

# SUBDIVISION REPORT - CONCEPT

► **FILE #:** 6-SA-19-C **AGENDA ITEM #:** 10  
**POSTPONEMENT(S):** 6/12/2019 - 7/11/2019 **AGENDA DATE:** 9/12/2019  
 ► **SUBDIVISION:** BEAU MONDE PH 3, NORTHSORE TOWN CENTER PH II  
 ► **APPLICANT/DEVELOPER:** NMI RESIDENTIAL INVESTMENTS, LLC  
**OWNER(S):** Jim Harrison / NMI Residential Investments, LLC

**TAX IDENTIFICATION:** 154 09804 & 09817 154FG001-012, 154FE027 [View map on KGIS](#)  
**JURISDICTION:** City Council District 2  
**STREET ADDRESS:** 1830 Thunderhead Rd  
 ► **LOCATION:** East side of Thunderhead Road, South side of Horizon Road, East and west side of Clingsman Dome Drive, North of Boardwalk Boulevard.  
**SECTOR PLAN:** Southwest County  
**GROWTH POLICY PLAN:** Urban Growth Area (Inside City Limits)  
**WATERSHED:** Tennessee River  
 ► **APPROXIMATE ACREAGE:** 4.44 acres

► **ZONING:** TC-1 (Town Center)  
 ► **EXISTING LAND USE:** Vacant land  
 ► **PROPOSED USE:** Attached and detached residential subdivision  
**SURROUNDING LAND USE AND ZONING:** The Beau Monde Subdivision is the residential neighborhood within the Northshore Town Center mixed use development. The neighborhood is developed with a mix of detached and attached residential units and the commercial portion of the town center is developed with a mix of office and commercial uses, and an apartment complex and an elementary school.

► **NUMBER OF LOTS:** 34  
**SURVEYOR/ENGINEER:** Site, Incorporated  
**ACCESSIBILITY:** Access is via Thunderhead Road, a local street with a pavement width of 20' and a right-of-way width of 50'; via Horizon Drive, a local street with a pavement width of 20' and a right-of-way width of 50'; and via Clingmans Dome Drive, a local street, with a pavement width of 25' and a right-of-way width of 50'.  
 ► **SUBDIVISION VARIANCES REQUIRED:** None

## STAFF RECOMMENDATION:

► **POSTPONE the Concept Plan until the October 10, 2019 meeting as requested by the applicant.**  
 The applicant is requesting postponement to allow additional time to address comments from staff.

## COMMENTS:

This proposal is in the Beau Monde neighborhood in the Northshore Town Center development and includes

roads that were previously approved but not constructed, reestablishes townhouse lots that were previously approved, converts (resubdivides) some existing townhouse lots for detached house lots, and creates new detached house lots where commercial land was previously proposed.

The townhouse lots will be located on the east side of Thunderhead Road and on the south side of Horizon Drive. The original plan for the neighborhood had townhouse lots in these locations that were subsequently eliminated by the property owner. This proposal will reestablish those townhouse lots and alleys (private right-of-way) in a very similar arrangement.

The detached house lots will be on the east side of Clingsman Dome Drive and the south side of Chimney Top Lane. There are currently 11 townhouse lots that will be eliminated in this location and 13 detached house lots created. The detached house lots on the east side of Clingsman Dome Drive and south of the townhouse lots that are being eliminated, are new residential lots where commercial development was previously proposed. When the Target was constructed, it cut off access from the commercial portion of the Northshore Town Center development and made the use of the land less appealing for non-residential construction.

When the Beau Monde subdivision was originally approved, several variances to the subdivision regulation were approved to allow the public and private roads to be constructed as intended by the Town Center zoning. The variance requests are being restated in this review and updated to reference the new road design standards of the City.

ESTIMATED TRAFFIC IMPACT: 363 (average daily vehicle trips)

