



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 5-SB-20-C **AGENDA ITEM #:** 20
 POSTPONEMENT(S): 5/14/2020 - 7/9/2020 **AGENDA DATE:** 8/13/2020

▶ **SUBDIVISION:** ROCK POINTE DEVELOPMENT, LLC

▶ **APPLICANT/DEVELOPER:** CHRIS BURKHART / ROCK POINTE DEVELOPMENT, LLC

OWNER(S): Chris Burkhart / Rock Pointe Development, LLC

TAX IDENTIFICATION: 70 M E 001,002, 00203 [View map on KGIS](#)
 0711A001,00101,00201,00203, 011, 013 & 0711A020-028

JURISDICTION: City Council District 6

STREET ADDRESS: 325 0, 305, 288, & 308 Pelham Rd.; 1013, 1001, & 1057 Spring Hill Rd.; 0 McCalla Ave.; 0 & 383 Nash Rd.

▶ **LOCATION:** **Property bounded by I-40, Nash Rd., Spring Hill Rd & Rutledge Pk**

SECTOR PLAN: East City

GROWTH POLICY PLAN: N/A

WATERSHED: Love Creek

▶ **APPROXIMATE ACREAGE:** 19.1 acres

▶ **ZONING:** **I-G (General Industrial), C-G-2 (General Commercial) and RN-1 (Single-Family Residential Neighborhood)**

▶ **EXISTING LAND USE:** **Mixed businesses and vacant land.**

▶ **PROPOSED USE:** **Road alignment for new public street and nonresidential lots.**

SURROUNDING LAND USE AND ZONING: North: I-40 and the I-40 / Rutledge Pike Interchange
 South: Businesses and residences - C-G-2 (General Commercial), RN-1 (Single-Family Residential Neighborhood) and I-G (General Industrial)
 East: Residences - RN-1 (Single-Family Residential Neighborhood)
 West: Rutledge Pike and businesses - C-N (Neighborhood Commercial)

▶ **NUMBER OF LOTS:** 10

SURVEYOR/ENGINEER: Fulghum, MacIndoe & Associates

ACCESSIBILITY: Access is via Rutledge Pike, a major arterial street with four lanes and a center median on the west and Spring Hill Road a local street with a 30' pavement width on the east.

▶ **SUBDIVISION VARIANCES REQUIRED:** **To be determined.**

STAFF RECOMMENDATION:

▶ **POSTPONE the concept plan until the September 10, 2020 Planning Commission meeting as requested by the applicant.**

The applicant is requesting a one month postponement to allow additional time to address comments from staff.

COMMENTS:

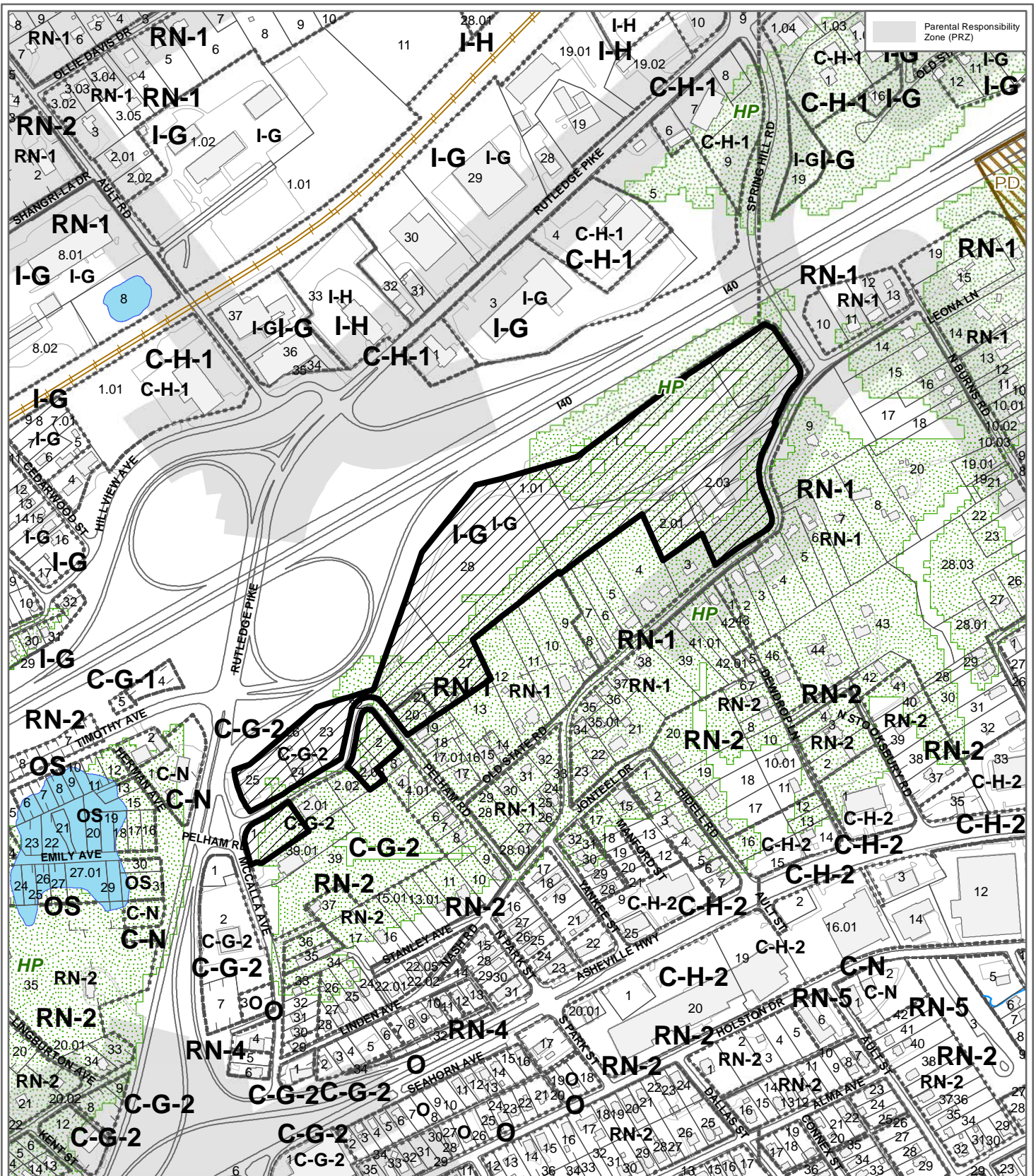
The applicant has submitted a concept plan for a proposed nonresidential subdivision located on the south side I-40 and on the east side of the I-40 / Rutledge Pike interchange. The proposed subdivision includes a new public street that will provide a connection between Spring Hill Road on the east and Rutledge Pike on the west. As designed, the new street will become an extension of Spring Hill Road, The new street will act as a collector street since it will provide a connection between two sections of Rutledge Pike, a major arterial street.

The proposed subdivision will also include the resubdivision of approximately 19 acres of land that is zoned I-G (General Industrial), C-G-2 (General Commercial) and RN-1 (Single-Family Residential Neighborhood).

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

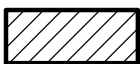
ESTIMATED STUDENT YIELD: Not applicable.

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.



