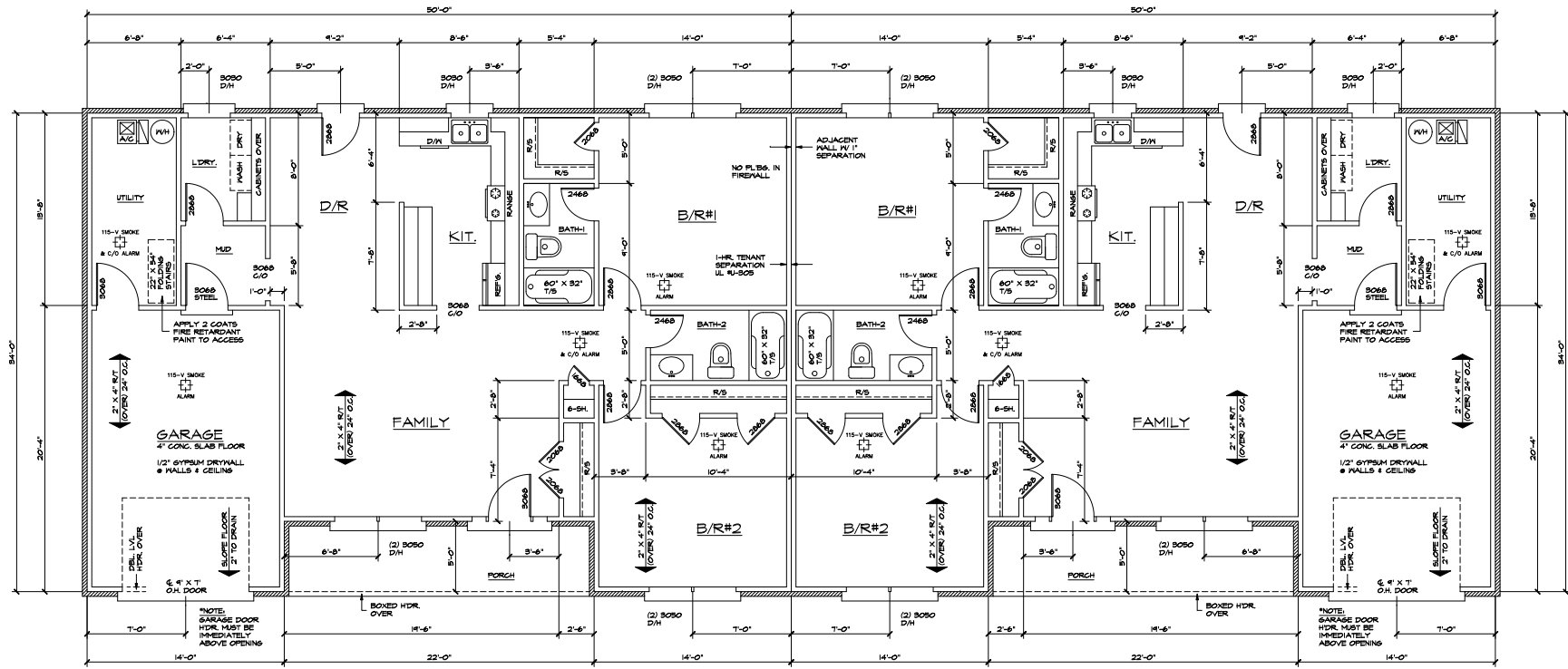
11-SB-19-C / 11-D-19-UR
Revised: 10/28/2019

NOTICE

THE DESIGNER OFFERS NO WARRANTY AS TO THE SUITABILITY OF THE DESIGN FOR ANY BILLING SITE NOR FOR THE ACCURACY OF DIMENSIONS OR SQUARE FOOTAGE CALCULATIONS AS CONSTRUCTED. ALL STRUCTURAL SPAN & LOAD CAPACITIES OF ENGINEER AND PRE-FAB COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGNOSTIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING EXHIBITS DO NOT GUARANTEE THE STRUCTURAL INTEGRITY OF FRAMING METHODS USED. THE USER IS RESPONSIBLE IN TOTAL FOR ALL PHASES OF THE CONSTRUCTION PROJECT. LOCAL/REVISED BUILDING CODES AND AMENDMENTS SHALL SUPERSEDE.

