SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:**	**8-SA-20-C**	**AGENDA ITEM #:**	**23**
	8-B-20-UR	**AGENDA DATE:**	**8/13/2020**
▶ **SUBDIVISION:**	**TWIN OAK LANDING**		
▶ **APPLICANT/DEVELOPER:**	**PAUL HIBBEN G.**		
OWNER(S):	Paul G. Hibben		
TAX IDENTIFICATION:	21 001 & 013 049	**View map on KGIS**	
JURISDICTION:	County Commission District 8		
STREET ADDRESS:	7615 & 7718 Twin Oak Ln.		
▶ **LOCATION:**	**West side of Tazewell Pk., north & south sides of Twin Oak Ln.**		
SECTOR PLAN:	Northeast County		
GROWTH POLICY PLAN:	Planned Growth Area		
WATERSHED:	Beaver Creek		
▶ **APPROXIMATE ACREAGE:**	**33.04 acres**		
▶ **ZONING:**	**PR (Planned Residential)**		
▶ **EXISTING LAND USE:**	**Vacant land**		
▶ **PROPOSED USE:**	**Single family residential**		
SURROUNDING LAND USE AND ZONING:	This site is located within an agricultural/residential area in the vicinity of Gibbs Elementary and High Schools, zoned A, RA and PR.		
▶ **NUMBER OF LOTS:**	**107**		
SURVEYOR/ENGINEER:	Garrett Tucker / Robert Campbell & Associates		
ACCESSIBILITY:	Access is via Twin Oak Ln., a local street with 13' of pavement width within 30' of right-of-way or Tazewell Pike, a major collector street with 23' of pavement width within 40' of right-of-way.		
▶ **SUBDIVISION VARIANCES REQUIRED:**	**VARIANCES:** **1) REDUCTION OF MINIMUM TANGENT LENGTH BETWEEN BROKEN BACK CURVES ON ROAD 'E' FROM 150' TO 32.31'** **2) REDUCTION OF MINIMUM TANGENT LENGTH BETWEEN REVERSE CURVES ON ROAD 'A' FROM 50' TO 33.06'** **3) REDUCTION OF MINIMUM TANGENT LENGTH BETWEEN BROKEN BACK CURVES BETWEEN CURVE A-2 AND A-3 ON ROAD 'A' FROM 150' TO 114.48'** **ALTERNATE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:** **1) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD 'A' AT STATION 10+86 FROM 250' TO 150'** **2) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD 'A' AT**		

STATION 22+39 FROM 250' TO 150'
3) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD 'E' AT STATION 59+33 FROM 250' TO 100'
4) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD 'E' AT STATION 60+63 FROM 250' TO 100'
5) REDUCTION OF DOUBLE FRONTAGE LOT DEPTH FOR LOTS 1-9 FROM 135' TO MINIMUM OF 100'
6) REDUCTION OF MINIMUM CURVE RADIUS ON ROAD 'E' AT STATION 47+22 FROM 250' TO 100'

STAFF RECOMMENDATION:

- **APPROVE variances 1-3 and alternative design standards 1-6 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances and alternative design standards will not create a traffic hazard.**

APPROVE the Concept Plan subject to 12 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Construction of the left turn lane from Tazewell Pike to Twin Oak Lane and the decelation lane for the Gibbs Elementary School driveway as required by the Tennessee Department of Transportation and the Knox County Department of Engineering and Public Works.
4. Widening Twin Oak Lane from the development entrance to Tazewell Pike, as required by the Knox County Department of Engineering and Public Works. The widening of the road is to be to the south side of the road, as proposed in the Concept Plan.
5. Installation of sidewalks as shown on the Concept Plan, the pedestrian access to the adjacent Gibbs Elementary School site to the south. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) 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.
6. Platting the 20' wide common area shown between lots 73 and 74 for the pedestrian connection to the Edwards Place Subdivision. This common area and pedestrian connection may make a connection to either Road 'C' as proposed or Road 'D' if the Knox County Department of Engineering and Public Works determines during design plan review that a change of location is necessary for the sidewalk to meet ADA standards. This sidewalk is to be installed at a time determined by the Knox County Department of Engineering and Public Works during design plan review.
7. Platting the 30' greenway easement as shown on the Concept Plan, or as otherwise required by the Knox County Department of Parks and Recreation and the Knox County Department of Engineering and Public Works.
8. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
9. Obtaining a street connection permit from the Tennessee Department of Transportation.
10. Place a note on the final plat that all lots will have access only to the internal street system and lots 1-9 shall have access from Road 'E'.
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the storm water facility, common area, recreational amenities and drainage system.
12. 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 107 detached dwellings on individual lots and a reduction of the periphery boundary setback from 35' to 20' for lots 1-9 and 25' for the remainder of the development, as shown, 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:

This proposal is for a 107 lot detached residential subdivision on 33.04 acres (3.24 du/ac). The zoning on the property is PR up to 4 du/ac. This subdivision was approved in 2017 (4-SA-17-C / 4-E-17-UR) with essentially the same layout, except there was only 102 lots. The 2017 Concept Plan approval has expired, which is the purpose of this new Concept Plan. Because of the increase in proposed density, this request must also receive a new Use on Review approval. If the number of lots was equal to or less than the previous Use on Review approval then a new application would not be required, unless a condition of the original UOR approval could not be met or there was a change in the dwelling unit type. The common areas and amenities remain consistent with the previou approval, with active/useable amenities at the intersection of Tazewell Pike and Twin Oak Lane, and at the intersection of Twin Oak Lane and Road 'A'. These include a covered pavilion with picnic tables/swings, water foutains, horseshoe pits, and shade trees. A greenway easement along Beaver Creek is being provided through the property for future installation by Knox County.

The only significant change between this proposal and the previous is the amount of recommended sidewalks is less in the current plan. The difference being that the current plan only has sidewalks on the internal streets that make the connection from the pedestrian connection between Edwards Place and the Road 'C' cul-de-sac and the pedestrian connection to the Gibbs Elementary School property on Road 'E' (between lots 34 & 35). The other required sidewalk is along Twin Oak Lane and the frontage along Tazewell Pike. The pedestrian connections to Edwards Place and to the school property will be within common open space for the development and not an easement across house lots.

The required road improvements remain the same between this plan and the 2017 approval. Twin Oak Lane will be widened to 26' of pavement and a ROW of 50'. The widening of both with happen on the south side of Twin Oak Lane, into the property of the development and not into the adjacent properties on the north side of the road. The improvements to Tazewell Pike include widening to installation of a left turn lane onto Twin Oak Lane and extending the deceleration lane for the Gibbs schools.

The applicant is proposing a 25' peripheral setback around the entire development with the exception of a 20' peripheral setback for the lots along Twin Oak Lane (lots 1-9). The reduced peripheral setback will allow for additional space to locate the houses and potentially provide space for small accessory structures. The previous Use on Review in 2017 included a peripheral setback reduction to 25' around the entire development but did not include the 20' peripheral on Twin Oak Lane. Access for the lots 1-9 will be from Road 'E' only, not Twin Oak Lane.

