



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 8-SF-20-C  
8-J-20-UR

**AGENDA ITEM #:** 28  
**AGENDA DATE:** 8/13/2020

▶ **SUBDIVISION:** S&E PROPERTIES ON NORTSHORE DRIVE

▶ **APPLICANT/DEVELOPER:** S&E PROPERTIES

**OWNER(S):** Charles R. Hunter & Robert D. Hunter

**TAX IDENTIFICATION:** 133 N D 001 [View map on KGIS](#)

**JURISDICTION:** County Commission District 4

**STREET ADDRESS:** 8512 S. Northshore Dr.

▶ **LOCATION:** Southeast side of S. Northshore Dr., west of Dunbarton Oaks, across from Branton Blvd, southwest of Wallace Rd.

**SECTOR PLAN:** Southwest County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Tennessee River

▶ **APPROXIMATE ACREAGE:** 17.94 acres

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

▶ **EXISTING LAND USE:**

▶ **PROPOSED USE:** Single family residential

**SURROUNDING LAND USE AND ZONING:** North: Residences - PR zoning with up to 8 du/ac and RN-1 (Single Family Residential Neighborhood)  
South: Residences and vacant land - A (Agricultural)  
East: Residence - A (Agricultural)  
West: Assisted living facility and residences - RN-6 (Multifamily Residential Neighborhood), and PR (Planned Residential) with up to 15 du/ac

▶ **NUMBER OF LOTS:** 44

**SURVEYOR/ENGINEER:** Batson, Himes, Norvel and Poe

**ACCESSIBILITY:** S. Northshore Drive is a major arterial with a pavement width of approximately 19 feet and a right-of-way width of approximately 67 feet.

▶ **SUBDIVISION VARIANCES REQUIRED:** The applicant is requesting five variances:  
1. Horizontal curve from 250' to 200', station 4+00, Road "A"  
2. Horizontal curve from 250' to 175', station 9+00, Road "A"  
3. Horizontal curve from 250' to 175', station 11+50, Road "A"  
4. Horizontal curve from 250' to 200', station 13+25, Road "A"  
5. Intersection spacing on S. Northshore Drive between Branton Blvd. and Road A from 400' to 201'.

## STAFF RECOMMENDATION:

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

Staff received an email from the applicant's representative requesting postponement on July 28, 2020 in time for it to be an automatic postponement.

► **Postpone the use on review request until the September 10, 2020 Planning Commission as requested by the applicant.**

Staff received an email from the applicant's representative requesting postponement on July 28, 2020 in time for it to be an automatic postponement.

ESTIMATED TRAFFIC IMPACT: 489 (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: 18 (public school children, grades K-12)

Schools affected by this proposal: , , and .

- 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 Knoxville Board of Zoning Appeals. The date of the Knoxville Board of Zoning Appeals hearing will depend on when the appeal application is filed.



Dori Caron <dori.caron@knoxplanning.org>

**[Planning Commission Comment] Fwd: Comments on subdivision off S. Northshore Drive**

**Michelle Portier** <michelle.portier@knoxplanning.org>  
Reply-To: michelle.portier@knoxplanning.org  
To: Commission <commission@knoxplanning.org>

Tue, Jul 28, 2020 at 3:40 PM

Hello everyone,

See below for a postponement request for 8-SF-20-C / 8-J-20-UR below. It will be an automatic postponement.

Thank you,  
Michelle



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

From: **Kaity Patterson** <kpatterson@bhn-p.com>  
Date: Tue, Jul 28, 2020 at 3:03 PM  
Subject: RE: Comments on subdivision off S. Northshore Drive  
To: Michelle Portier <michelle.portier@knoxplanning.org>

**AUTOMATIC POSTPONEMENTS: 30 DAYS**

**File #:** 8-SF-20-C\_8-J-20-UR

Good afternoon Michelle,

**Meeting Date:** August 13, 2020

We would like to request a 30 day postponement of the concept plan for the Northshore Drive property (8-SF-20-C/8-J-20-UR).

If you have any questions or need more information, please let me know.

Thank you,

Kaity Patterson, E.I.T.