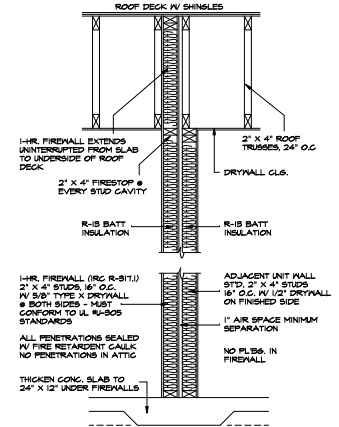
Designed To 2012 IRC

	PLAN NO.	<p>17-0315</p>
	DATE	
<p>Dominion Drafting JERRY L. DUNSMORE ~ (865) 388-7291 Knoxville, TN ~ Matthew B. 33</p>		
<p>LICENSED TO: Disney Construction</p>		FOR PROJECT: Taryn's Nest Duplex



UNIT ONE

UNIT TWO

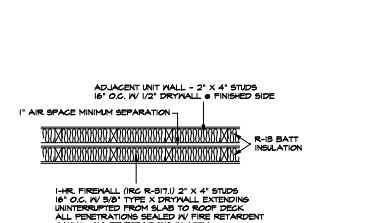


WALL SECTION @ 1-HR. FIREWALL
UL STANDARD R-308 OR LATEST REVISION (IRC R-317.1)

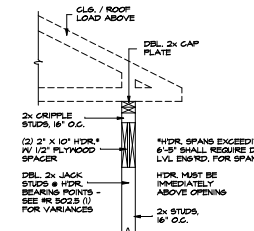
DUPLEX FLOOR PLAN
SCALE: 1/4" = 1'-0"

8'-1/2" FINISHED CEILING HEIGHT
1212 SQ. FT. LIVING AREA EACH UNIT
200 SQ. FT. GARAGE AREA
110 SQ. FT. COVERED FRONT PORCH AREA
40 SQ. FT. STORAGE AREA

NOTE:
AREA CALCULATIONS ARE MEASURED FROM OUTSIDE FRAMING LINES (EXCLUSIVE OF BRICK OR STUCCO VENEER) VERIFY ON-SITE BY ACTUAL CONSTRUCTION DIMENSIONS



PLAN SECTION - 1-HR. FIRE WALL
UL STANDARD R-308 OR LATEST REVISION



WINDOW & DOOR HEADERS
SCALE: 3/4" = 1'-0"

EGRESS WINDOWS:

BEDROOMS MUST HAVE (1) WINDOW RATED FOR EMERGENCY EGRESS WHICH PROVIDES A CLEAR OPENING OF 5.7 SQ. FT. (BT) 5.0 SQ. FT. # SECOND FLOOR # 44" MAX. SILL HGT. - MIN. NET CLEAR OPENING SHALL BE 20" WIDE - MIN. HGT. 24"

NOTE:
WINDOWS LOCATED IN STAIRS, LANDINGS, BATHS & FOOT TRAFFIC AREAS WHERE THE SILL IS LESS THAN 18" FROM FINISHED FLOOR & WITH A SASH SIZE GREATER THAN 4.0 SQ.FT. SHALL REQUIRE USE OF TEMPERED GLASS

NOTE:
WINDOW & DOOR SIZES NOTED ON FLOOR PLANS ARE GENERIC & ARE TO BE READ AS FEET & INCHES WITH FEET & INCHES HGT. (EX. 30SQ D/H = 3'-0" WIDE X 3'-0" HIGH - D/H = DOUBLE HANG)

FRAMING DIMENSIONS:

WALL & PARTITION FRAMING DIMENSIONS ARE MEASURED FROM OUTSIDE FRAMING LINE TO FACE OF INTERIOR STUDWALLS UNLESS SHOWN OTHERWISE - PLEASE OBSERVE DIMENSION LEADER-LINES VERY CAREFULLY