**5-SB-20-C
CONCEPT PLAN**

Subdivision: Rock Pointe Development, LLC



Approval of Concept Plan

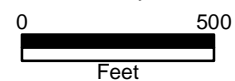
Map No: 70

Jurisdiction: City

Original Print Date: 4/6/2020

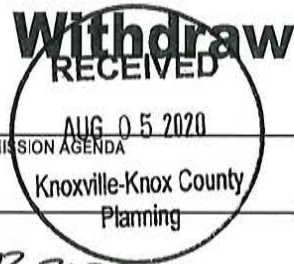
Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





Request to Postpone • Table • Withdraw



Name of Applicant: Rock Pointe Development, LLC
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 5-SB-20-C

Date Scheduled for Planning Review: May 14, 2020 August 13, 2020

Date Request Filed: 8/5/2020 Request Accepted by: Michael Reynolds

REQUEST

Postpone

Please postpone the above application(s) until:

September 10, 2020
DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

MPC Recommendation

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Christopher Gollhofer

PLEASE PRINT

Name: Christopher Gollhofer, PE

Address: 10330 Hardin Valley Road, Suite 201

City: Knoxville State: TN Zip: 37932

Telephone: 865.690.6419

E-mail: gollhofer@fulghummacindoe.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Monday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Monday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



Request to Postpone • Table • Withdraw

Name of Applicant: Rock Pointe Development, LLC
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 5-SB-20-C

Date Scheduled for Planning Review: May 14, 2020

Date Request Filed: May 4, 2020 Request Accepted by: Sherry Michienzi

REQUEST

Postpone

Please postpone the above application(s) until:

July 9, 2020

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

Completed TIA Required

Eligible for Fee Refund? Yes No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: Chris Burkhart

PLEASE PRINT

Name: Chris Burkhart

Address: 900 South Gay Street, Suite 1900

City: Knoxville State: TN Zip: 37902

Telephone: 865.329.3232

E-mail: chrisb@shoresouth.com

PLEASE NOTE

Consistent with the guidelines set forth in Planning's Administrative Rules and Procedures:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Monday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

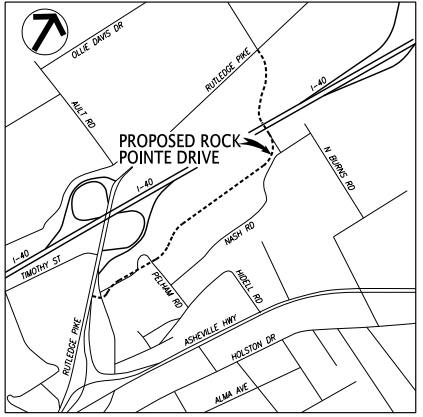
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

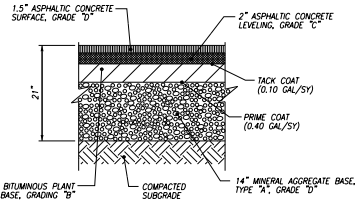
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Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

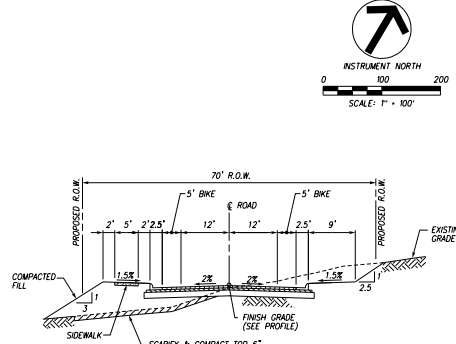


LOCATION MAP
(NOT TO SCALE)

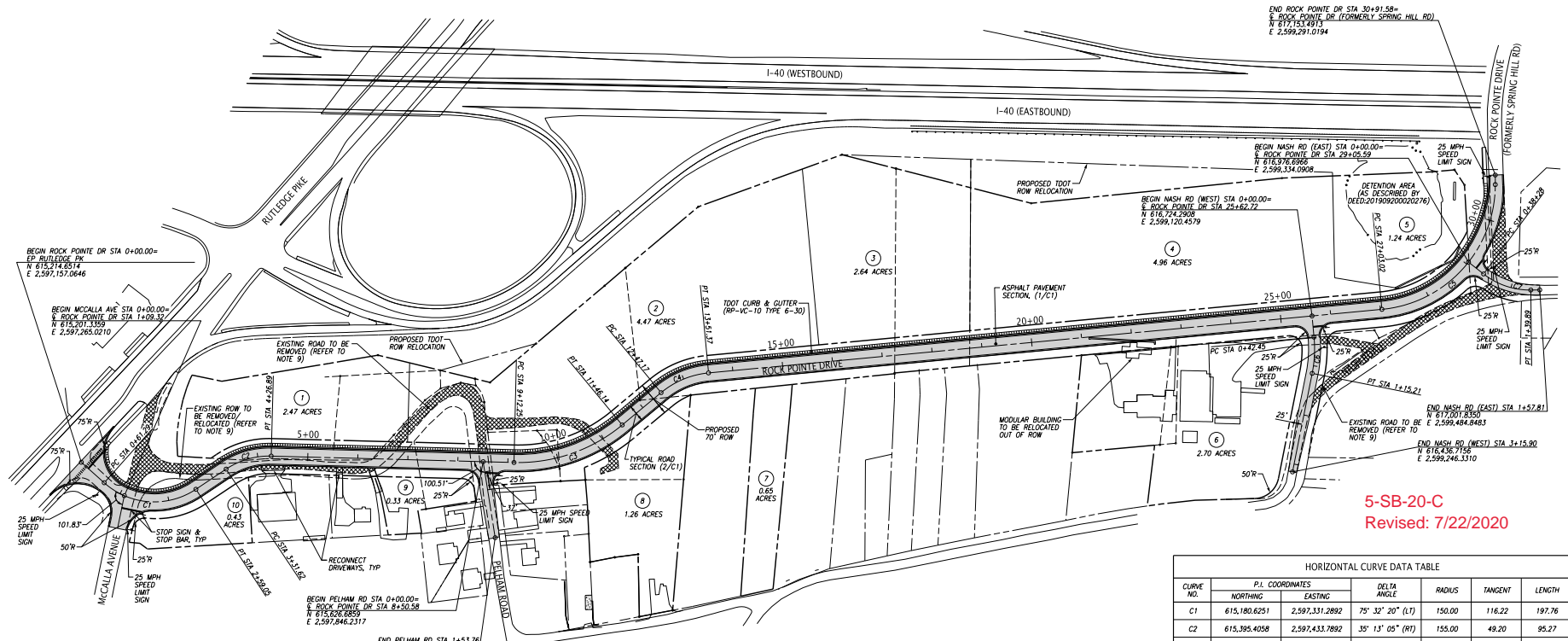


NOTES:
1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S COMMENCEMENT AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

1 ASPHALT PAVEMENT SECTION
C1 NTS



2 TYPICAL ROAD SECTION
C1 NTS



5-SB-20-C
Revised: 7/22/2020

VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:

1. REDUCTION OF TANGENT BETWEEN CURVE C1 & C2 FROM 100' TO 70'.
2. REDUCE ALLOWED SPACING BETWEEN MCCALLA AVE & RUTLEDGE PIKE TO 100'.
3. REDUCE DISTANCE FROM EDGE OF PAVEMENT OF ROCK POINTE DRIVE TO PELHAM ROAD DRIVEWAY FROM 50' TO 37'.