Batson, Himes, Norvell, & Poe

4334 Papermill Drive,

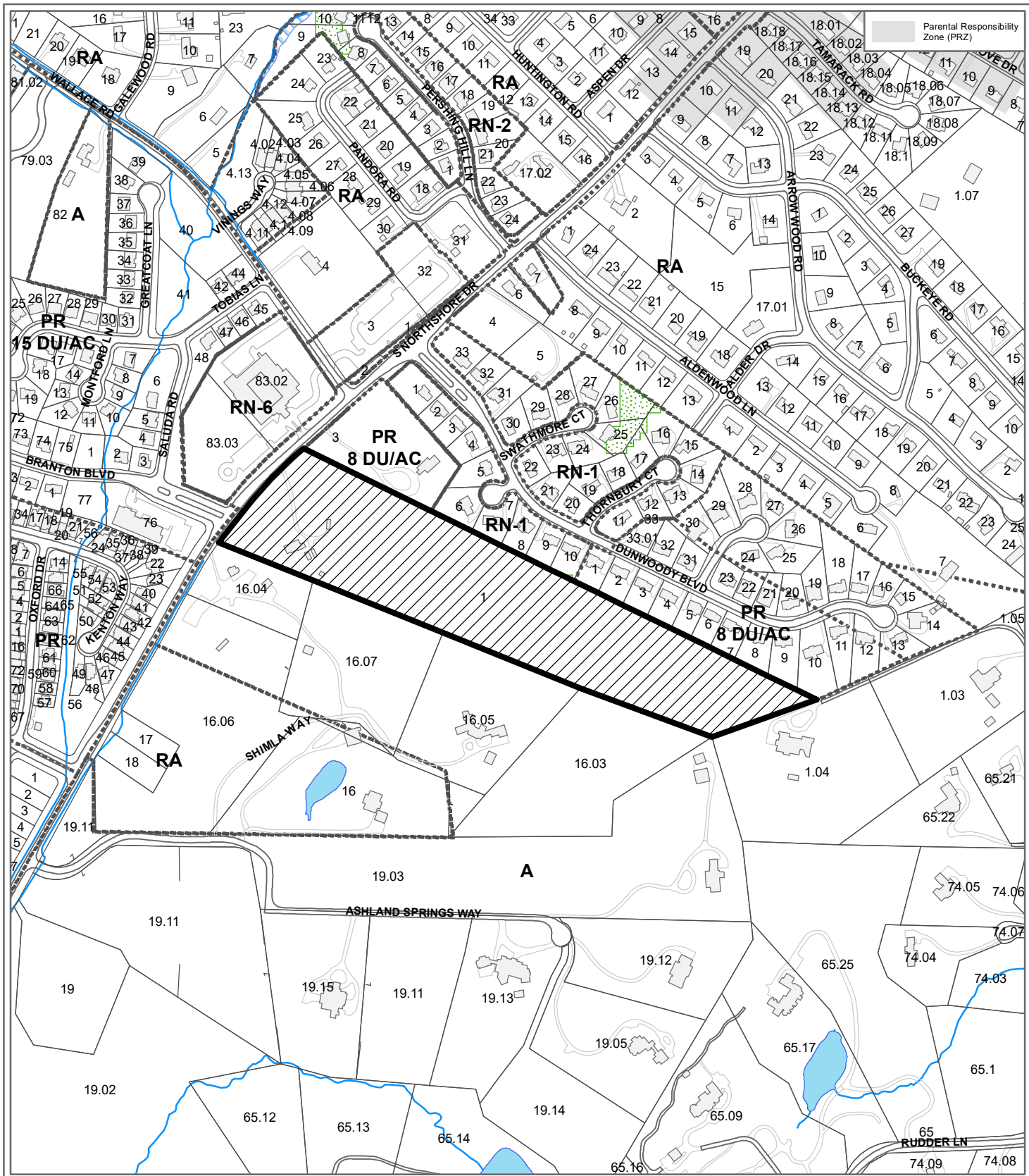
Knoxville, TN 37909

(865) 588-6472

Michelle Portier, AICP

Senior Planner

865.215.3821



**8-J-20-UR / 8-SF-20-C  
CONCEPT PLAN/USE ON REVIEW**

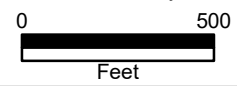
Petitioner: S&E Properties  