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

1. The proposed subdivision will have minimal impact on local services since all utilities are nearby to serve this site.
2. The proposed detached residential subdivision at a density of 3.24 du/ac, is consistent in use and density with the approved zoning of the property.
3. Twin Oak Lane will be widened to accommodate the additional traffic from the subdivision, and a left turn lane at Twin Oak Lane and a deceleration lane for the elementary school will be installed on Tazewll Pike.
3. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Middle and High Schools.
4. A pedestrian connection will be installed from this development to the elementary school and a common area for pedestrian access will be provided from the Road 'C' cul-de-sac for a future sidewalk connection to the Edwards Place subdivision. When complete, this sidewalk system will allow pedestrians to walk from the Edwards Place subdivision to the schools.

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

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the 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 in is 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 since the development will have access to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for low density residential use. The PR zoning approved for the property allows consideration of up to 4.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 3.24 du/ac is consistent with the Sector Plan and the proposed zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.

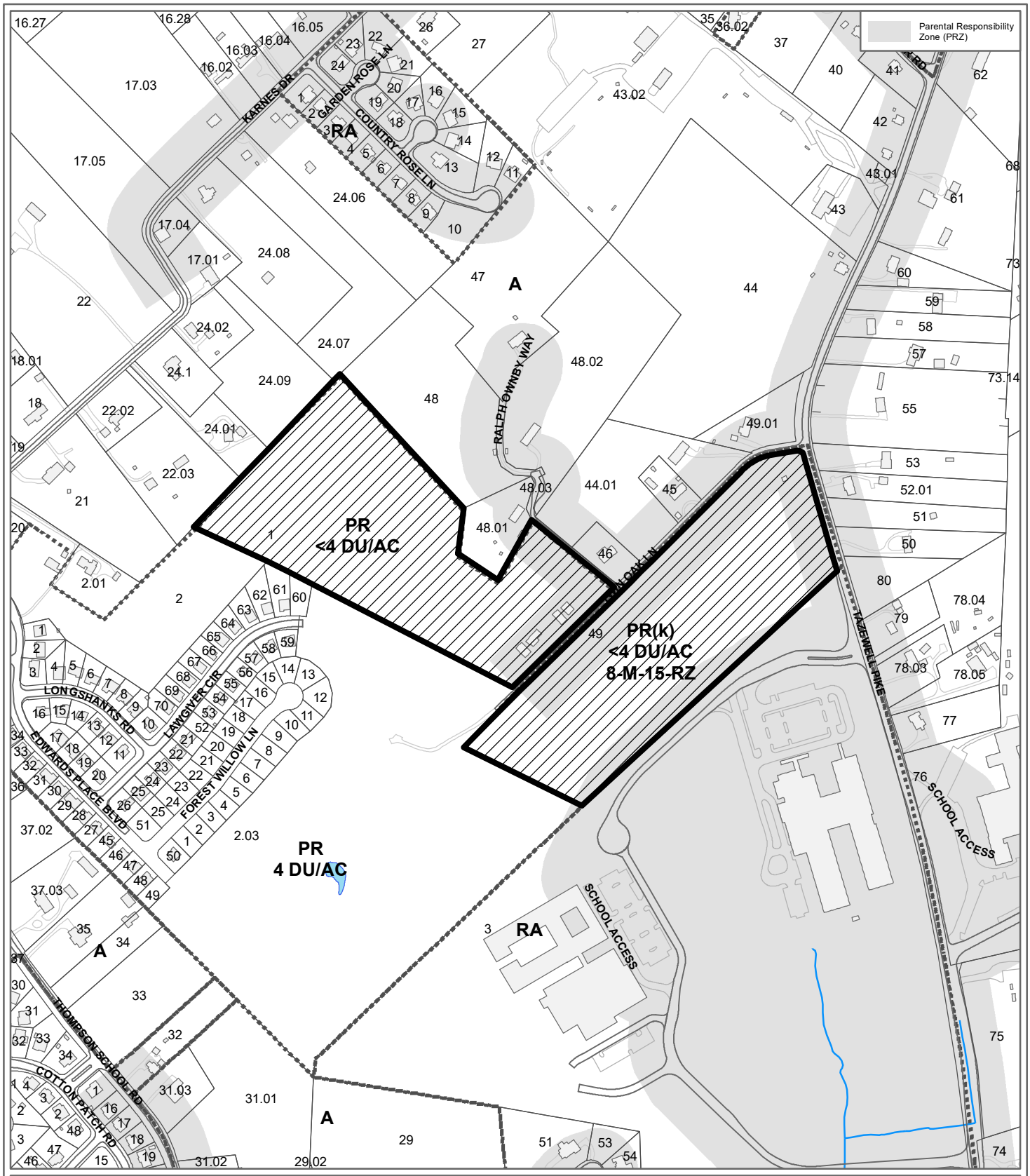
ESTIMATED STUDENT YIELD: 36 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs 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.



8-B-20-UR / 8-SA-20-C
CONCEPT PLAN/USE ON REVIEW

Petitioner: Hibben, Paul, G.
Undefined

Single family residential in PR (Planned Residential)