CURVE NO.	P.L. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C1	615,180.6251	2,597,331.2892	75° 32' 20" (L)	150.00	116.22	197.76
C2	615,395.4058	2,597,433.7892	35° 13' 05" (RT)	155.00	49.20	95.27
C3	615,716.5426	2,598,006.7479	41° 13' 58" (L)	325.00	122.27	233.89
C4	615,977.6743	2,598,029.2038	34° 20' 00" (RT)	173.90	53.72	104.21
C5	616,941.5369	2,599,417.6164	84° 40' 46" (L)	250.00	227.80	369.48
C6	616,660.4454	2,599,167.1338	16° 40' 35" (RT)	250.00	36.64	72.76
C7	616,964.9543	2,599,424.4530	38° 48' 52" (L)	150.00	52.84	101.62

FULGHUM MACINDOE ASSOCIATES, INC.
10330 HARDEN VALLEY ROAD SUITE 201
KNOXVILLE, TN 37932
OFFICE: 865.650.6419
FAX: 865.650.6449
www.fulghummacindoe.com

PRELIMINARY NOT FOR CONSTRUCTION

ROCK POINTE CROSSING
MCCALLA AVE
KNOXVILLE, TENNESSEE 37914

ROCK POINTE DEVELOPMENT, LLC
900 SOUTH SHORES BLVD. # 1900
KNOXVILLE, TN 37903
CONTACT: CHRIS BURKHART
TELEPHONE NO.: 865.329.2322
EMAIL: CHRISB@SHORESOUTH.COM

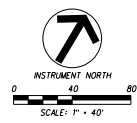
CONCEPT PLAN

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
398.007	HWJ	07/15/20	
	DWG	06/24/20	
	MEF	05/26/20	
	MEF	03/19/20	

Project: 398.007
Date: 03/19/20
Scale: 1"=100'

C1

Full Name: J. FULGHUM MACINDOE ASSOCIATES, INC. THE DRAWING SHALL NOT BE LOANED, COPIED, REPRODUCED, TRANSFERRED TO ANOTHER AGENT OR SOLD AND IS INTENDED AS AN INSTRUMENT OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE FIRM. ANY REPRODUCTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE FIRM IS STRICTLY PROHIBITED.



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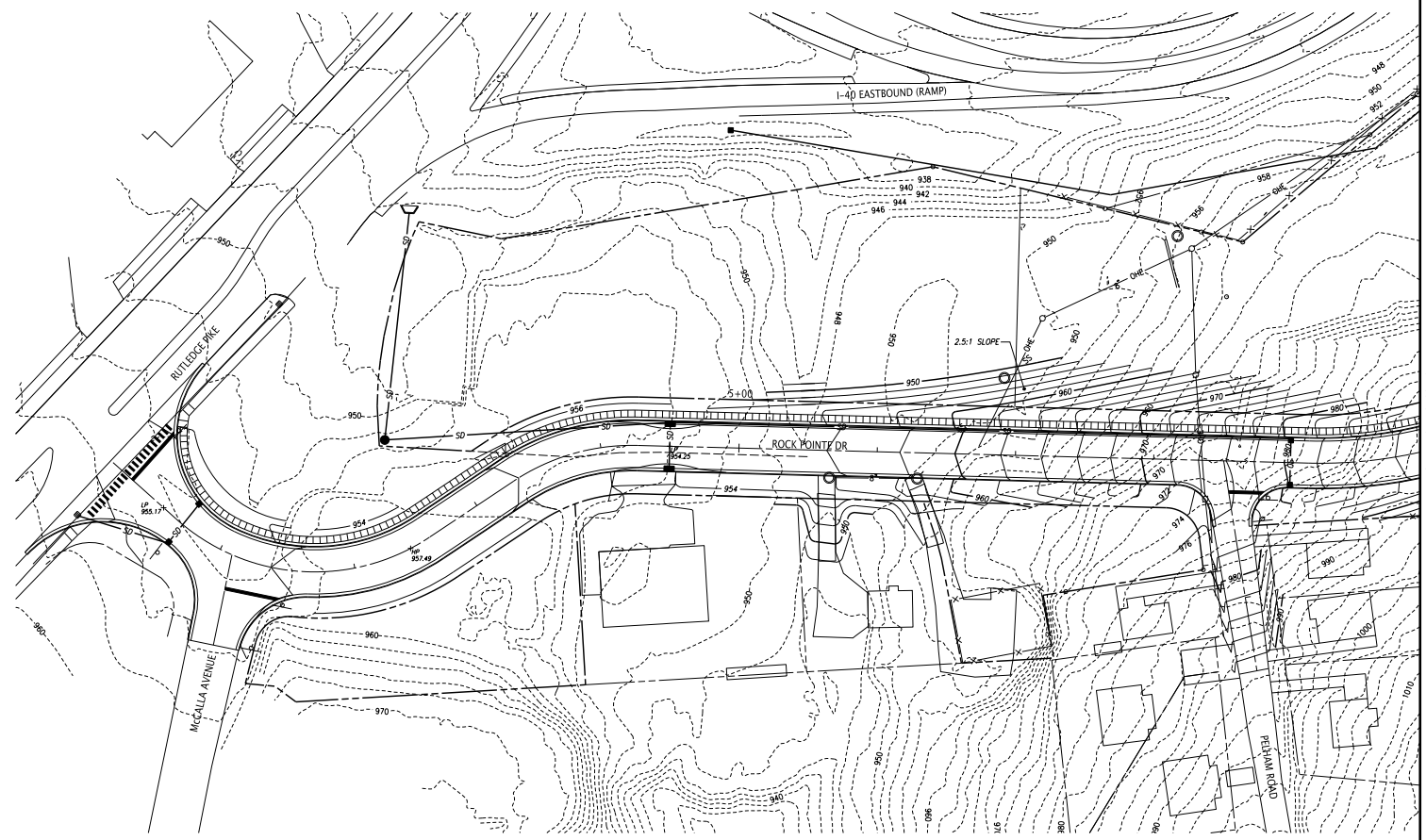
ROCK POINT CROSSING
MCCALLA AVE
KNOXVILLE, TENNESSEE 37914

ROCK POINT DEVELOPMENT, LLC
900 SOUTH CLAY STREET, SUITE 1900
KNOXVILLE, TN 37903
CONTACT: CHRIS BURKHART
TELEPHONE NO.: 865.329.3232
EMAIL: CHRISB@SHORESOUTH.COM

CONCEPTUAL GRADING

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
1007.9 ^B	CHC	07/15/20	
(1/C2)	WCF	06/24/20	REVISED PER WAC COMMENTS
	WCF	05/26/20	REVISED PER WAC COMMENTS
	WCF	03/19/20	ISSUED FOR CONCEPT PLAN

Project	398.007
Sheet	C2
Date	03/19/20
Scale	1"=40'

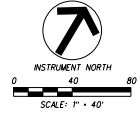


MATCH LINE STA. 9+93 - SHEET C3

5-SB-20-C
Revised: 7/22/2020

- LEGEND:**
- PROPERTY LINE
 - - - - - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - 1007.9^B PROPOSED SPOT SHOT
 - (1/C2) DETAIL REF. (DETAIL NO./SHT. NO.)
 - TYP. TYPICAL

File Name: I:\19\1903\5B\1903\1903\1903\1903.dwg
 Plot Date: 7/22/2020
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EMAIL: CHRISB@SHORESOUTH.COM

CONCEPTUAL GRADING

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
	CHG	07/15/20	
	MCF	06/24/20	
	MCF	05/26/20	
	MCF	03/19/20	