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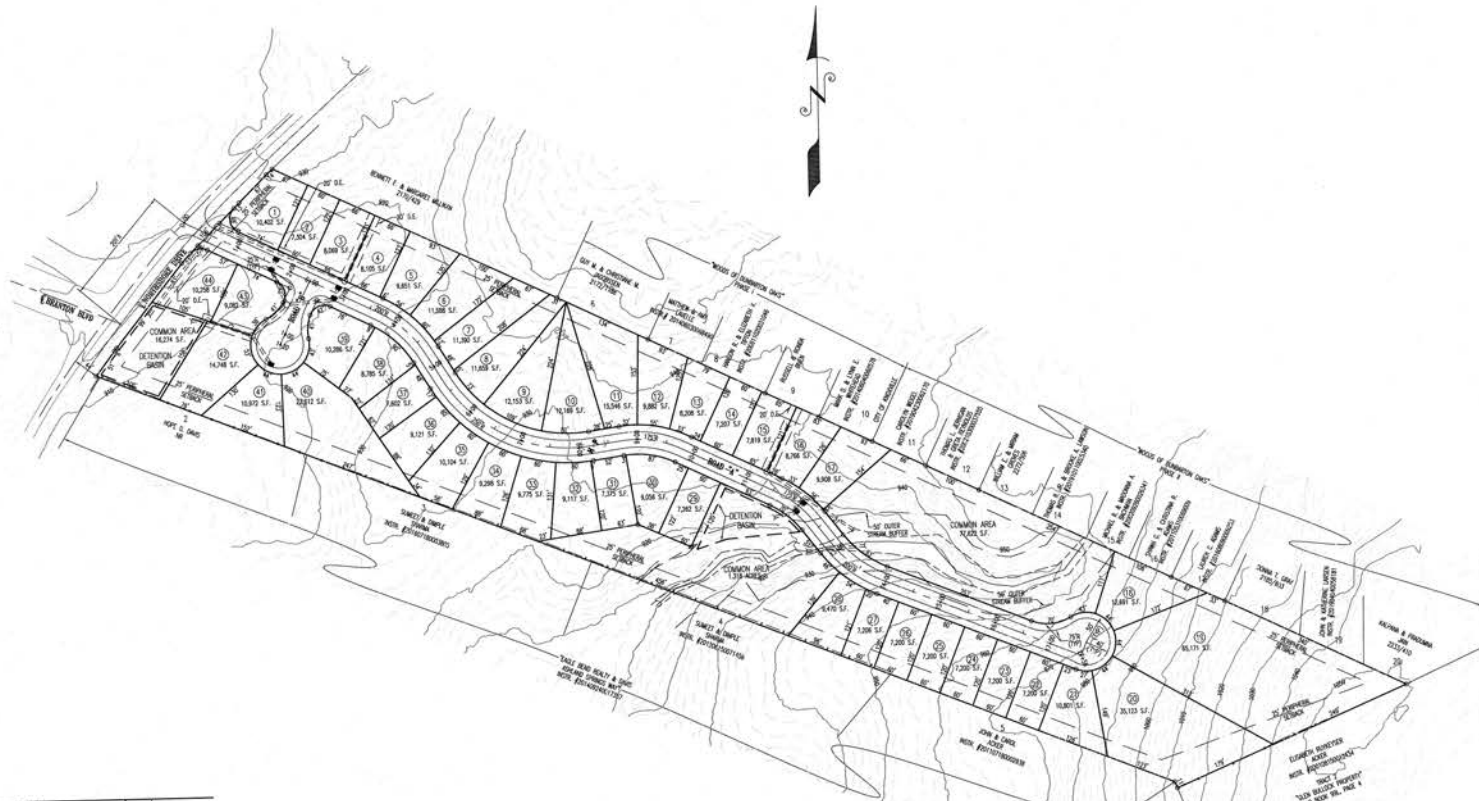
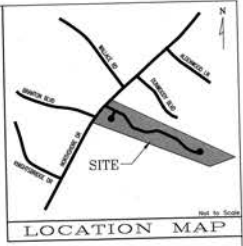


Single family residential in PR (Planned Residential)

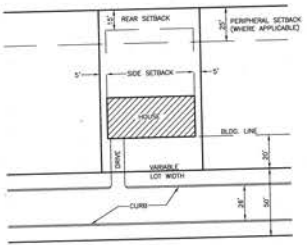
Map No: 133  
Jurisdiction: County

Original Print Date: 7/20/2020      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