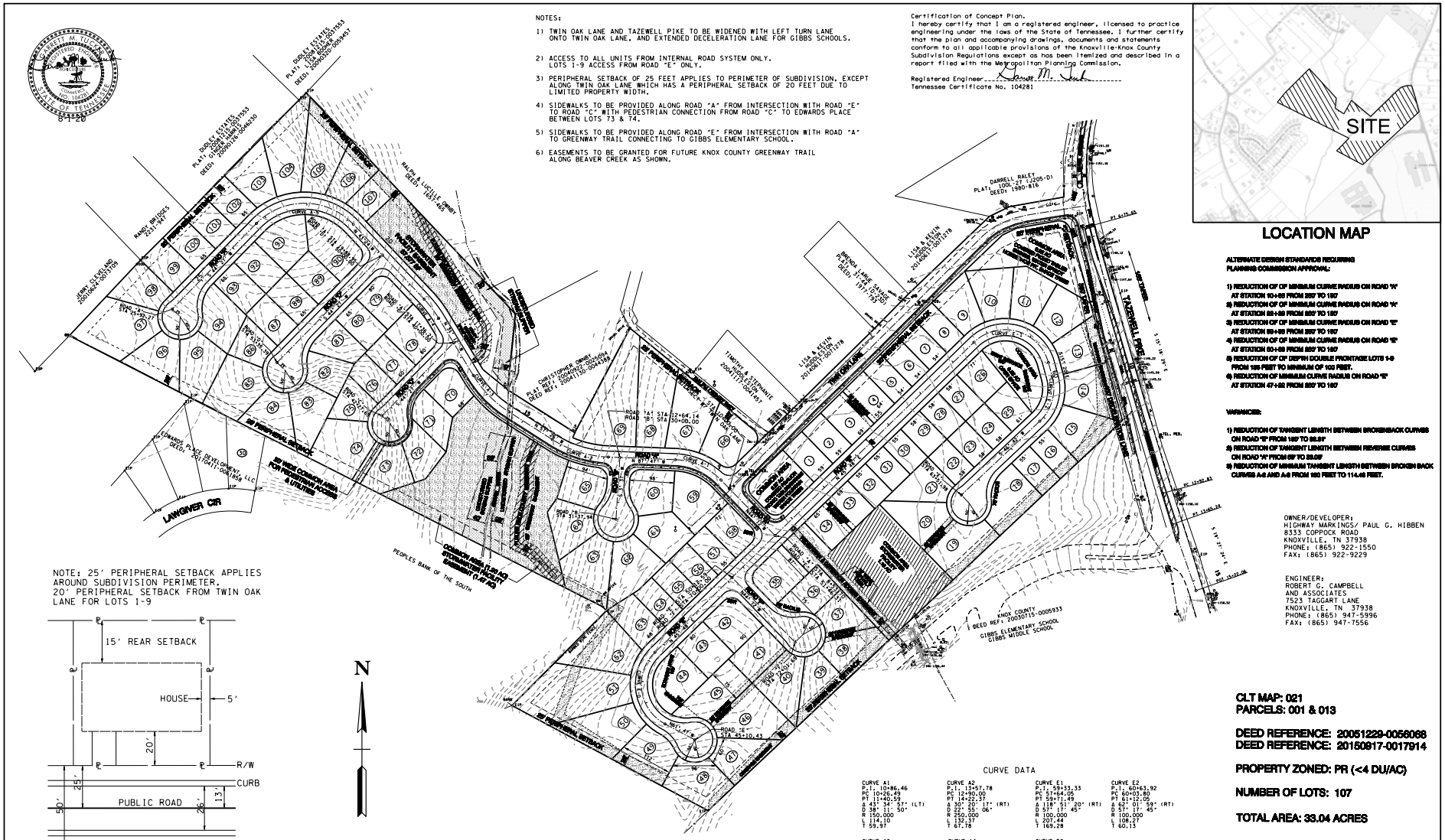
Map No: 21
Jurisdiction: County

0 500
Feet

N

Original Print Date: 7/20/2020 Revised:

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



NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

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

TWIN OAK LANDING
CONCEPT PLAN / USE ON REVIEW

GENERAL LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET ONE NO. 1
GMT	RGC	1" = 100'	
DRAWN BY	DATE	FILE NO.	OF 13 SHEETS
JER	8-1-20	15041	

NOTES:

1) ALL EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES IDENTIFIED IN THIS SWPPP WILL BE INSTALLED AS RECOMMENDED IN THE TENNESSEE EROSION AND SEDIMENT CONTROL HANDBOOK.

2) TOPSOIL WILL BE REMOVED AND EITHER TEMPORARILY STOCKPILED FOR LATER REDISTRIBUTION OR IMMEDIATELY UTILIZED FOR FINAL COVER. CLEARING AND GRUBBING WILL BE HELD TO THE MINIMUM NECESSARY FOR GRADING AND EQUIPMENT OPERATION. TOPSOIL PILES WILL BE TEMPORARILY SEEDED.

3) SEDIMENT WILL BE REMOVED FROM SILT FENCE, ROCK CHECK DAMS, HAY BALE TRAPS, AND TEMPORARY SEDIMENT TRAPS BEFORE THE DESIGN CAPACITY OF THE STRUCTURE HAS BEEN REDUCED BY 50%. LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORM WATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORM EVENTS, OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. AFTER USE, SILT FENCES WILL BE REMOVED TO PREVENT THEM FROM BECOMING A POLLUTANT SOURCE FOR STORM WATER DISCHARGES. TEMPORARY MEASURES MAY BE REMOVED AT THE BEGINNING OF THE WORKDAY. BUT WILL BE REPLACED AT THE END OF THE WORKDAY

4) IN ACCORDANCE WITH THE TNCPG, INSPECTIONS WILL BE PERFORMED BY QUALIFIED PERSONNEL AT LEAST TWICE EVERY CALENDAR WEEK. INSPECTIONS WILL BE AT LEAST 72 HOURS APART. INSPECTIONS WILL INCLUDE DISTURBED AREAS OF THE CONSTRUCTION SITE, AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER AND EXIST THE SITE, AND EACH OUTFALL POINT. BASED ON INSPECTION RESULTS, MODIFICATIONS OR REPAIRS TO EXISTING CONTROL MEASURES WILL BE MADE BEFORE THE NEXT RAIN EVENT IF POSSIBLE, BUT WITHIN 7 DAYS AFTER THE NEED IS IDENTIFIED. INSPECTION DOCUMENTS WILL BE MAINTAINED ON SITE AND MADE AVAILABLE UPON REQUEST.

5) STABILIZATION WILL BE ACCOMPLISHED AS SOON AS PRACTICABLE AFTER ATTAINMENT OF FINAL GRADE AND NO LATER THAN SEVEN DAYS AFTER ATTAINING FINAL GRADE. WHERE EARTH-DISTURBING ACTIVITY HAS TEMPORARILY CEASED, TEMPORARY STABILIZATION WILL BE APPLIED WITHIN SEVEN DAYS IF THE ACTIVITY WILL NOT RESUME WITHIN 15 DAYS. THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, THE DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND THE DATES WHEN STABILIZATION MEASURES ARE INITIATED WILL BE RECORDED AND MAINTAINED ON THE SITE. STABILIZATION METHODS MAY INCLUDE SEED AND MULCH, OR SEED AND EROSION CONTROL BLANKETS.

LEGEND

SF * SF * SF * SF SILT FENCE	EIP IRON PIN FOUND
CE CONSTRUCTION EXIT	PIPE● PIPE FOUND
IP STORM DRAIN INLET PROTECTION	G.V. GAS VALVE
OP STORM DRAIN OUTLET PROTECTION	W.M. WATER METER
OVERLAND DRAINAGE PATTERN	MANHOLE
MA EROSION CONTOL MATTING	SIGN
CKD ROCK CHECK DAM	W.V. WATER VALVE
1150 EXISTING GRADE	FIRE HYDRANT
1150 PROPOSED GRADE	P/T POWER/TELEPHONE
	GUY WIRE

CONSTRUCTION SEQUENCE

PHASE 2:

1) CONSTRUCT POND #1. INSTALL POND OUTLET STRUCTURE AND LEVEL SPREADER. PLUG BOTTOM OPENING FOR USE AS TEMPORARY SEDIMENT BASIN.

2) CLEAR REMAINDER OF PHASE 2 AREA. REMOVE TOPSOIL AND STOCKPILE FOR REDISTRIBUTION. SEED TOPSOIL PILE.

3) WIDEN TWIN OAK LANE TO 26 FEET WIDE.

4) WIDEN TAZEWELL PIKE TO PROVIDE LEFT TURN LANE ONTO TWIN OAK LANE AND EXTEND DECELERATION LANE TO SCHOOL.

5) ROUGH GRADE SUBDIVISION ROADWAYS AND BUILDING PADS.

6) INSTALL STORM SEWER, PROVIDE INLET AND OUTLET PROTECTION.

7) INSTALL WATER AND SANITARY SEWER FACILITIES.

8) FINAL GRADE ROADWAYS AND INSTALL PAVEMENT AND CURBS.