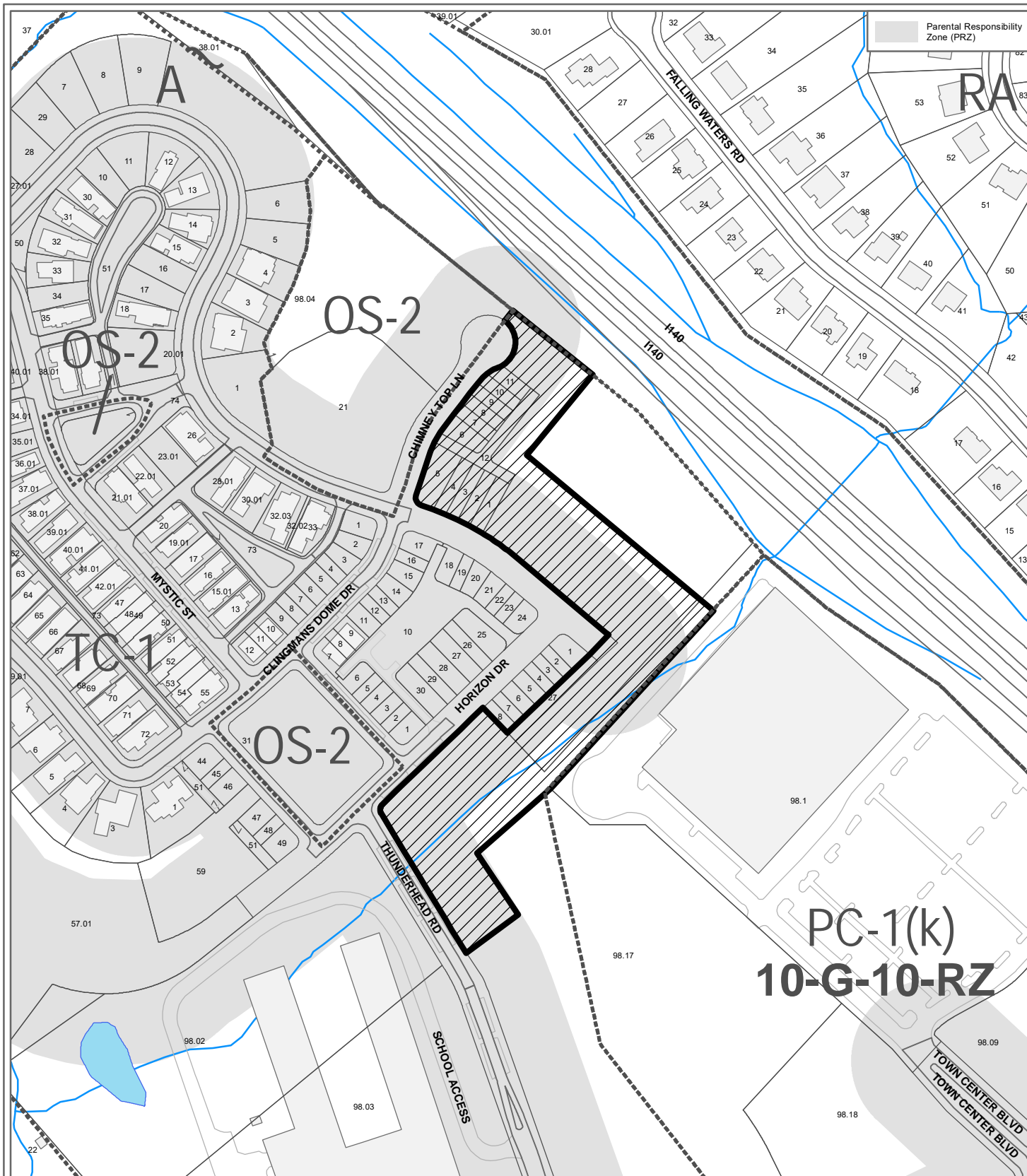
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 7 (public school children, grades K-12)

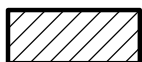
Schools affected by this proposal: Northshore Elementary, West Valley Middle, and Bearden High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

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



**6-SA-19-C  
CONCEPT PLAN**



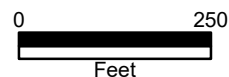
Approval of Concept Plan

Original Print Date: 5/16/2019 Revised: 5/21/2019  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Subdivision: Beau Monde Ph 3, Northshore  
Town Center Ph II

Map No: 154

Jurisdiction: City



On Mon, Aug 26, 2019 at 11:43 AM Ryan Estabrooks <ryan@site-incorporated.com> wrote:

Mike, I am working on revising the plans and will get it submitted later today.