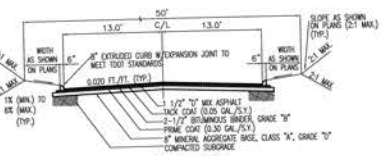




1. THIS PLAN SHALL BE USED ONLY IN ACCORDANCE WITH THE CITY OF KNOX, TENNESSEE, UNLESS OTHERWISE NOTED ON THIS PLAN.
2. 10' UTILITY GRADING AND CONSTRUCTION REQUIREMENTS SHALL BE AS SHOWN ON THE PLAN AND SHALL BE MAINTAINED AT ALL TIMES. UTILITY DEPT. SHALL BE NOTIFIED PRIOR TO ANY CONSTRUCTION AND SHALL BE PROVIDED WITH A COPY OF THIS PLAN AND SHALL BE PROVIDED WITH A COPY OF THIS PLAN AND SHALL BE PROVIDED WITH A COPY OF THIS PLAN.
3. DRAINAGE SHALL BE PROVIDED AT 1% TO 2% SLOPE ON EACH SIDE OF ROAD AS INDICATED UNLESS OTHERWISE NOTED.
4. THIS PROPERTY IS ZONED RS (RESIDENTIAL SINGLE-FAMILY).
5. THE DRAINAGE CHANNEL SHALL BE MAINTAINED AND IS SUBJECT TO THE CITY OF KNOX, TENNESSEE, UNLESS OTHERWISE NOTED.
6. BUILDING SETBACK LINES SHALL BE AS FOLLOWS:  
FRONT - 10'  
SIDE - 5'  
REAR - 10' UNLESS OTHERWISE NOTED BY A 20' PERIPHERAL SETBACK.
7. VARIANCES REQUIRED:  
A. HORIZONTAL CURVE FROM 200' TO 250' STA. 4+00.00 TO 4+20.00.  
B. HORIZONTAL CURVE FROM 250' TO 300' STA. 11+00.00 TO 11+50.00.  
C. HORIZONTAL CURVE FROM 300' TO 350' STA. 12+00.00 TO 12+50.00.  
D. HORIZONTAL CURVE FROM 350' TO 400' STA. 13+00.00 TO 13+50.00.  
E. HORIZONTAL CURVE FROM 400' TO 450' STA. 14+00.00 TO 14+50.00.  
F. HORIZONTAL CURVE FROM 450' TO 500' STA. 15+00.00 TO 15+50.00.
8. UTILITY PROVISIONS:  
A. WATER FIRST UTILITY DISTRICT.  
B. SEWER FIRST UTILITY DISTRICT.  
C. GAS FIRST UTILITY DISTRICT.  
D. FIBER OPTIC FIRST UTILITY DISTRICT.  
E. ALL UTILITIES SHALL BE MAINTAINED AT ALL TIMES.
9. BOUNDARY SURVEY BY SURVEYOR.
10. EXISTING GROUND LINE FOR THE ROAD PROFILES SHOWN ON THIS PLAN.
11. VEHICULAR ACCESS FOR ALL LOTS LIMITED TO INTERNAL ROAD SYSTEM ONLY.



TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED



TYPICAL ROAD SECTION THRU 50' ROAD "PUBLIC ROAD" (ALL ROADS TO BE DEDICATED FOR PUBLIC USE)



CERTIFICATION OF CONCEPT PLAN  
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING INFORMATION IS A TRUE AND CORRECT REPRESENTATION OF THE INFORMATION SUBMITTED TO ME BY THE OWNER/DEVELOPER AND THAT I HAVE REVIEWED THE PLAN AND ACCOMPANYING INFORMATION AND THAT I HAVE REVIEWED THE PLAN AND ACCOMPANYING INFORMATION AND THAT I HAVE REVIEWED THE PLAN AND ACCOMPANYING INFORMATION.

REGISTERED ENGINEER  
TENNESSEE CERTIFICATE NO. 162265

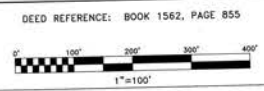
OWNER/DEVELOPER  
S&E PROPERTIES  
C/O ERIC MOSELEY  
405 MOUNTAIN LANE  
KNOXVILLE, TN 37919  
PHONE: (865) 454-3127

8-SF-20-C / 8-J-20-UR  
6/29/2020

BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PATRIOT BLVD  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 598-4472  
FAX: (865) 598-6473  
emh@bhn-p.com

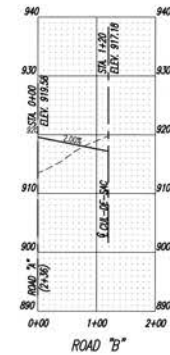
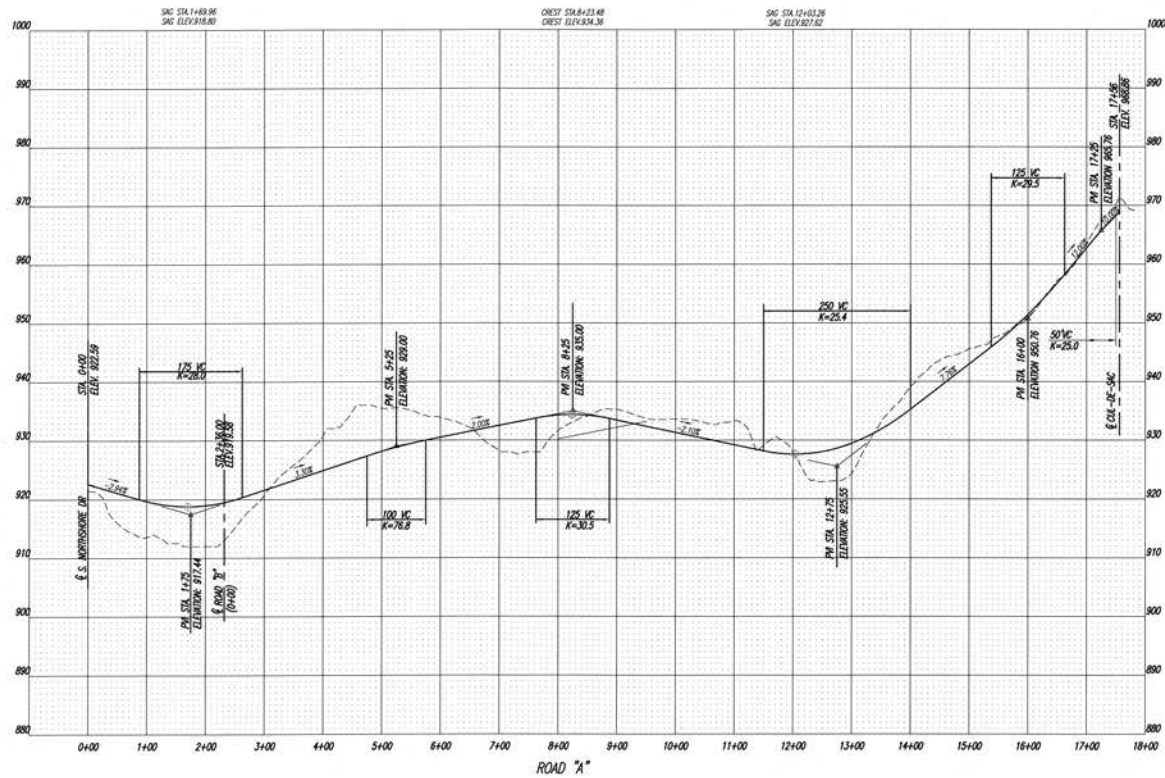
DESIGNED	DBH	DATE	REVISION	APPR	NO.	DATE	REVISION	APPR	NO.
DRAWN	EEG								
CHECKED	DBH								