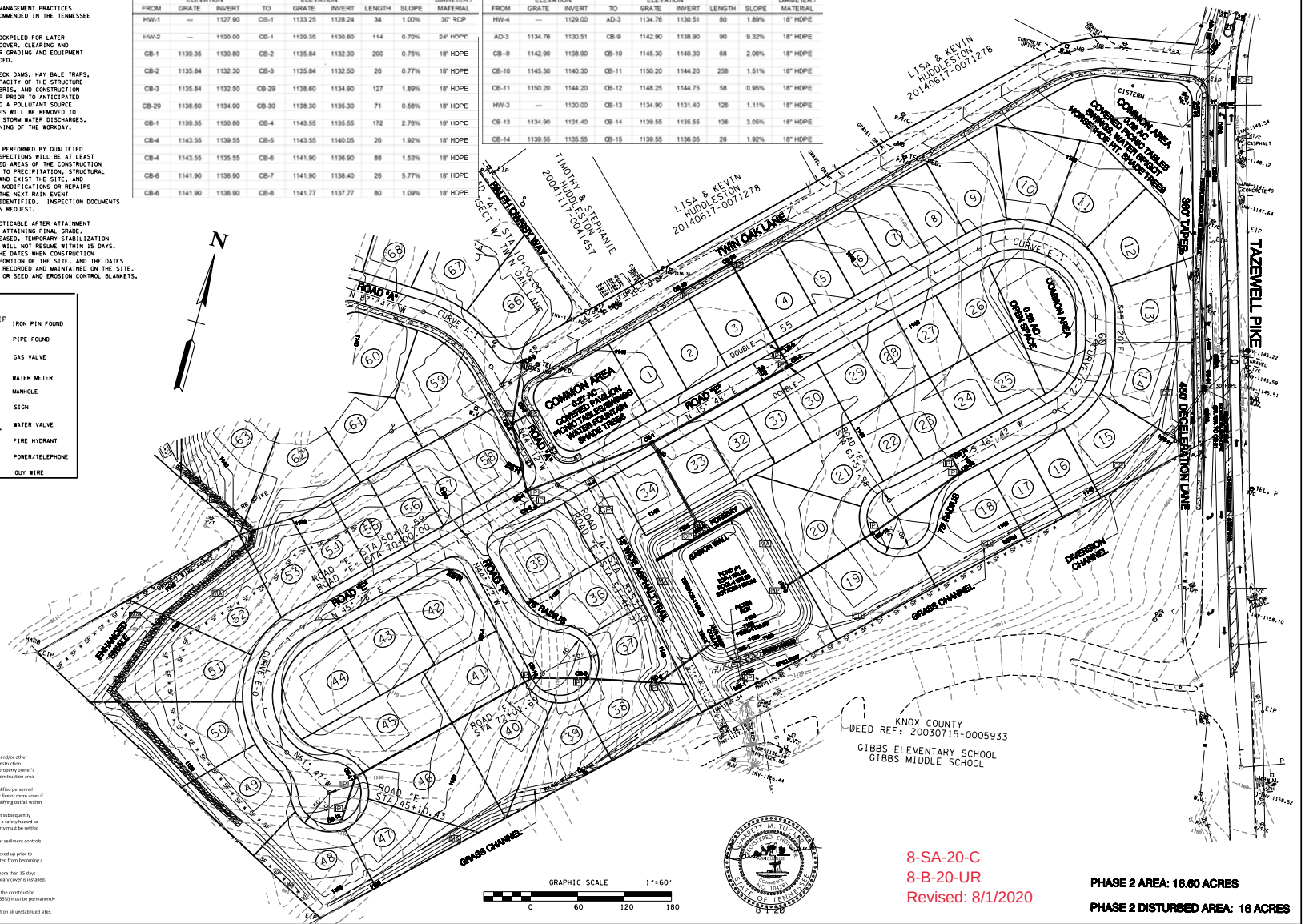
Standard Notes:
1. This is a priority construction activity.
2. Adequate drainage, erosion and sediment control measures, best management practices and/or other stormwater management facilities shall be provided and maintained at all times during construction. Damages to adjacent property and/or the 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 outfall 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. (see CGP sec 5.1.2 for assessment language)
4. Fugitive 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 settled 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 the 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 unstabilized sites.

STORM DRAINAGE SUMMARY

FROM	ELEVATION GRATE	ELEVATION INVERT	TO	ELEVATION GRATE	ELEVATION INVERT	LENGTH	SLOPE	DIAMETER / MATERIAL
HW-1	—	1127.90	OS-1	1133.25	1128.24	34	1.00%	30" RCP
HW-2	—	1130.00	CB-1	1139.35	1130.60	114	0.70%	24" HDPE
CB-1	1139.35	1130.80	CB-2	1135.84	1132.30	200	0.75%	18" HDPE
CB-2	1135.84	1132.30	CB-3	1135.84	1132.50	26	0.77%	18" HDPE
CB-3	1135.84	1132.50	CB-29	1138.60	1134.90	127	1.89%	18" HDPE
CB-29	1138.60	1134.90	CB-30	1138.30	1135.30	71	0.56%	18" HDPE
CB-1	1139.35	1130.80	CB-4	1143.55	1135.55	172	2.76%	18" HDPE
CB-4	1143.55	1139.55	CB-5	1143.55	1140.05	26	1.92%	18" HDPE
CB-4	1143.55	1135.55	CB-6	1141.90	1136.90	88	1.53%	18" HDPE
CB-6	1141.90	1136.90	CB-7	1141.90	1138.40	26	5.77%	18" HDPE
CB-6	1141.90	1136.90	CB-8	1141.77	1137.77	80	1.09%	18" HDPE

STORM DRAINAGE SUMMARY

FROM	ELEVATION GRATE	ELEVATION INVERT	TO	ELEVATION GRATE	ELEVATION INVERT	LENGTH	SLOPE	DIAMETER / MATERIAL
HW-4	—	1129.00	AD-3	1134.76	1130.51	80	1.89%	18" HDPE
AD-3	1134.76	1130.51	CB-9	1142.90	1138.90	90	9.32%	18" HDPE
CB-9	1142.90	1138.90	CB-10	1145.30	1140.30	68	2.06%	18" HDPE
CB-10	1145.30	1140.30	CB-11	1150.20	1144.20	258	1.51%	18" HDPE
CB-11	1150.20	1144.20	CB-12	1148.25	1144.75	58	0.95%	18" HDPE
HW-3	—	1130.00	CB-13	1134.90	1131.40	126	1.11%	18" HDPE
CB-13	1134.90	1131.40	CB-14	1139.55	1135.55	136	3.05%	18" HDPE
CB-14	1139.55	1135.55	CB-15	1139.55	1136.05	26	1.92%	18" HDPE



8-SA-20-C
8-B-20-UR
Revised: 8/1/2020

PHASE 2 AREA: 16.60 ACRES

PHASE 2 DISTURBED AREA: 16 ACRES

NO.	DATE	DESCRIPTION	BY	CKD.