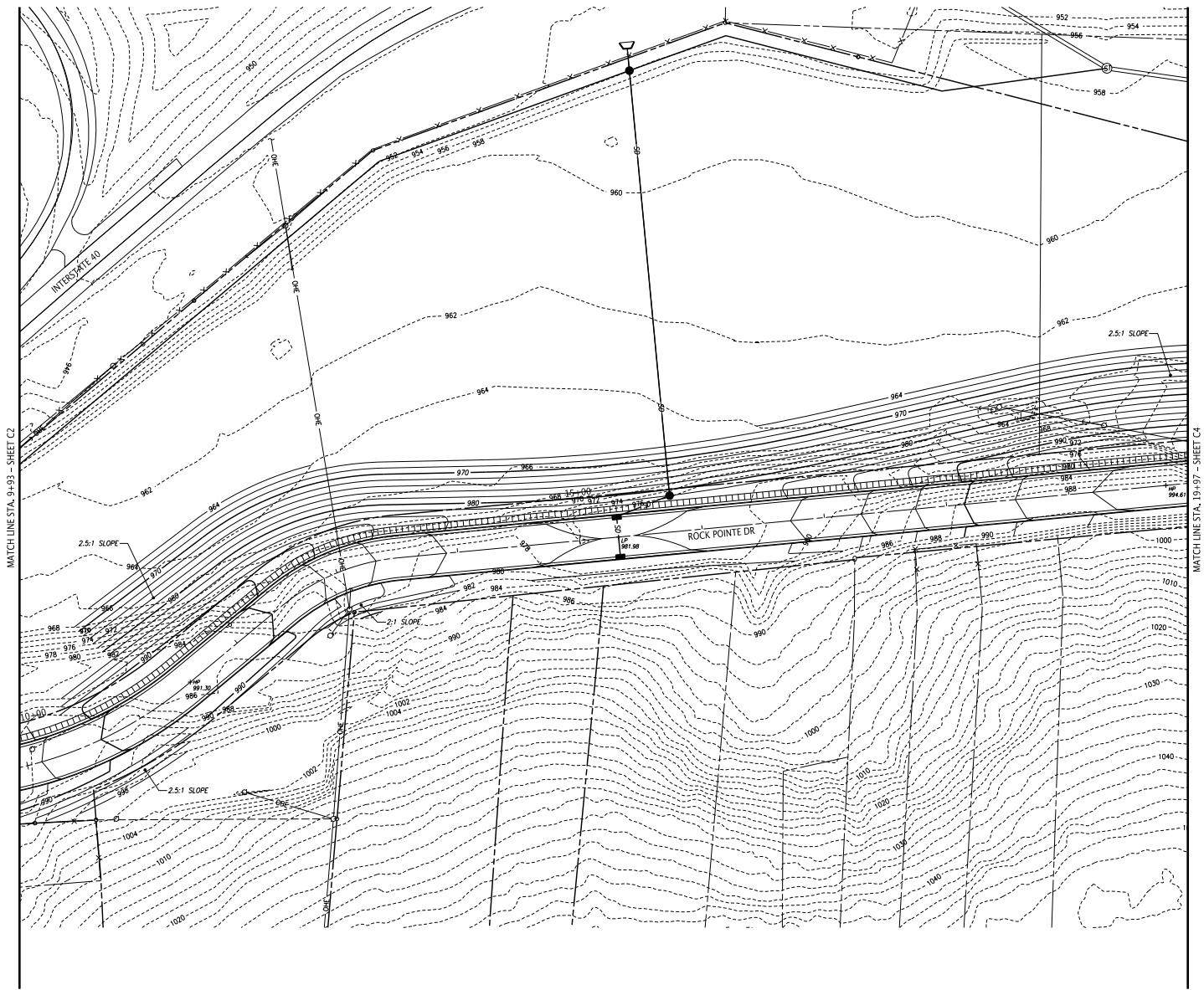
Project	Sheet
398.007	C3

Date	Scale
03/19/20	1"=40'

5-SB-20-C
Revised: 7/22/2020

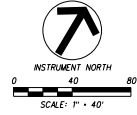
LEGEND:

---	PROPERTY LINE
----	EXISTING CONTOUR
- - - -	PROPOSED CONTOUR
100.0'	PROPOSED SPOT SHOT
(1/C2)	DETAIL REF. (DETAIL NO./SHT. NO.)
TYP.	TYPICAL



File Name: \\F\1001\50571\DWG\10001001.dwg
Plot Name: 7/22/2020

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 MCCALLA AVE
 KNOXVILLE, TENNESSEE 37914

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 KNOXVILLE, TN 37903
 CONTACT: CHRIS BURKHART
 TELEPHONE NO.: 865.329.2332
 EMAIL: CHRISB@SHORESOUTH.COM

CONCEPTUAL GRADING

PROJ. NO.	DATE	ISSUED BY	DESIGNED BY	CHECKED BY	DATE

Project: 398.007
 Sheet: **C4**
 Date: 03/19/20
 Scale: 1"=40'



5-SB-20-C
 Revised: 7/22/2020

LEGEND:

---	PROPERTY LINE
- - - - -	EXISTING CONTOUR
- · - · - ·	PROPOSED CONTOUR
1007.9 ⁺ (1/1/2)	PROPOSED SPOT SHOT
TYP.	DETAIL REF. (DETAIL NO./SHT. NO.)
	TYPICAL