Thanks,

Ryan M. Estabrooks, PE

**SITE, Incorporated**

10215 Technology Drive, Suite 304

Knoxville, TN 37932

Phone: (865) 777-4160

Direct: (865) 777-4167

Fax: (865) 777-4189

**6-SA-19-C-PP-9-12-19**  
**- req. 30 days -**



**From:** Mike Reynolds <mike.reynolds@knoxplanning.org>

**Sent:** Friday, August 23, 2019 10:38 AM

**To:** Ryan Estabrooks <ryan@site-incorporated.com>

**Cc:** John Anderson <janderson@site-incorporated.com>; Grant Berry <gberry@site-incorporated.com>

**Subject:** Re: Beau Monde Phase 3 (6-SA-19-C)

Ryan,

Will you be submitting revisions for the September planning commission meeting or do you want to postpone again?  
Revisions are due Monday, August 26th.

Mike,

It looks as though I will be unable to address all of the comments for today's submittal and we would like to postpone for one more month so we can make the plans right.

Thanks,

Ryan M. Estabrooks, PE

**SITE, Incorporated**

10215 Technology Drive, Suite 304

Knoxville, TN 37932

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Direct: (865) 777-4167

Fax: (865) 777-4189

7/2/2019

6-SA-19-C-PP-7-11-19  
(Knoxville - Knox County Planning Mail - Fwd: Beau Monde Phase 3 (6-SA-19-C))



Sherry Michienzi <sherry.michienzi@knoxplanning.org>

- request 60 days -

**Fwd: Beau Monde Phase 3 (6-SA-19-C)**

1 message

**Mike Reynolds** <mike.reynolds@knoxplanning.org>

Tue, Jul 2, 2019 at 11:14 AM

To: Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

Cc: Tom Brechko <tom.brechko@knoxplanning.org>

60-day postponement request for 6-SA-19-C.

-----  
Mike Reynolds, AICP  
Senior Planner  
865.215.3827



----- Forwarded message -----

From: **Ryan Estabrooks** <[ryan@site-incorporated.com](mailto:ryan@site-incorporated.com)>

Date: Tue, Jul 2, 2019 at 11:05 AM

Subject: RE: Beau Monde Phase 3 (6-SA-19-C)

To: Mike Reynolds <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)>

Cc: John Anderson <[janderson@site-incorporated.com](mailto:janderson@site-incorporated.com)>, Grant Berry <[gberry@site-incorporated.com](mailto:gberry@site-incorporated.com)>

Mike,

Could you please postpone item 6-SA-19-C until the September 12<sup>th</sup> meeting please?

Thanks,

**Ryan M. Estabrooks, PE**

**SITE, Incorporated**

10215 Technology Drive, Suite 304

Knoxville, TN 37932

Phone: (865) 777-4160

Direct: (865) 777-4167

Fax: (865) 777-4189

From: Mike Reynolds <[mike.reynolds@knoxplanning.org](mailto:mike.reynolds@knoxplanning.org)>