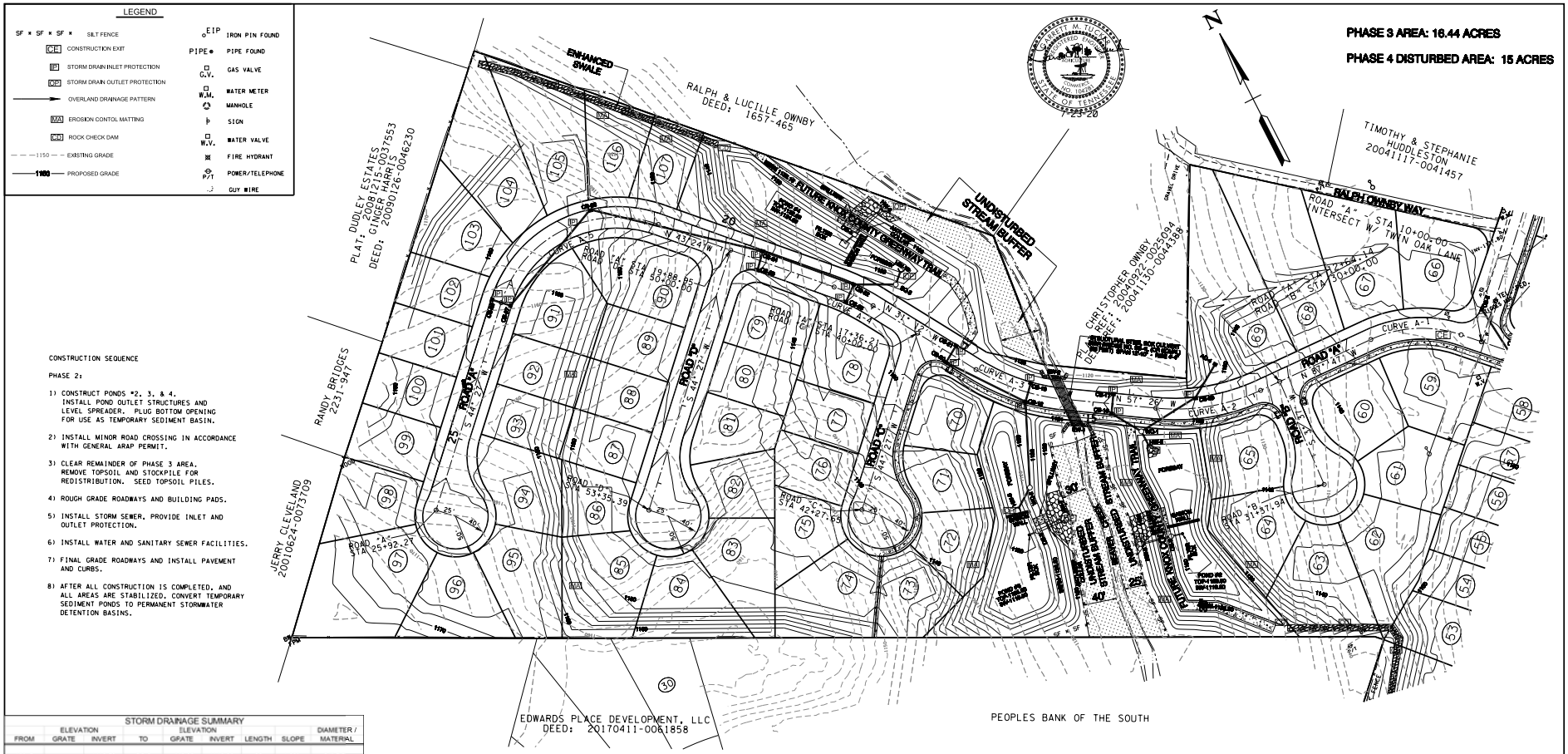
REVISIONS

ROBERT G. CAMPBELL & ASSOC., LP.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

TWIN OAK LANDING
STORMWATER POLLUTION PREVENTION PLAN

GRADING & DRAINAGE PLAN SWPPP PHASE 2

DESIGNED BY	CHECKED BY	SCALE	SHEET THREE NO. 3
GMT	RGC	1" = 60'	
DRAWN BY	DATE	FILE NO.	OF 13 SHEETS
JER	8-1-20	15041	



STORM DRAINAGE SUMMARY

FROM	ELEVATION GRATE	ELEVATION INVERT	TO	ELEVATION GRATE	ELEVATION INVERT	LENGTH	SLOPE	DIAMETER / MATERIAL
HW-5	—	1118.50	OS-2	1123.00	1118.80	30	1.00%	24" RCP
HW-6	—	1122.00	WQ-1	1126.00	1122.50	16	3.13%	18" RCP
WQ-1	1126.00	1122.50	CB-16	1126.00	1123.00	40	1.25%	18" HDPE
CB-16	1126.00	1123.00	CB-17	1126.00	1123.30	26	1.15%	18" HDPE
WQ-1	1126.00	1122.50	CB-29	1130.00	1125.00	75	3.33%	18" HDPE
CB-29	1130.00	1125.00	AD-4	1130.00	1126.00	47	2.13%	18" HDPE
HW-7	—	1118.50	OS-3	1123.00	1118.80	30	1.00%	18" RCP
HW-8	—	1120.00	WQ-2	1126.00	1120.20	25	0.80%	24" HDPE
WQ-2	1126.00	1120.20	CB-18	1124.90	1120.80	102	0.59%	18" HDPE
CB-18	1124.90	1120.80	CB-19	1124.90	1121.30	26	1.92%	18" HDPE
CB-18	1124.90	1120.80	CB-20	1126.00	1122.30	109	1.38%	18" HDPE
CB-20	1126.00	1122.30	CB-21	1126.00	1122.60	26	1.15%	18" HDPE

STORM DRAINAGE SUMMARY

FROM	ELEVATION GRATE	ELEVATION INVERT	TO	ELEVATION GRATE	ELEVATION INVERT	LENGTH	SLOPE	DIAMETER / MATERIAL
HW-9	—	1123.40	OS-1	1129.00	1123.90	40	1.25%	30" RCP
HW-10	—	1128.00	WQ-3	1132.10	1128.20	14	1.43%	24" HDPE
WQ-3	1132.10	1128.20	CB-22	1132.00	1128.50	49	0.61%	24" HDPE
CB-22	1132.00	1128.50	CB-23	1132.00	1128.80	26	1.15%	18" HDPE
CB-22	1132.00	1128.80	CB-24	1138.20	1134.20	119	4.54%	18" HDPE
CB-24	1138.30	1134.20	CB-25	1138.20	1134.70	26	1.92%	18" HDPE
CB-24	1138.30	1134.20	CB-26	1154.50	1150.50	218	7.48%	18" HDPE
CB-26	1154.50	1150.50	CB-27	1158.20	1153.70	154	2.08%	18" HDPE
CB-27	1158.20	1153.70	CB-28	1158.20	1154.20	26	1.92%	18" HDPE
EW-1	—	1116.92	EW-2	—	1117.60	68	1.00%	BOX CULVERT

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 outfall 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. (see CGP sec 3.1.2 for assessment language)
4. Fugitive 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 settled 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 the 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 unstabilized sites.

8-SA-20-C
8-B-20-UR
Revised: 7/23/2020

GRAPHIC SCALE 1"=60'
0 60 120 180

NO.	DATE	DESCRIPTION	BY	CK'D.

REVISIONS

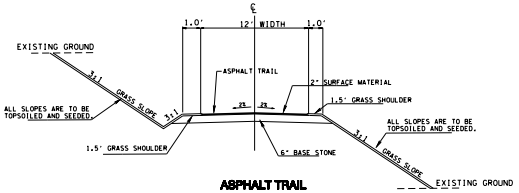
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