PLN: 50001-1 (1/19/20) 50001-1 (M05) 180001-1 (04/19/20)
 PLAN NUMBER: 5/1/2020

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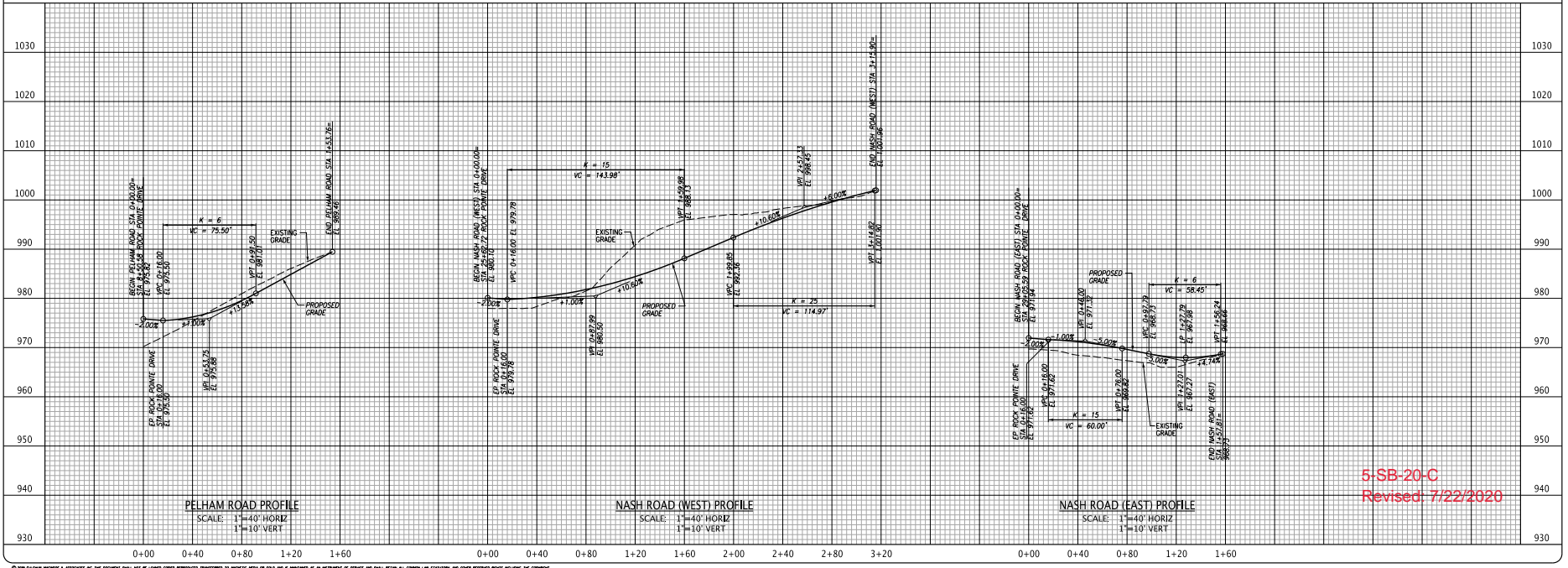
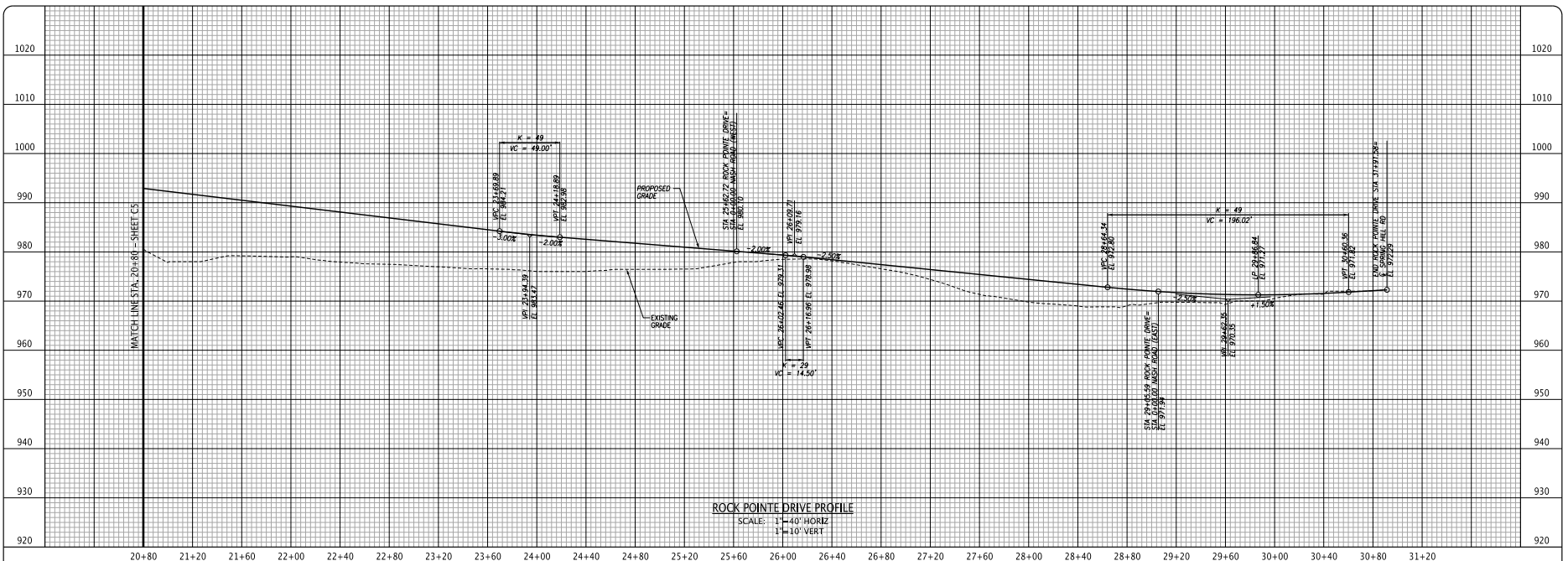
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900 SOUTH MAIN STREET, SUITE 1900
KNOXVILLE, TN 37903
CONTACT: CHRIS BURKHART
TELEPHONE NO.: 865.329.3232
EMAIL: CHRIS@SHORESOUTH.COM

ROAD PROFILES

PROJ. NO.	ISSUED BY	DATE	NO.	REVISION/ISSUE
	WCF			
	DWG			
	HNU			
		05/26/20		REVISED PER WPC COMMENTS
		03/19/20		ISSUED FOR CONCEPT PLAN

Project: 398.007
Date: 03/19/20
Scale: AS SHOWN
Sheet: **C6**



5-SB-20-C
Revised: 7/22/2020

File Name: I:\1818\1818057\181818057\181818057.dwg
Plot Date: 7/19/2020

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5-SB-20-C
Revised: 6/24/2020