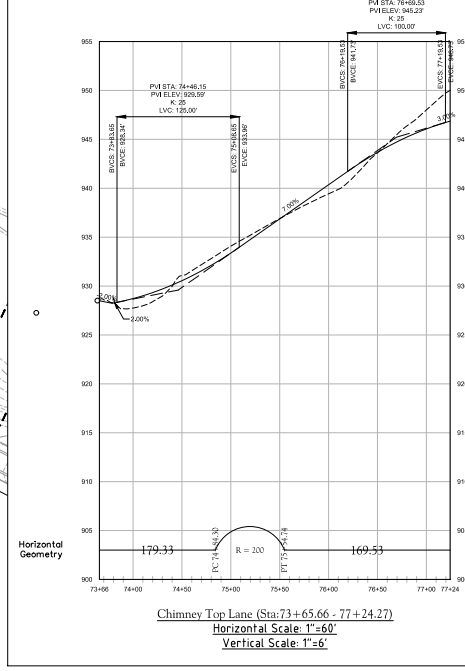
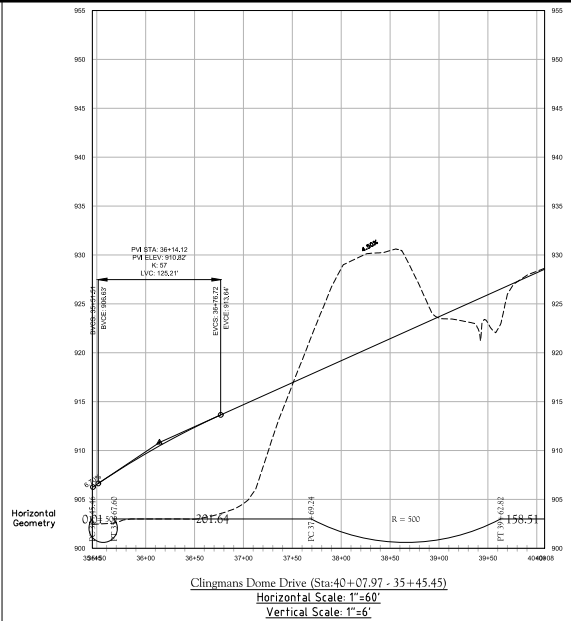
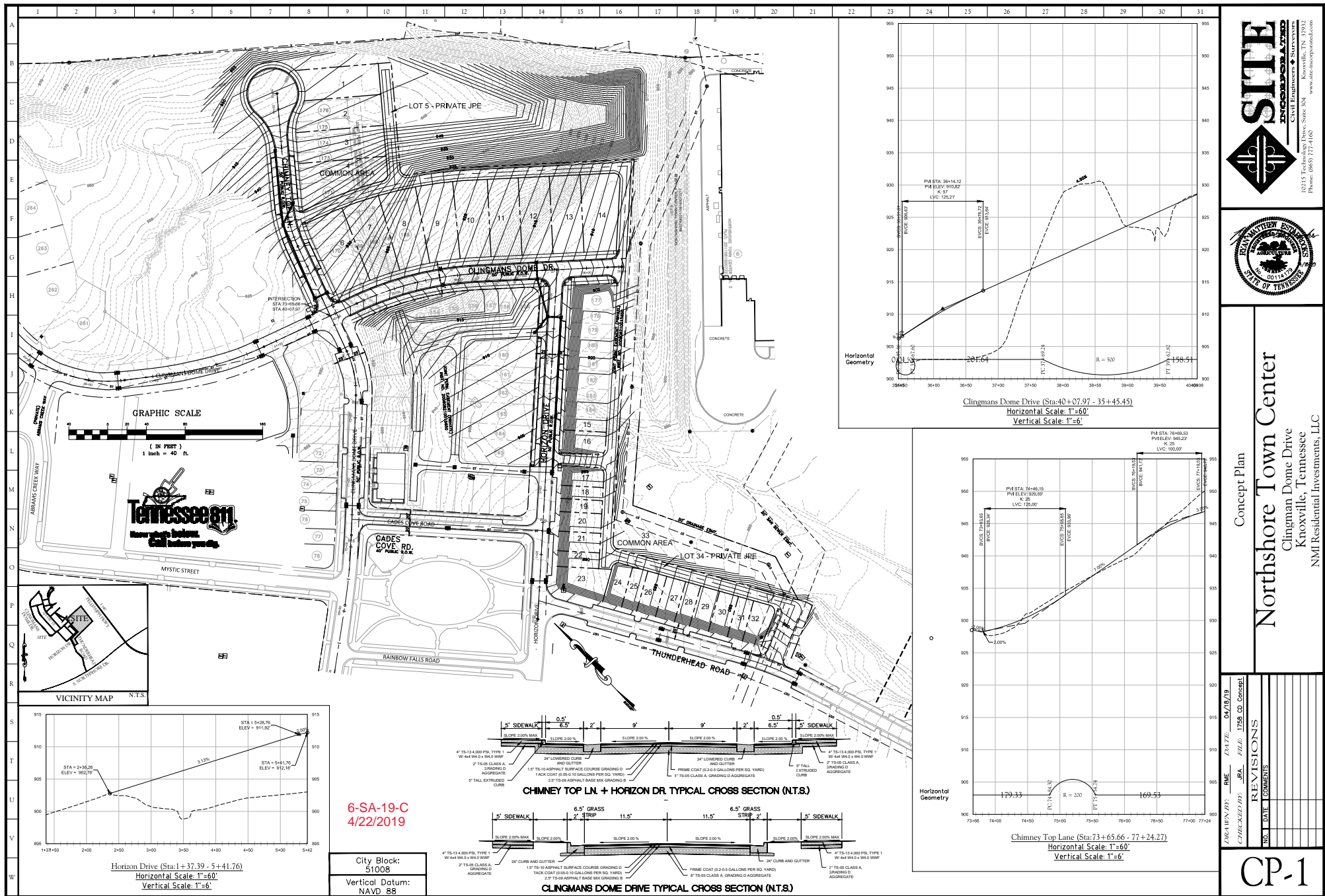
Sent: Tuesday, July 2, 2019 10:56 AM