TWIN OAK LANDING
STORMWATER POLLUTION PREVENTION PLAN

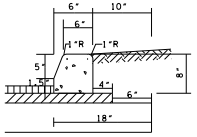
GRADING & DRAINAGE PLAN SWPPP PHASE 3

DESIGNED BY	CHECKED BY	SCALE
GMT	RGC	1" = 60'
DRAWN BY	DATE	FILE NO.
JER	7-23-20	15041

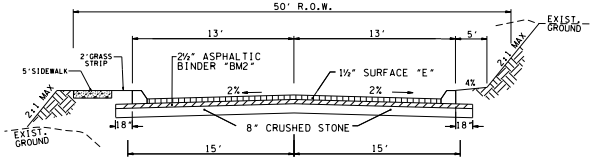
SHEET FOUR NO. 4
OF 13 SHEETS



ASPHALT TRAIL TYPICAL DETAIL



STANDARD DETAIL 6" EXTRUDED CURB



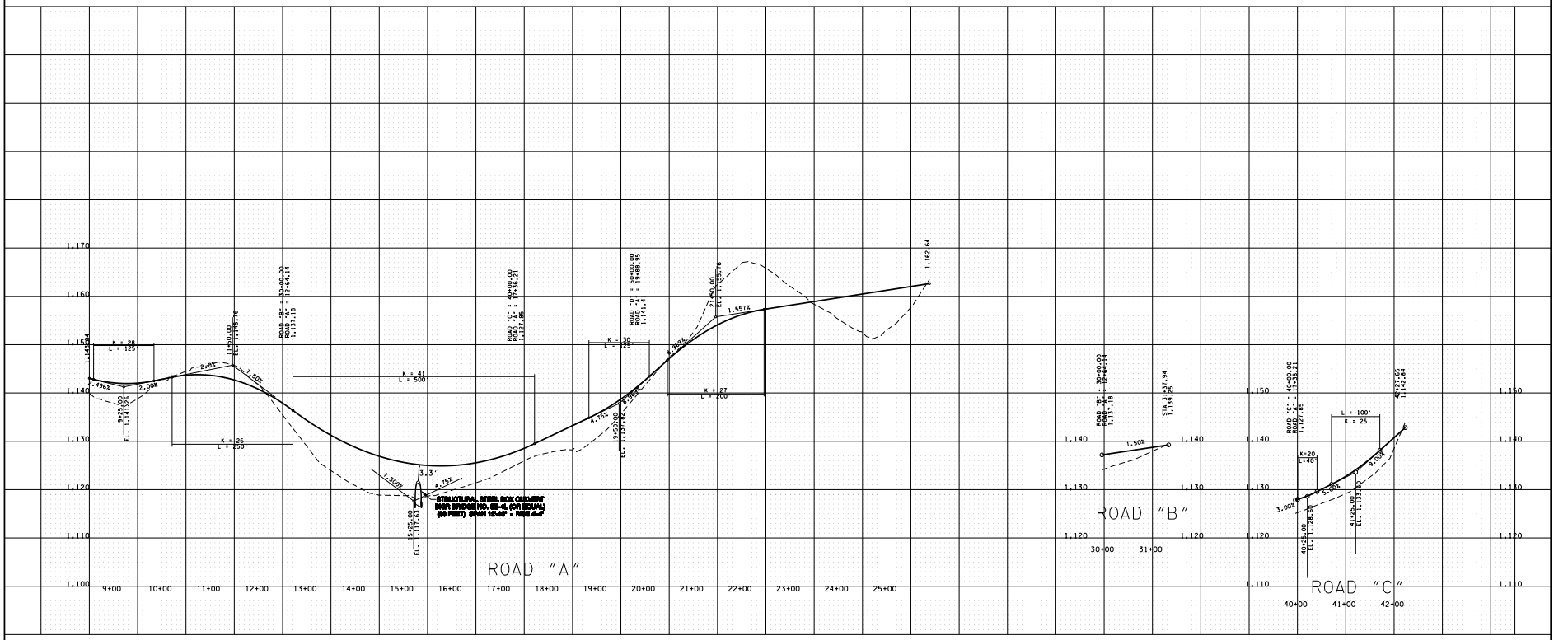
TYPICAL 2 LANE STREET PUBLIC ROADS

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 10% OR GREATER.

8-SA-20-C
8-B-20-UR
Revised: 7/23/2020



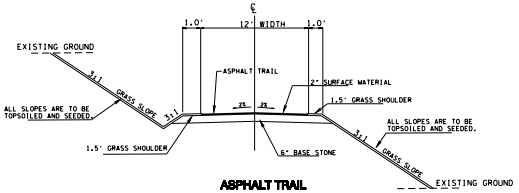
NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

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

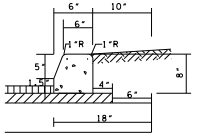
TWIN OAK LANDING

ROAD PROFILES

DESIGNED BY	CHECKED BY	SCALE	SHEET FIVE NO. 5
GMT	RGC	1"=100' HORZ. 1"=10' VERT.	
DRAWN BY	DATE	FILE NO.	OF 13 SHEETS
JER	7-23-20	19041	

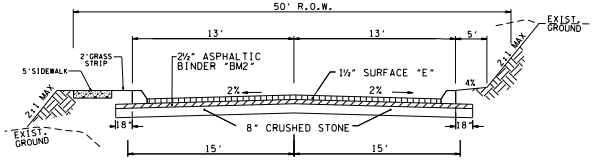


ASPHALT TRAIL
TYPICAL DETAIL



STANDARD DETAIL 6" EXTRUDED CURB

8-SA-20-C
8-B-20-UR
Revised: 8/1/2020



TYPICAL 2 LANE STREET
PUBLIC ROADS

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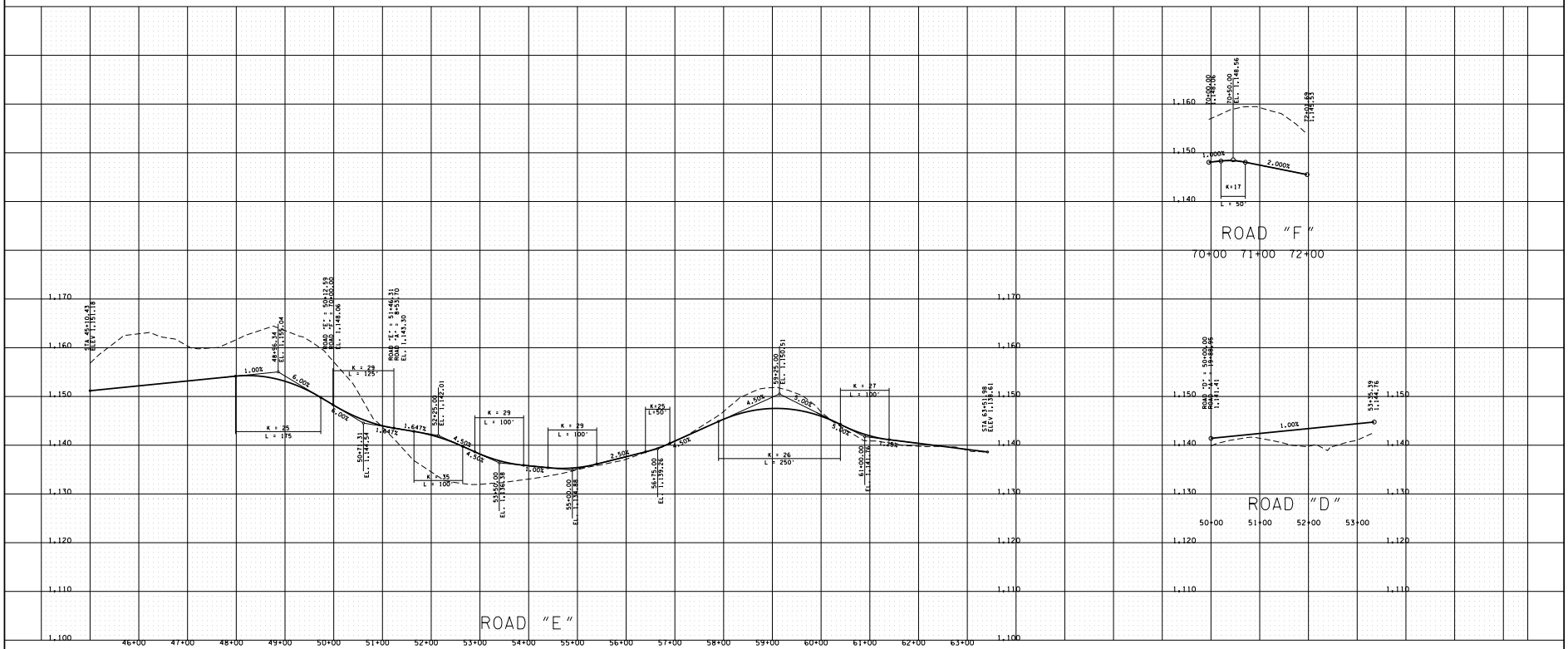