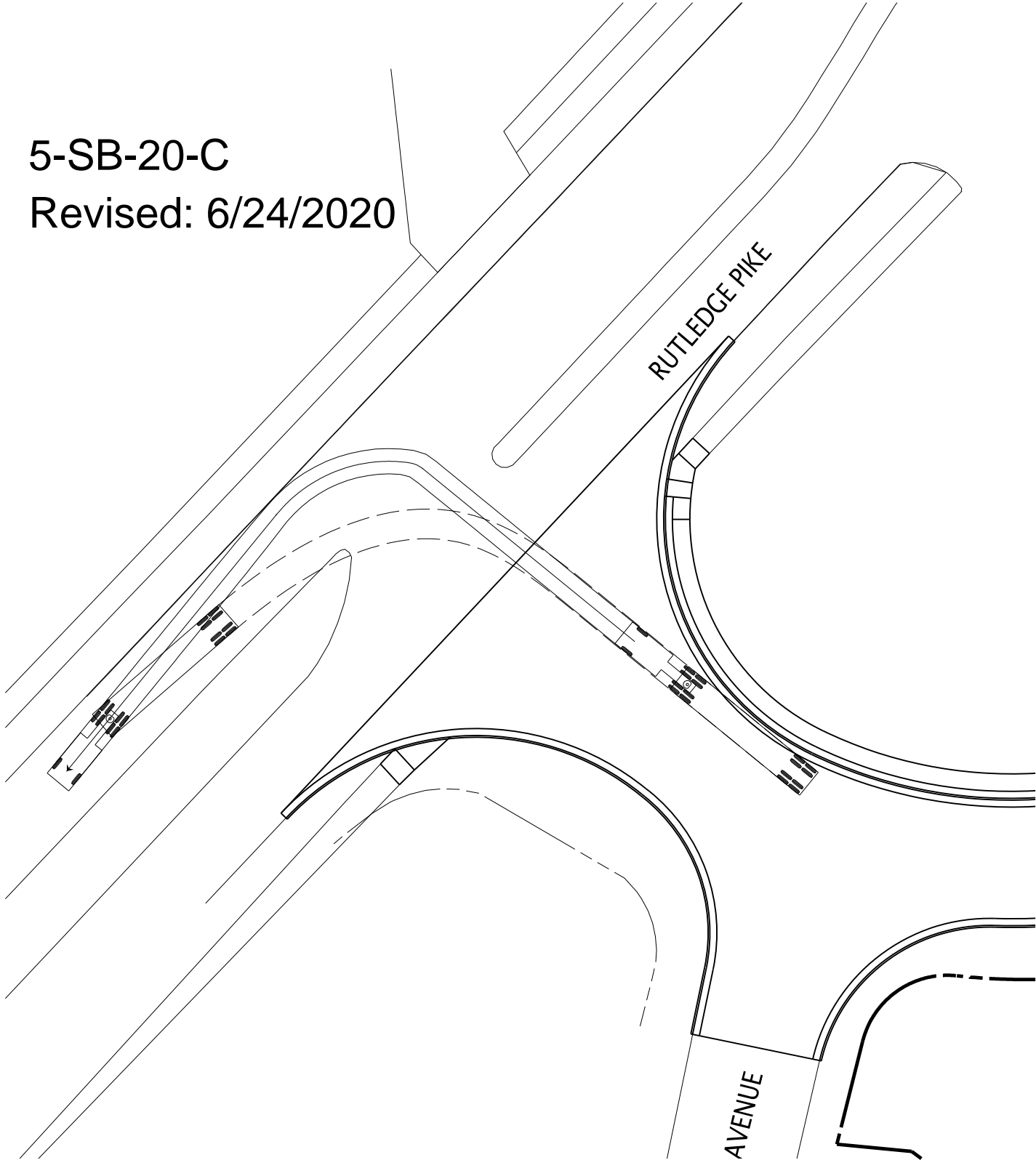


Figure 1: Rock Pointe Left Out

**ROCK POINTE CROSSING
AUTO-TURN FIGURES
JUNE 23, 2020**

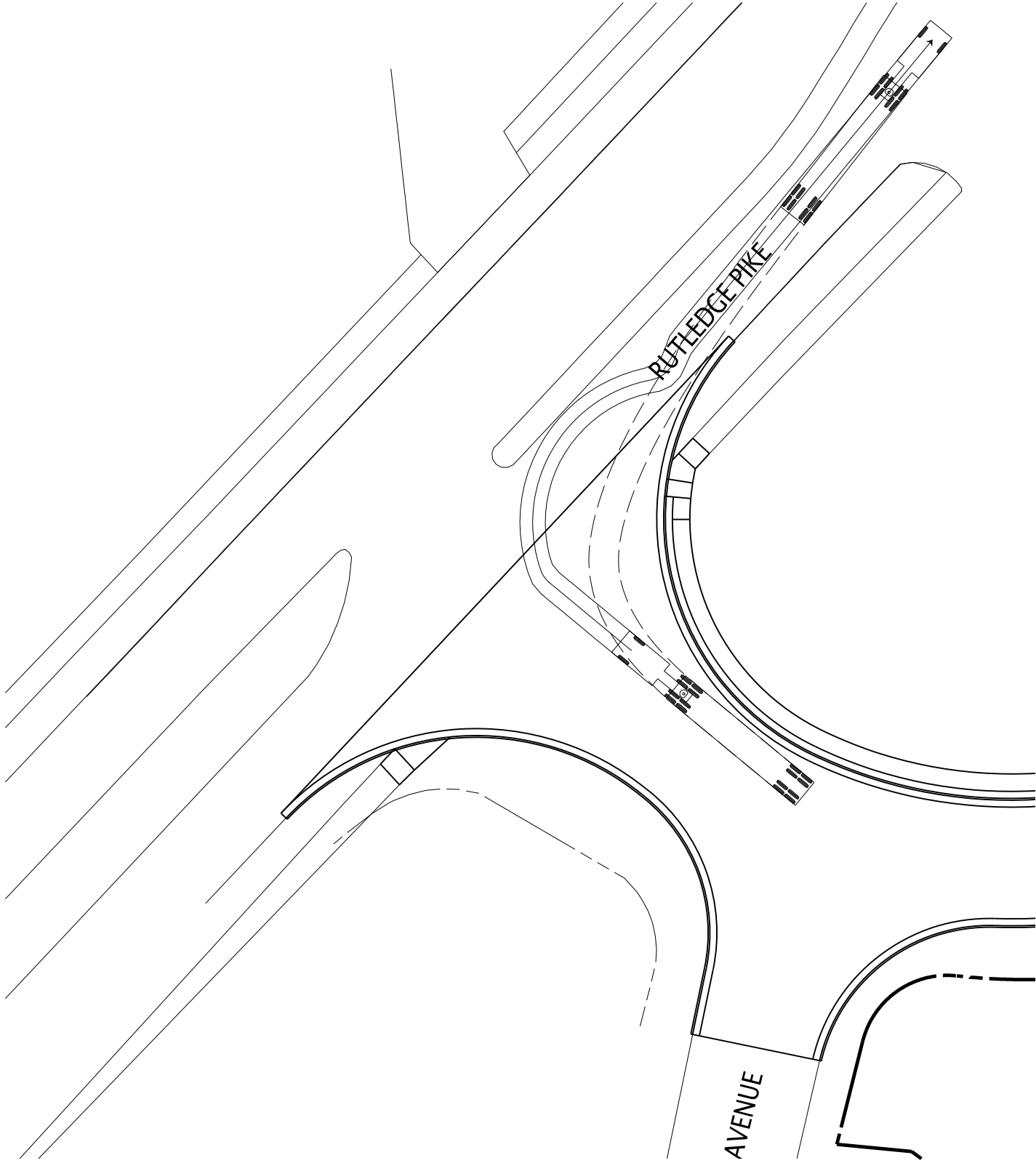


Figure 2: Rock Pointe Right Out

**ROCK POINTE CROSSING
AUTO-TURN FIGURES
JUNE 23, 2020**

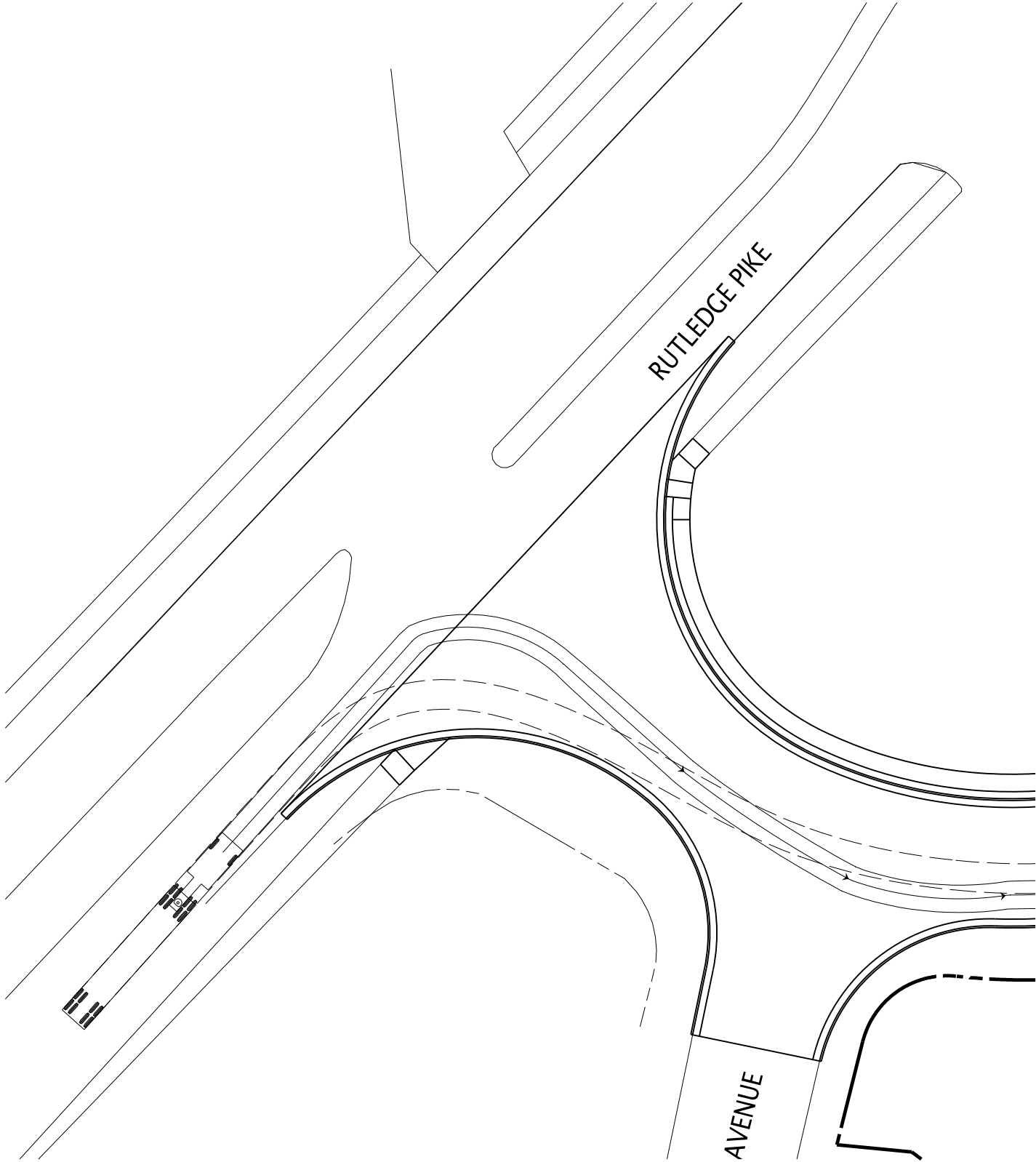


Figure 3: Rock Pointe Right In

**ROCK POINTE CROSSING
AUTO-TURN FIGURES
JUNE 23, 2020**

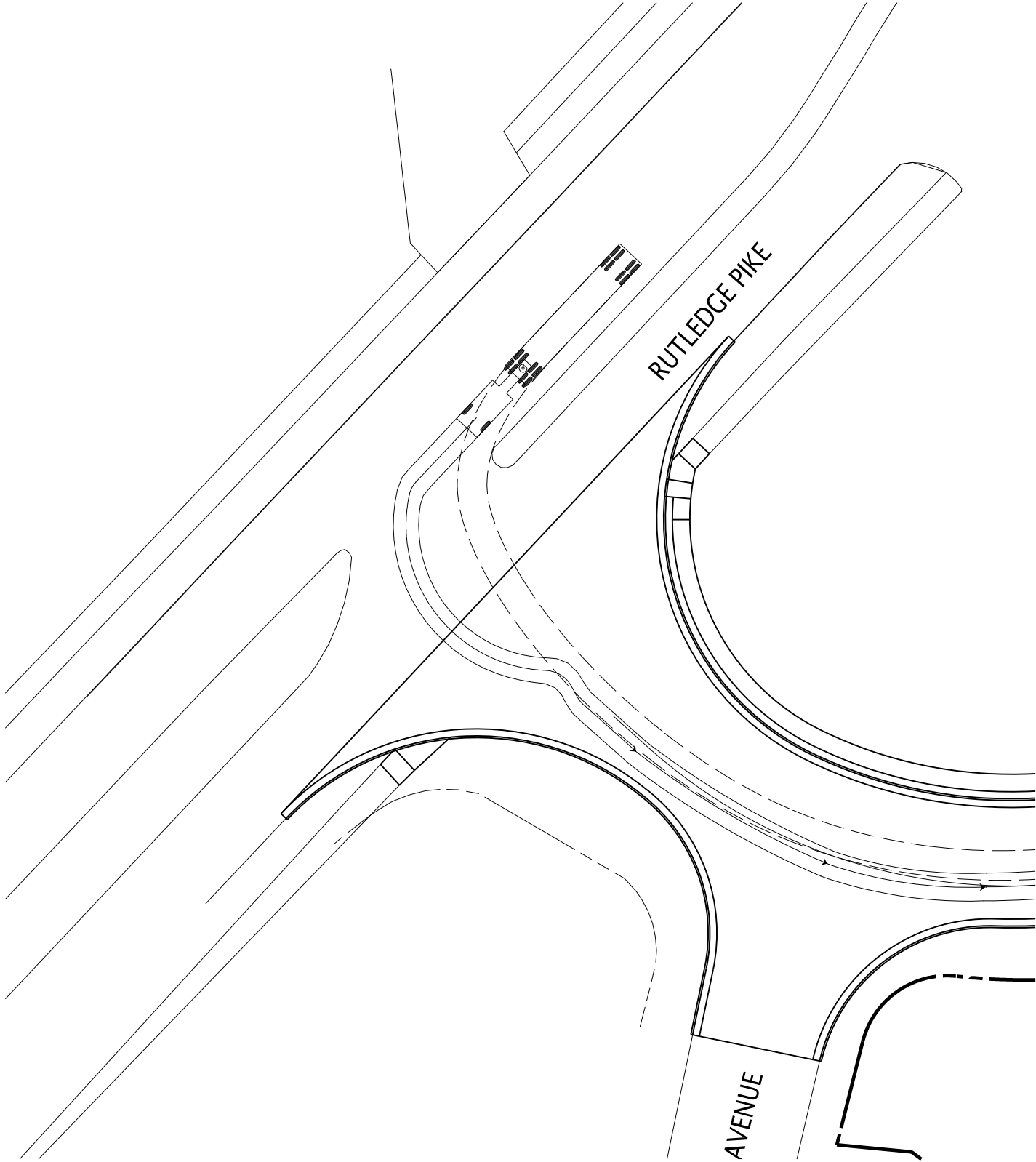


Figure 4: Rock Pointe Left In



Figure 5: Spring Hill Left Out

ROCK POINTE CROSSING
AUTO-TURN FIGURES
JUNE 23, 2020



Figure 6: Spring Hill Right Out