SCALE  
1"=100'  
DATE  
6/26/20



CONCEPT & USE ON REVIEW PLAN FOR  
S&E PROPERTIES ON NORTSHORE DRIVE  
TAX MAP 13.3ND, PARCEL 1  
DISTRICT 6, KNOX COUNTY, TENNESSEE

25093-SP  
SHEET 1 OF 2 SHEET(S)  
G:\25093\25093.DWG



8-SF-20-C / 8-J-20-UR  
6/29/2020

OWNER/DEVELOPER  
S&E PROPERTIES  
C/O ERIC MOSELEY  
425 MONTBROOK LN  
KNOXVILLE, TN 37919  
PHONE: (865) 454-3727

**BATSON, HIMES, NORVELL & POE**  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERBELL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
em@batson-poe.com

DESIGNED	DBH								
DRAWN	EEC								
CHECKED	DBH								
	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.	

SCALE  
1" = 100'  
10"V  
DATE  
6/26/20

ROAD PROFILES FOR  
S&E PROPERTIES ON NORTHSHORE DRIVE  
TAX MAP 1.33ND, PARCEL 1  
DISTRICT 6, KNOX COUNTY, TENNESSEE

25093-RP  
SHEET 2 OF 2 SHEET(S)  
0:\25093\25093.DWG



# DEVELOPMENT REQUEST

## DEVELOPMENT

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

## SUBDIVISION

- Concept Plan
- Final Plat

## ZONING

- Plan Amendment
- Rezoning

## S&E PROPERTIES

Applicant Name

Affiliation

6/29/20

Date Filed

8/13/20

Meeting Date (if applicable)

8-J-20-UR / 8-SF-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

DAVID HARBIN

Name

BATSON, HIMES, NORVELL & POE

Company

4334 PAPERMILL DRIVE

Address

KNOXVILLE

City

TN

State

37909

Zip

865-588-6472

Phone

harbin@bhn-p.com

Email

## CURRENT PROPERTY INFO

Owner Name (if different)

405 MONTBROOK LN

Owner Address

865-454-3727

Owner Phone

8512 S. NORTSHORE DR.

Property Address

133 N Dool  
MAP 133ND, PARCEL 1

Parcel ID  
across from Branton Blvd., SW of Wallace Road

SOUTH SIDE OF S. NORTSHORE DR, W. OF DUNBARTON

General Location

OAKS

Tract Size

17.60 AC

Jurisdiction (specify district above)

6

- City
- County

Zoning District

PR up to 4 du/ac pending

SOUTHWEST COUNTY

Planning Sector

LDR

Sector Plan Land Use Classification

PLANNED GROWTH

Growth Policy Plan Designation

VACANT

Existing Land Use

N

Septic (Y/N)

FUD

Sewer Provider

FUD

Water Provider

**REQUEST**

DEVELOPMENT

Development Plan  Use on Review / Special Use

Residential  Non-Residential

Home Occupation (specify):

Other (specify):

SUBDIVISION

S & E PROPERTIES ON NORTHSORE DRIVE

Proposed Subdivision Name

Unit / Phase Number

Parcel Change

Combine Parcels  Divide Parcel

Total Number of Lots Created:

44

Other (specify):

Attachments / Additional Requirements

ZONING

Zoning Change:

Proposed Zoning

Plan Amendment Change:

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify):

STAFF USE ONLY

**PLAT TYPE**

Staff Review  Planning Commission

**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:

0406

TOTAL:

FEE 2:

\$3074<sup>00</sup>

FEE 3:

**AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

*David Harbin*

Applicant Signature

DAVID HARBIN

Please Print

6/29/20

Date

805-588-6472

Phone Number

harbin@bhn-p.com

Email

*Amy Brooks*

Staff Signature

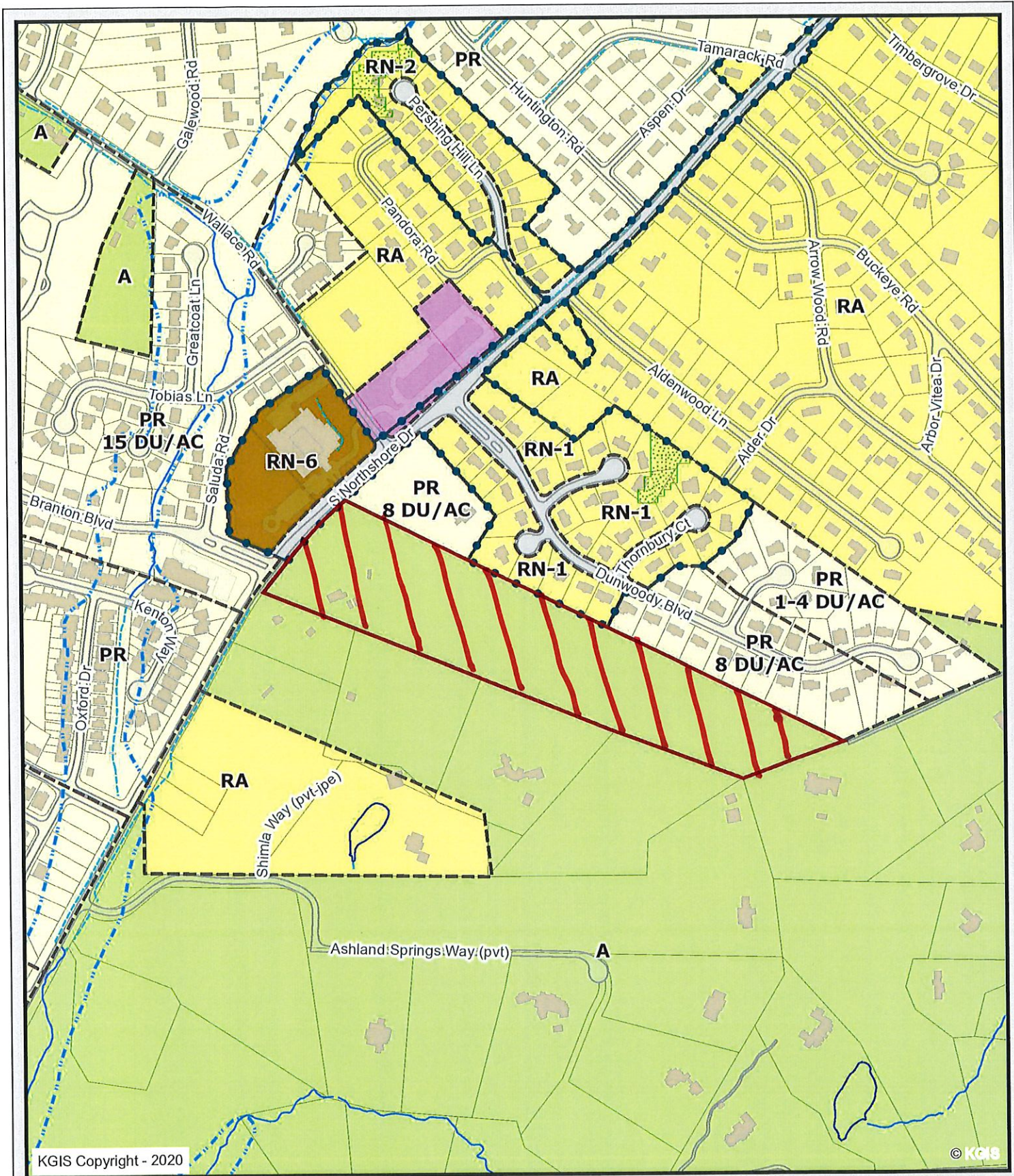
Amy Brooks

Please Print

6/29/2020

Date





8512 S. Northshore Dr.

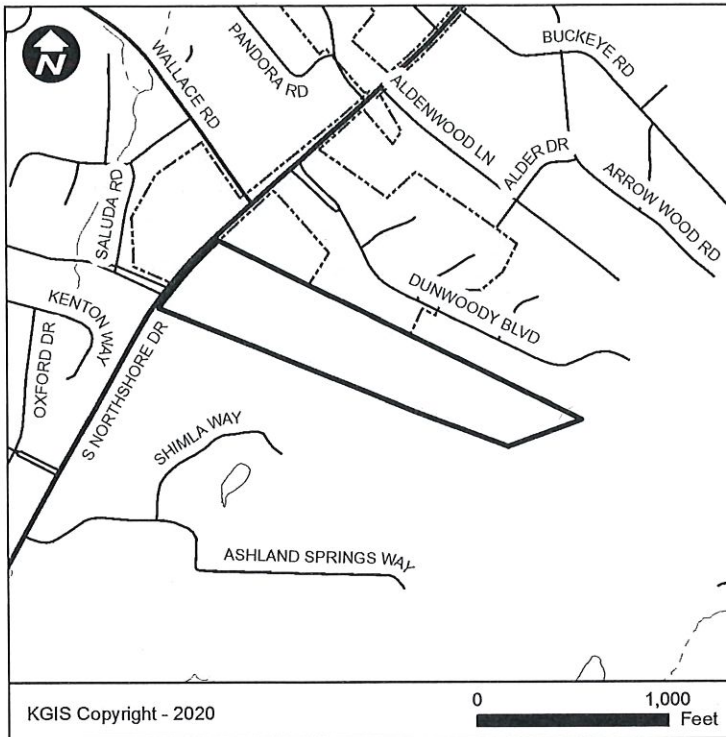


Printed: 7/1/2020 at 9:48:40 AM



Knoxville - Knox County - KUB Geographic Information System

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**Parcel 133ND001 - Property Map and Details Report****Property Information**

Parcel ID:	133ND001
Location Address:	8512 S NORTHSHORE DR
CLT Map:	133
Insert:	N
Group:	D
Condo Letter:	
Parcel:	1
Parcel Type:	
District:	W6
Ward:	
City Block:	
Subdivision:	ROLL BACK TAXES EFFECTIVE APP #A- 1932
Rec. Acreage:	17.74
Calc. Acreage:	0