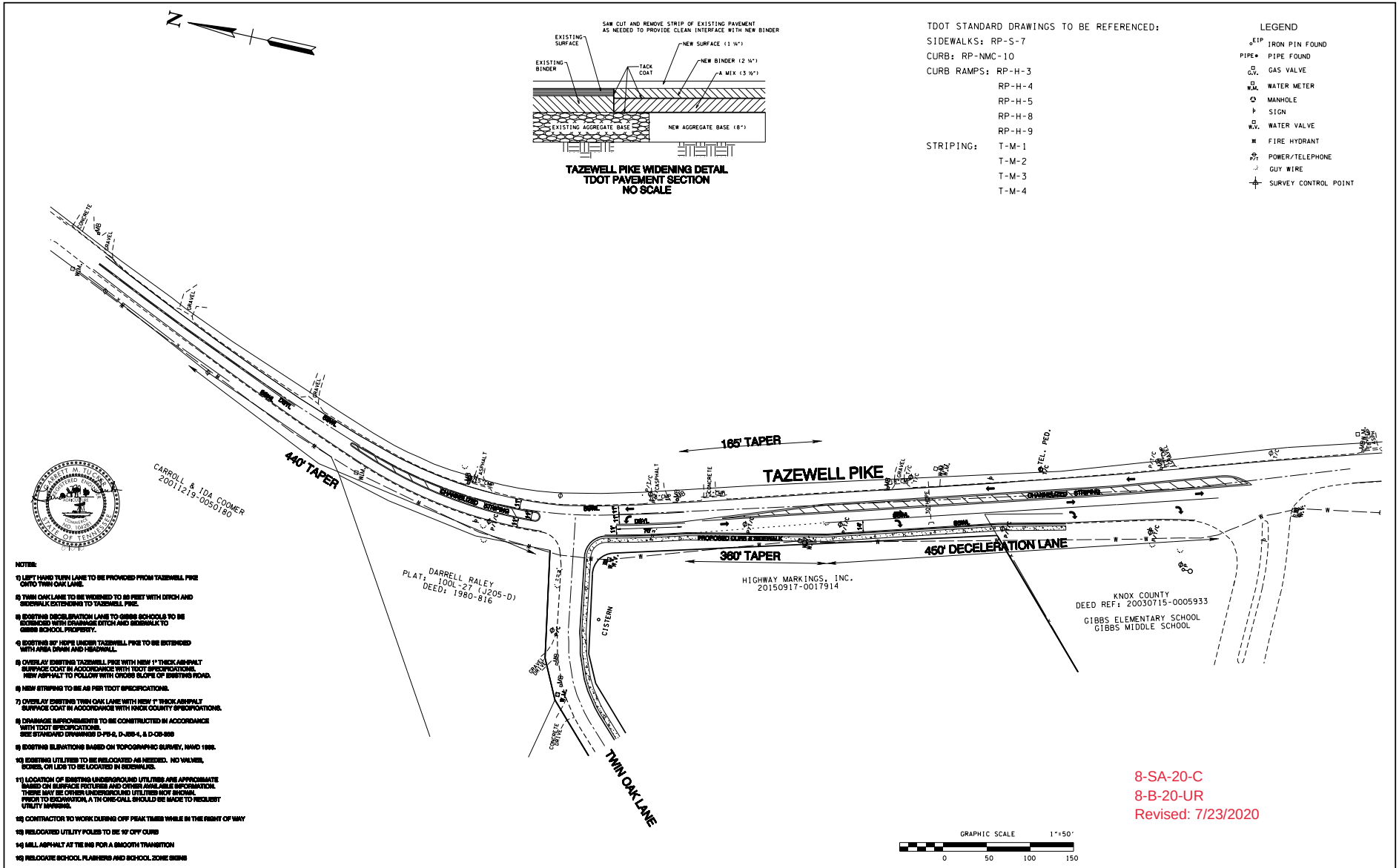
NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

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

TWIN OAK LANDING

ROAD PROFILES

DESIGNED BY	CHECKED BY	SCALE	SHEET SIX NO. 6
GMT	RGC	1"=100' HORZ. 1"=10' VERT.	
DRAWN BY	DATE	FILE NO.	OF 13 SHEETS
JER	8-1-20	19041	



NOTES:

1) LEFT HAND TURN LANE TO BE PROVIDED FROM TAZEWELL PIKE ONTO TWIN OAK LANE.

2) TWIN OAK LANE TO BE WIDENED TO 30 FEET WITH DITCH AND SIDEWALK EXTENDING TO TAZEWELL PIKE.

3) EXISTING DECELERATION LANE TO GIBBS SCHOOLS TO BE EXTENDED WITH DRAINAGE DITCH AND SIDEWALK TO GIBBS SCHOOL PROPERTY.

4) EXISTING 60" HDPE UNDER TAZEWELL PIKE TO BE EXTENDED WITH AREA DRAIN AND HEADWALL.

5) OVERLAY EXISTING TAZEWELL PIKE WITH NEW 1" THICK ASPHALT SURFACE COAT IN ACCORDANCE WITH TDOT SPECIFICATIONS. NEW ASPHALT TO FOLLOW WITH CROSS SLOPE OF EXISTING ROAD.

6) NEW STRIPING TO BE AS PER TDOT SPECIFICATIONS.

7) OVERLAY EXISTING TWIN OAK LANE WITH NEW 1" THICK ASPHALT SURFACE COAT IN ACCORDANCE WITH KNOX COUNTY SPECIFICATIONS.

8) DRAINAGE IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH TDOT SPECIFICATIONS.
SEE STANDARD DRAWINGS D-PS-2, D-SS-1, & D-CB-3SS

9) EXISTING ELEVATIONS BASED ON TOPOGRAPHIC SURVEY, NAVD 1988.

10) EXISTING UTILITIES TO BE RELOCATED AS NEEDED. NO VALVES, BOXES, OR LIDS TO BE LOCATED IN SIDEWALKS.

11) LOCATION OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE BASED ON SURFACE FIXTURES AND OTHER AVAILABLE INFORMATION. THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN. PRIOR TO EXCAVATION, A TN ONE-CALL SHOULD BE MADE TO REQUEST UTILITY MARKING.