ROCK POINTE CROSSING
AUTO-TURN FIGURES
JUNE 23, 2020



Figure 7: Spring Hill Left In

ROCK POINTE CROSSING
AUTO-TURN FIGURES
JUNE 23, 2020



Figure 8: Spring Hill Right In

**ROCK POINTE CROSSING
AUTO-TURN FIGURES
June 23, 2020**

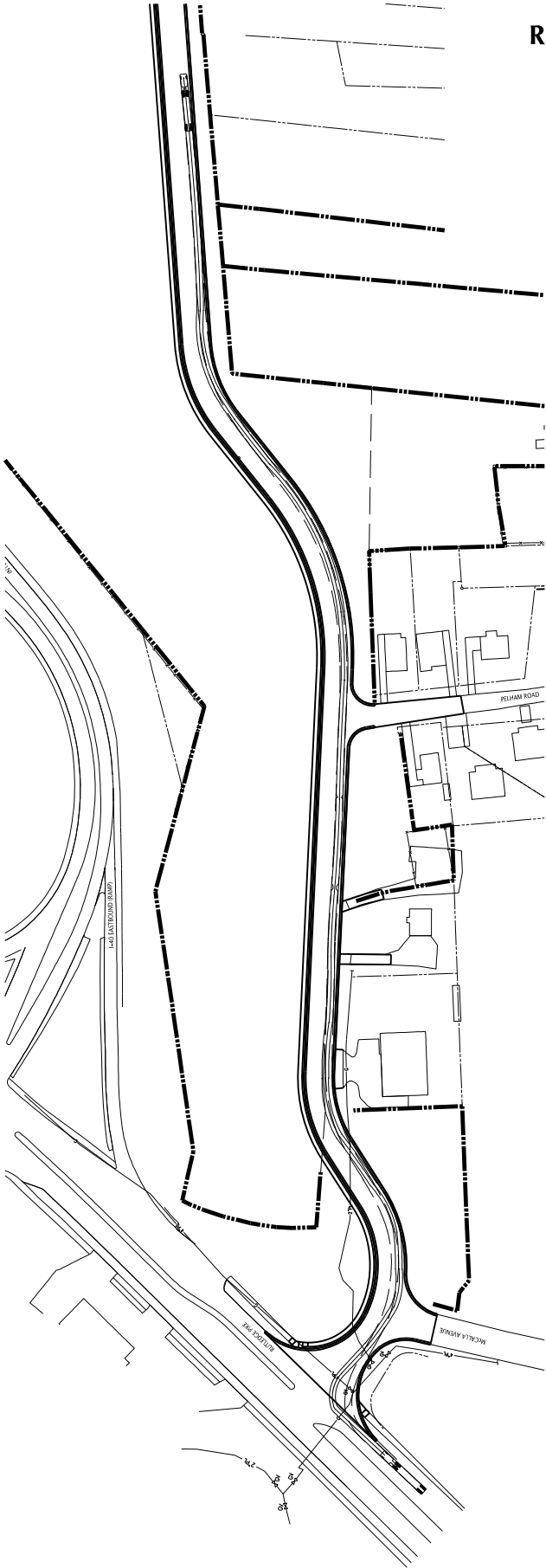


Figure 9: Tight Curve Movement



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Mr. Chris Burkhart

Rock Pointe Development, LLC

Applicant Name

Affiliation

B-23-20
Date Filed

May 14th, 2020
Meeting Date (if applicable)

5-SB-20-C
File Numbers(s)

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

Christopher Gollhofer, P.E.