To: Ryan Estabrooks <[ryan@site-incorporated.com](mailto:ryan@site-incorporated.com)>

Cc: John Anderson <[janderson@site-incorporated.com](mailto:janderson@site-incorporated.com)>; Grant Berry <[gberry@site-incorporated.com](mailto:gberry@site-incorporated.com)>

Subject: Beau Monde Phase 3 (6-SA-19-C)





**SITE**  
INCORPORATED  
Civil Engineer & Surveyor  
Knoxville, TN 37932  
Phone: (615) 777-6426  
www.siteincorporated.com

Concept Plan

**Northshore Town Center**

Clingman Dome Drive

Knoxville, Tennessee

NMI Residential Investments, LLC

DR: 4/19/19 DATE: 04/19/19

CHECKED BY: JAL FILE: 1758 CD Concept

NO. DATE COMMENTS

REVISIONS

CP-1

MPC

METROPOLITAN  
PLANNING  
COMMISSION

TENNESSEE

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## SUBDIVISION - CONCEPT

Name of Applicant: NMI Residential Investments, LLCDate Filed: 04/29/19Meeting Date: 06/13/19Application Accepted by: M. PayneFee Amount: \$1520.00File Number: Subdivision - Concept 6-5A-19-CFee Amount: #Related File Number: Development Plan #~~Chimney Top + 1830 Thunderhead Rd~~  
**PROPERTY INFORMATION**Subdivision Name: Beau Monde Ph-3, Northshore Town Center Ph IIS of Bluegrass Rd, w/s T-40, E/s Thunderhead

Unit/Phase Number: \_\_\_\_\_

General Location: NW Quadrant of S Northshore Dr and Thunderhead Road & Horizon DriveTract Size: 4.44 Acres No. of Lots: 34Zoning District: TC-1Existing Land Use: AgForVacPlanning Sector: Southwest CountyGrowth Policy Plan Designation: UrbanCensus Tract: 57.09Traffic Zone: 233 (2000)Block 51008Parcel ID Number(s): 154 09804, 154 09817, 154FF021

154FG001-012

Jurisdiction: ☒ City Council 51 2 District  
☐ County Commission \_\_\_\_\_ District

## AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer First Utility DistrictWater First Utility DistrictElectricity LCUBGas KUBTelephone AT&T

## TRAFFIC IMPACT STUDY REQUIRED

☒ No ☐ YesUSE 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: Jim HarrisonCompany: NMI Residential Investments, LLCAddress: 6312 Kingston Pike, Suite CCity: Knoxville State: TN Zip: 37919Telephone: (865) 588-5171Fax: (865) 588-8051E-mail: jharrison@chmllc.com

## PROJECT SURVEYOR/ENGINEER

PLEASE PRINT

Name: Ryan M. Estabrooks, P.E.Company: SITE, IncorporatedAddress: 10215 Technology Drive, Suite 304City: Knoxville State: TN Zip: 37932Telephone: (865) 777-4160Fax: (865) 777-4189E-mail: ryan@site-incorporated.com

## APPLICATION CORRESPONDENCE

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

PLEASE PRINT

Name: Ryan M. Estabrooks, P.E.Company: SITE, IncorporatedAddress: 10215 Technology Drive, Suite 304City: Knoxville State: TN Zip: 37932Telephone: (865) 777-4167Fax: (865) 777-4189E-mail: ryan@site-incorporated.com