Recorded Plat:	-
Recorded Deed:	76306 - 3
Deed Type:	Deed:Gift Deed
Deed Date:	11/7/2019

**Address Information**

Site Address:	8512 S NORTHSHORE DR KNOXVILLE - 37922
Address Type:	DWELLING, SINGLE-FAMILY
Site Name:	

**Owner Information**

HUNTER CHARLES R & HUNTER ROBERT D JR PO BOX 50552 KNOXVILLE, TN 37950
------------------------------------------------------------------------------

The owner information shown in this section does **not** necessarily reflect the person(s) responsible for Last Year's property taxes. Report any errors to the Knox County Property Assessor's office at (865) 215-2365.

**Jurisdiction Information**

County:	KNOX COUNTY
City / Township:	

**MPC Information**

Census Tract:	57.01
Planning Sector:	Southwest County

Please contact Knox County Metropolitan Planning Commission (MPC) at (865) 215-2500 if you have questions.

**Political Districts**

Voting Precinct:	71
Voting Location:	Rocky Hill School 1200 MORRELL RD
TN State House:	14 Jason Zachary
TN State Senate:	6 Becky Duncan Massey
County Commission:	4 Hugh Nystrom (at large seat 10) (at large seat 11)
School Board:	4 Virginia Babb

Please contact Knox County Election Commission at (865) 215-2480 if you have questions.