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Revised: 10/28/2019

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THE DESIGNER OFFERS NO WARRANTY AS TO THE SUITABILITY OF THE DESIGN FOR ANY BILLING SITE NOR FOR THE ACCURACY OF DIMENSIONS OR SQUARE FOOTAGE CALCULATIONS AS CONSTRUCTED. ALL STRUCTURAL SPAN & LOAD CAPACITIES OF ENGINEER AND PREPARED COMPONENTS IS EXCLUDED. THE PLANS ARE DIAGNOSTIC ONLY AND ARE DESIGNED STRICTLY AS A GENERAL GUIDE TO CONSTRUCTION. THE DRAWING SHEETS DO NOT GUARANTEE THE STRUCTURAL INTEGRITY OF FRAMING METHODS USED ON-SITE. THE USER IS RESPONSIBLE IN TOTAL FOR ALL PHASES OF THE CONSTRUCTION PROJECT. LOCAL/REVISED BUILDING CODES AND AMENDMENTS SHALL SUPERSEDE.

Designed To 2012 IRC

PLAN NO. 17-0315
DATE: 03/29/2017
PLATE: UNIT FLOOR PLANS (B)-LD

2

Dominion Drafting
JERRY L. DUNSMORE ~ (865) 388-7291
Knoxville, TN ~ Matthew B. 33

LICENCED TO: **Disney Construction**
FOR PROJECT: **Taryn's Nest Duplex**



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Applicant: RALPH SMITH / PLS

Date Filed: SEPT. 27, 2019 Meeting Date (if applicable): NOV. 14, 2019 File Number(s): 11-D-19-UR
11-SB-19-C

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

Name: RALPH SMITH Company: PROFESSIONAL LAND SYSTEMS

Address: 205 LAMAR AVE City: CLINTON State: TN Zip: 37716

Phone: 865.599.1508 Email: ralph6169@gmail.com

CURRENT PROPERTY INFO

Owner Name (if different): DISNEY JOINT VENTURE Owner Address: 2141 W. EMORY RD. Owner Phone: 865-947-11581

Property Address: 0 CATE ROAD Parcel ID: 066 093, 066KH 003, 004, 005, 006

General Location: N.E. MARGUW CATE RD AT INTERSECTION WITH CATELAND LN Tract Size: 8.02 AC

Jurisdiction (specify district above): Northwest County District: 6 City: County: Zoning District: ~~RA & A~~ PR (up to 4 du/acre)

Planning Sector: Northwest County Sector Plan Land Use Classification: LDR Growth Policy Plan Designation: Planned Growth

Existing Land Use: Vacant land Septic (Y/N): N Sewer Provider: Hallsdale Powell Water Provider: Hallsdale Powell

VARIANCES REQUESTED



1. BROKEN BACK CURVE TANGENT LENGTH FROM 150' TO 108' @ STA. 6+48.05
Justify variance by indicating hardship: PER. SETBACKS @ 2 BOUNDARIES FORCE THE ISSUE