12) CONTRACTOR TO WORK DURING OFF PEAK TIMES WHILE IN THE RIGHT OF WAY

13) RELOCATED UTILITY POLES TO BE 10' OFF CURB

14) MILL ASPHALT AT TIE INS FOR A SMOOTH TRANSITION

15) RELOCATE SCHOOL FLASHERS AND SCHOOL ZONE SIGNS

8-SA-20-C
8-B-20-UR
Revised: 7/23/2020

NO.	DATE	DESCRIPTION	BY	CKD.
		REVISIONS		

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

TWIN OAK LANDING
TAZEWELL PIKE (S.R. 331) - WIDENING & STRIPING PLAN

PROPOSED LAYOUT

DESIGNED BY	CHECKED BY	SCALE	SHEET NO.
GMT	RGC	AS SHOWN	2
DRAWN BY	8-10-18	FILE NO.	OF SIX SHEETS
GMT		15041	

Planning
KNOXVILLE | KNOX COUNTY

DEVELOPMENT REQUEST

DEVELOPMENT
- ☐ Development Plan
- ■ Use on Review / Special Use

SUBDIVISION
- ■ Concept Plan
- ☐ Final Plat

ZONING
- ☐ Plan Amendment
- ☐ Rezoning

Paul G. Hibben

Applicant

6/25/2020	August 13, 2020	8-SA-20-C/8-B-20-UR
Date Filed	Meeting Date (if applicable)	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

Garrett Tucker, PE	Robert G. Campbell and Associates, LP
Name	Company

7523 Taggart Lane	Knoxville	TN	37938
Address	City	State	Zip

865-947-5996	gtucker@rgc-a.com
Phone	Email

CURRENT PROPERTY INFO

HIGHWAY MARKINGS/PAUL HIBBEN	8333 COPPOCK ROAD	865-922-1550
Owner Name (if different)	Owner Address	Owner Phone

CORRYTON, TN 37721	CLT 21 PARCELS 001 & 049
Property Address	Parcel ID

7715 & 7718 TWIN OAK LANE (W/S Tazewell Pk N & S/S Twin Oak Ln)	33.04 Ac
General Location	Tract Size

EIGHTH	PR (1-4)
Jurisdiction (specify district above) ☐ City ■ County	Zoning District

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

AgForVac	N	HPUD	NEKUD
Existing Land Use	Septic (Y/N)	Sewer Provider	Water Provider

REQUEST

DEVELOPMENT

☐ Development Plan ■ Use on Review / Special Use

■ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): Concept plan for 107 lots in PR < 4 du/ac

SUBDIVISION

Twin Oak Landing _____

☐ Proposed Subdivision Name Unit / Phase Number

☐ Parcel Change

☐ Combine Parcels ☑ Divide Parcel Total Number of Lots Created: 107

☐ Other (specify): _____

☐ Attachments / Additional Requirements

ZONING

☐ Zoning Change: _____
Proposed Zoning

☐ Plan Amendment Change: _____
Proposed Plan Designation(s)

_____

☐ Proposed Property Use (specify) Proposed Density (units/acre) Previous Rezoning Requests

☐ Other (specify): _____

STAFF USE ONLY

PLAT TYPE

☐ Administrative ☐ Meeting

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification *(Final Plat only)*

■ Use on Review / Special Use *(Concept Plan only)*

☐ Traffic Impact Study

FEE 1:	TOTAL:
0108 3,710.00	3,710.00
FEE 2:	
FEE 3:	

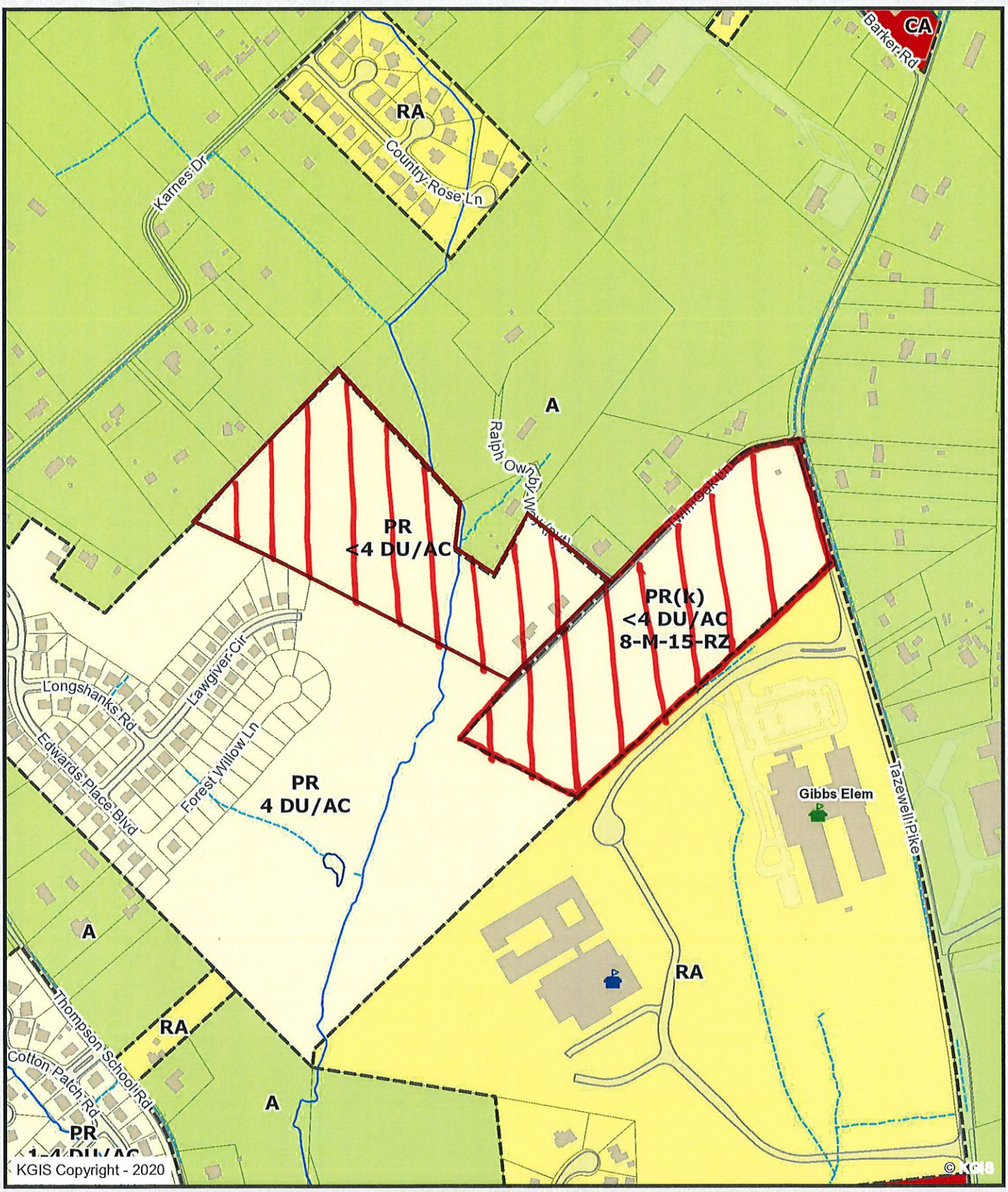
AUTHORIZATION

Marc Payne Digitally signed by Marc Payne Date: 2020.06.25 16:05:37 -04'00' Marc Payne 6/25/2020

Staff Signature Please Print Date

Paul G. Hibben Digitally signed by Paul Hibben Date: 2020.06.25 11:47:16 -04'00' Paul G. Hibben 06/25/2020

Applicant Signature Please Print Date



7715 & 7718 Twin Oak Ln.

Printed: 6/29/2020 at 9:31:57 AM

0 250 500 1,000

ft

Knoxville - Knox County - KUB Geographic Information System