## 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.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

PLEASE PRINT

Name: Jim Harrison

Address: 6312 Kingston Pike, Suite C

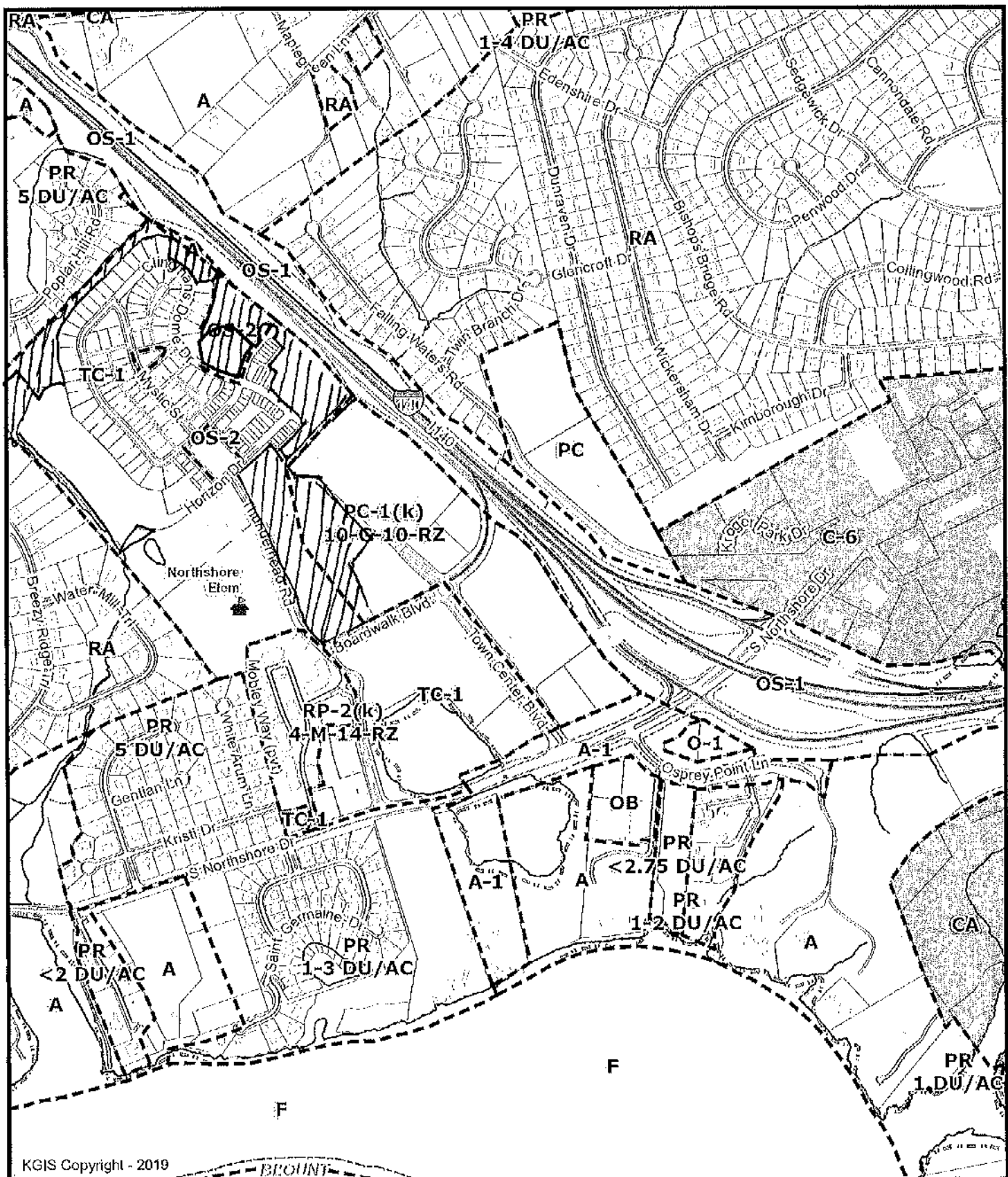
City: Knoxville State: TN Zip: 37919

Telephone: (865) 588-5171

Fax: (865) 588-6051

E-mail: jharrison@chmllc.com





## Letter Portrait

### Knoxville - Knox County - KUB Geographic Information System



Printed: 4/22/2019 at 1:16:20 PM

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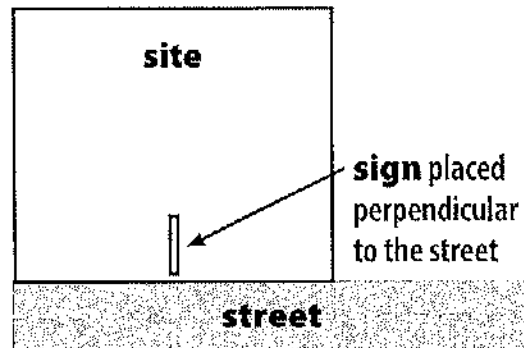
## REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of \$10 for each replacement sign.

### LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.



### TIMING

The sign(s) must be posted 15 days before the scheduled Planning Commission public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

5/29/19 and 6/14/19  
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Ryan Estabrooks

Printed Name: Ryan Estabrooks

Phone: 865-777-4167 Email: ryan@site-incorporated.com

Date: 4/22/19

File Number: 6-5A-19-C