2. _____
Justify variance by indicating hardship: _____

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

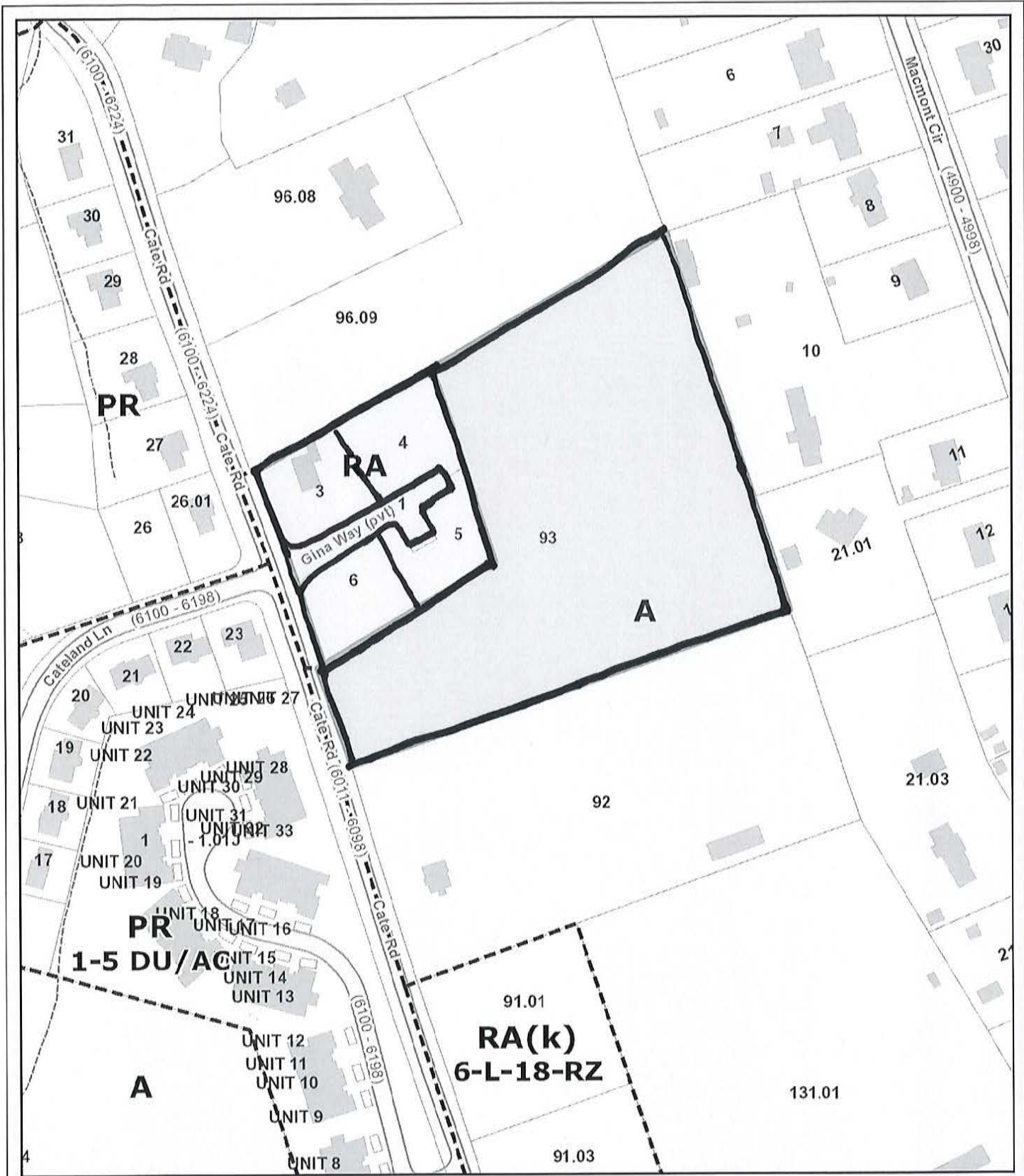
6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

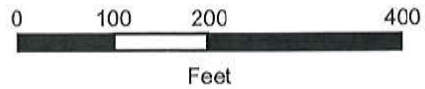
I certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

Signature

Date



11-D-19-UR/11-SB-19-C



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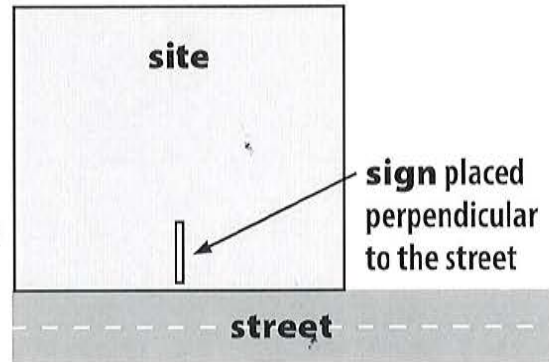
REQUIRED SIGN POSTING AGREEMENT

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:

Oct 30th and Nov 15th
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: _____

Printed Name: Ralph Smith / PLS

Phone: _____ Email: _____

Date: 9/27/19

File Number: 11-SB-19-C | 11-D-19-WR