Fulghum MacIndoe & Associates, Inc.

Name

Company

10330 Hardin Valley Road, Suit 201

Knoxville

TN

37932

Address

City

State

Zip

865-690-6419

Gollhofer@fulghummacindoe.com

Phone

Email

CURRENT PROPERTY INFO

Rock Pointe Development, LLC

900 S. Gay Street, Suite 1900 Knoxville, TN 37902

865-329-3232

Owner Name (if different)

Owner Address

Owner Phone

N/A

070ME001, 070ME00203, 071^IKA020-21,23-25,27-28

See attached sheet

Property Address

Parcel ID

Property bounded by 1-40, Nash Road, Spring Hill Road & Rutledge Pike

~19 acres

General Location

Tract Size

City Council 6

C-6-2, RN-1

I-G, HP: General Industrial & Hilltop Protection

Jurisdiction (specify district above)

City County

Zoning District

East City

LI - Light Industrial

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant *and Existing Businesses*

No

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

MU-SD/EC-2, MDR, LDR

C-G-2 070 ME 001 325 Pelham Rd East Rock Dev.
 C-G-2 070 ME 002 0 Pelham Rd. TN Land Invest Prop.
 C-G-2 070 ME 00203 305 Pelham Rd. Rock Pointe Dev.

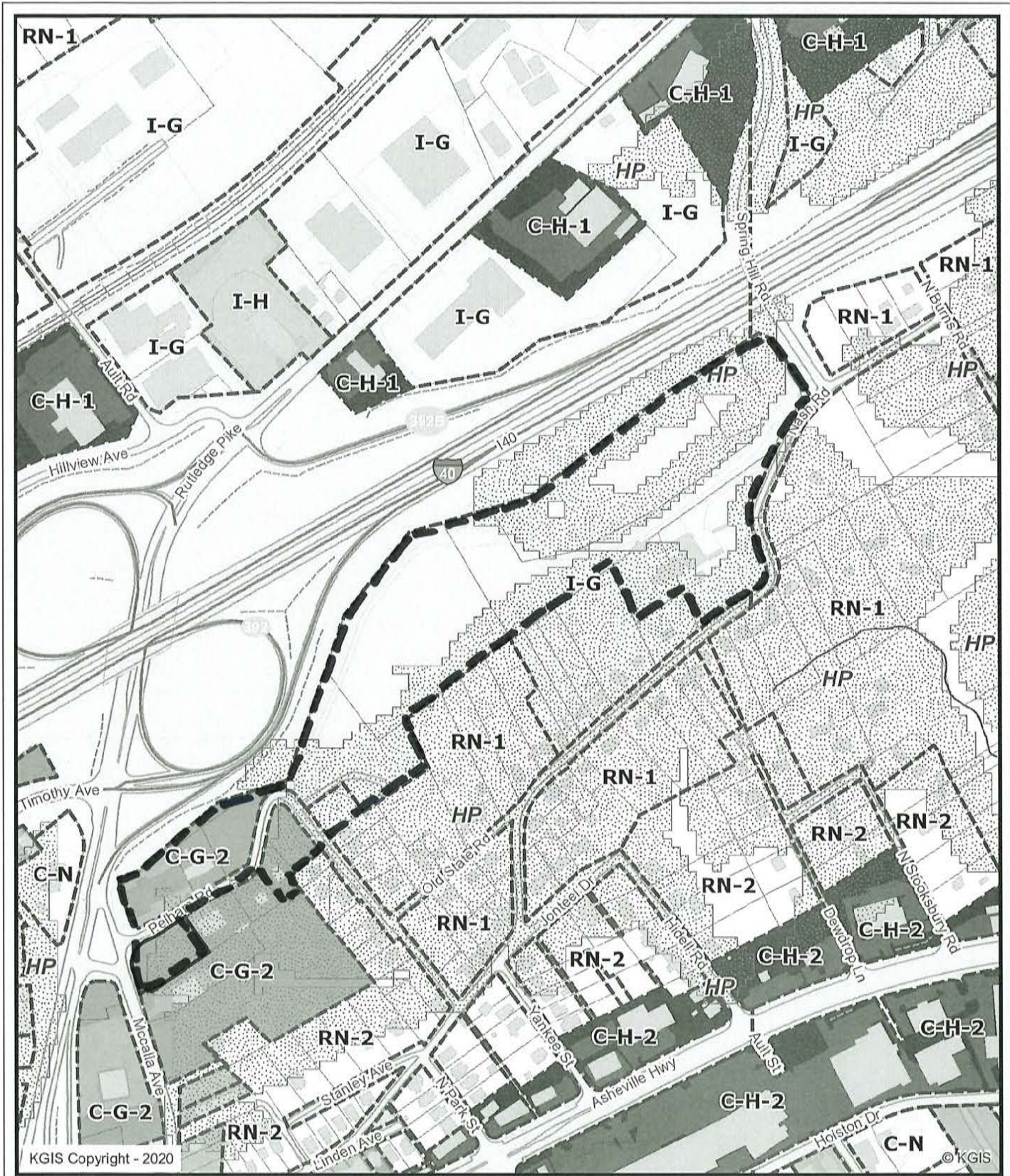
I-G 071 IA 001 1013 Spring Hill Rd MPV Knoxville
 I-G 071 IA 00101 1001 Spring Hill Rd 1-40 Construction Ser.
 I-G ? 071 IA 00201 0 Nash Rd 1-40 Const Ser.
 I-G 071 IA 00203 383 Nash Rd Rock Pointe Dev.

RN-1 071 IA 020 0 Pelham Rd TN Land Inv
 RN-1 071 IA 021 0 Pelham Rd Rock Pointe Dev
 C-G-2 071 IA 022 0 Pelham Rd Rock Pointe Dev.
 C-G-2 071 IA 023 288 Pelham Rd TN Land Inv.
 C-G-2 071 IA 024 308 Pelham Rd Rock Pointe Dev.
 C-G-2 071 IA 025 0 McCalla Ave Rock Pointe Dev.
 C-G-2 071 IA 026 0 McCalla Ave Rock Pointe Dev
 I-G 071 IA 027 0 Pelham Rd TN Land Inv.
 I-G 071 IA 028 1057 Spring Hill Rd 1-40 Const. Ser.

East Rock Development 900 S Gay St Ste 2300
 TN Land Investment Prop LLC 900 S Gay St Ste 2300
 Rock Pointe Development 900 S Gay St Ste 2300
 1900

1-40 Construction Services LLC 900 S Gay St. Ste 1900

MPV Knoxville LLC 2400 South Blvd #2400 Charlotte
 NC.

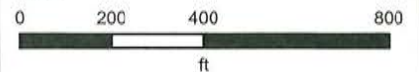


Letter Portrait

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