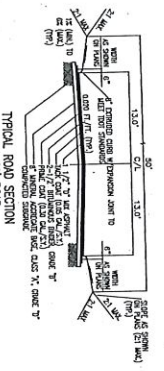
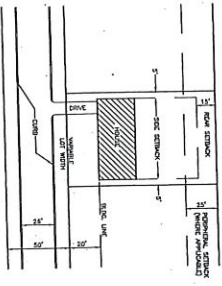
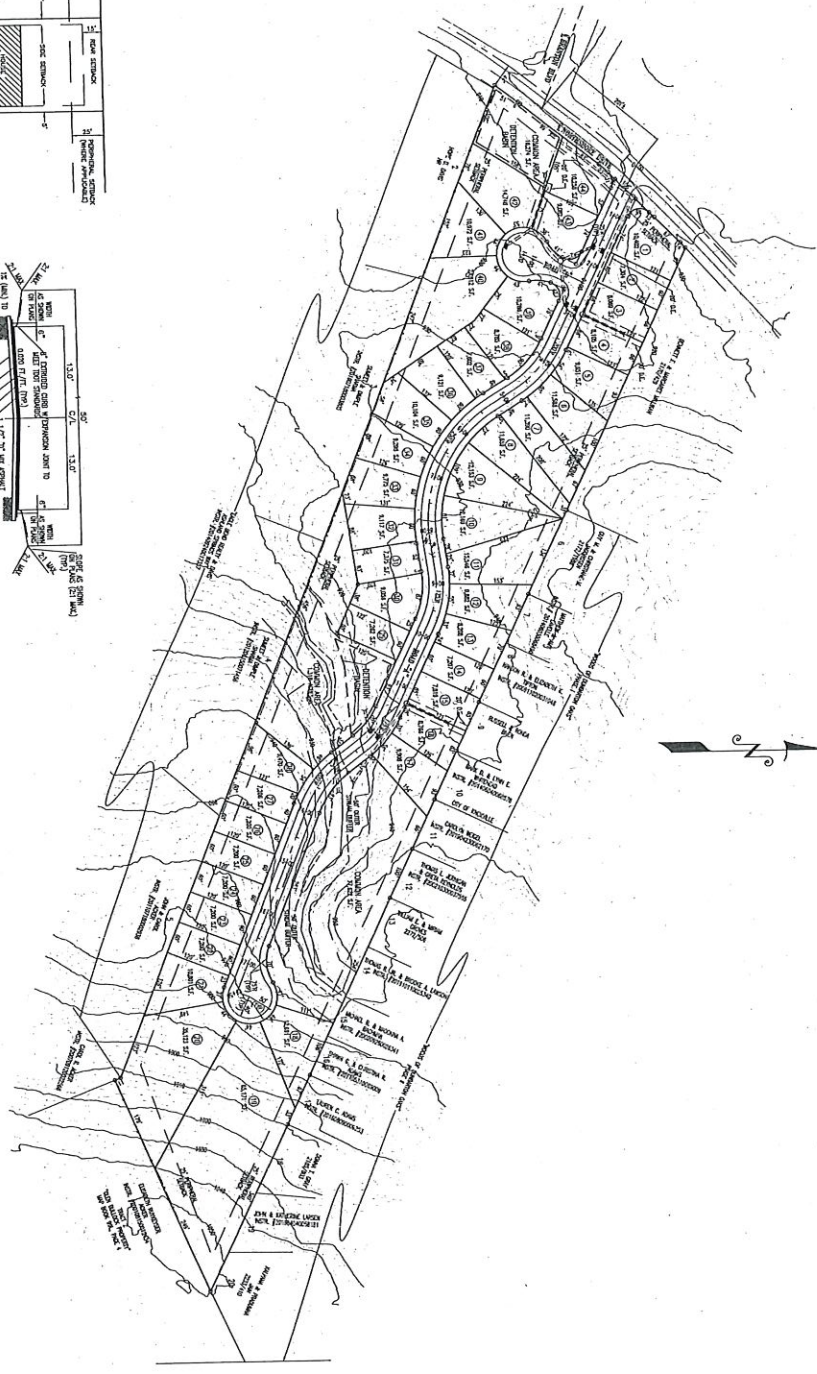
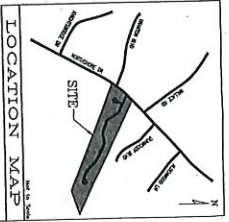
**School Zones**

Elementary:	ROCKY HILL ELEMENTARY
Intermediate:	
Middle:	WEST VALLEY MIDDLE
High:	WEST HIGH

Please contact Knox County Schools Transportation and Zoning Department at (865) 594-1550 if you have questions.

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TYPICAL LOT LAYOUT FOR SINGLE FAMILY DETACHED

(ALL ROADS TO BE DETACHED FOR PUBLIC USE)

1. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE.
2. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.
3. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.
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10. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR INVESTMENT DECISIONS.



OWNER/DEVELOPER  
 425 LINDEN BLVD  
 MEMPHIS, TN 38104  
 PHONE: (901) 444-3177

CONCEPT & USE ON REVIEW PLAN FOR  
 S&B PROPERTIES ON NORTSHORE DRIVE  
 TAX MAP 1230N, 17E, 1N  
 DISTRICT 6, RAMON COUNTY, TENNESSEE

25098-SP  
 SHEET 1 OF 2 SHEETS  
 01/20/2004

BARSON, HINES, NORWELL, & POE  
 ARCHITECTS, ENGINEERS & LAND SURVEYORS  
 1000 W. BROADWAY, SUITE 200  
 MEMPHIS, TN 38102  
 PHONE: (901) 259-4444  
 FAX: (901) 259-4444

DESIGNED BY	DATE
DRM	6/28/20
CHKD BY	
NO.	
DATE	
REVISION	
NO.	
DATE	

SCALE  
 1" = 100'

DEED REFERENCE: BOOK 1562, PAGE 855

1" = 100'