



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 12-SF-19-C **AGENDA ITEM #:** 17
 POSTPONEMENT(S): 12/12/2019 **AGENDA DATE:** 1/9/2020
 ▶ **SUBDIVISION:** AUSTIN HOMES INFRASTRUCTURE IMPROVEMENTS
 ▶ **APPLICANT/DEVELOPER:** CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 OWNER(S): Ben Bentley / KCDC

TAX IDENTIFICATION: 95 A H 025 095AJ007, 095GA013 & 014, [View map on KGIS](#)
 095HC001, 002 & 003
 JURISDICTION: City Council District 6
 STREET ADDRESS: 331 Harriett Tubman St, 231 S. Bell St, 1205 Old Vine Ave, 0 S. Bell St,
 1124 West New St.
 ▶ **LOCATION:** North side of E. Summitt Hill Dr. & Old Vine Ave., at intersection of
 Harriet Tubman, Martin Luther King, Jr. Blvd., & Dandridge Ave.
 SECTOR PLAN: Central City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 WATERSHED: First Creek
 ▶ **APPROXIMATE ACREAGE:** 24.6 acres

▶ **ZONING:** R-2 (General Residential)
 ▶ **EXISTING LAND USE:** Multi-family residential
 ▶ **PROPOSED USE:** Residential
 SURROUNDING LAND USE AND ZONING: North: Office - I-2 (Restricted Manufacturing and Warehousing)
 South: Residential - R-3 (High Density Residential)
 East: Family Justice Center & Church - R-1 & R-2 (Low Density Residential)
 West: Commercial - C-3 (General Commercial)

▶ **NUMBER OF LOTS:** 6
 SURVEYOR/ENGINEER: Civil & Environmental Consultants, Inc.
 ACCESSIBILITY: Access is via Harriet Tubman St., a minor collector with a 45 ft pavement width within a 60 ft right-of-way and S Bell St., a local street with a 28 ft pavement width within a 50 ft right-of-way.
 ▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCE REQUIRING PLANNING COMMISSION APPROVAL:**
 1. Allow the use of AASHTO standards for intersection and stopping sight distance as opposed to the Knoxville-Knox County Planning Commission Subdivision Regulations.

APPROVED WAIVERS BY THE KNOXVILLE DEPARTMENT OF ENGINEERING:
 1. Reduction of the minimum travel way pavement widths from 26' to the distances shown on the proposed street sections included with the revised concept plan.

STAFF RECOMMENDATION:

- **APPROVE variance 1 because the existing site conditions and topography restrict compliance with the Subdivision Regulations, and the proposed variance 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 Knoxville Utility Board (KUB).
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (City Ord. 0-280-90).
3. Installation of sidewalks, as identified on the concept plan, meeting all applicable requirements of the City of Knoxville and the American with Disabilities Act (ADA). The sidewalks shall be installed at the same time as the street improvements.
4. Any proposed driveways for the proposed housing development are subject to approval by the Knoxville Department of Engineering with verification that adequate sight distance is available.
5. Details of the final design of the connection to Georgia Street and the construction of Road B (Phase 2) shall be worked out with the Knoxville Department of Engineering during the design plan stage of the subdivision process.
6. Removal of the southbound right-turn slip-ramp on Martin Luther King Jr. Ave. at the intersection with E. Summit Hill Dr. per City of Knoxville Department of Engineering requirements.
7. Implementation of any recommended improvements from the Transportation Impact Study prepared by (Civil & Environmental Consultants, Inc. dated December 20, 2019), as revised and approved by the City of Knoxville Department of Engineering and Planning staff.
8. During the design plan stage of the subdivision working out the details of the changes to S. Bell St. including the portions of the street/right-of-way that will be closed. The street closure requests must be processed and approved prior to approval of the final plat for the first phase of the subdivision.
9. The final plat shall identify any required sight distance easements for the proposed intersections as required by the City of Knoxville Department of Engineering.
10. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
11. Submitting to Planning staff prior to final plat approval by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
12. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan.

COMMENTS:

This subdivision proposal is part of a revitalization of the Austin Homes Community in efforts by the Knoxville Community Development Corporation (KCDC), which includes improvements to existing roads, the installation of a new road segments, and the creation of 6 new lots. The subdivision is proposed to be implemented in two phases as identified in the attached documents. The overall project area is approximately 24.6 acres which includes a total lot area of 19.88 acres and approximately 4.72 acres of right-of-way that includes upgraded streets and proposed new public streets

KCDC and Civil & Environmental Consultants (CEC) Inc. developed the Master Plan for the area, which included an extensive public input process to determine how to improve their housing and better integrate the development into the surrounding community (https://www.kcdc.org/wp-content/uploads/2019/08/Austin-Homes-Report_FINAL.pdf). The housing development portion of this project does not require Planning Commission review, although the footprint of the proposed structures is shown. The property was zoned R-2 (General Residential) when the application was submitted. Under the City of Knoxville's Adopted Zoning Map, the property has been rezoned to the RN-6 (Multi-Family Residential Neighborhood) zoning district and will be developed under the new Knoxville Zoning Code standards.

The street improvements include the following: a) Improvements and realignment (including right-of-way dedication) of Burge Dr. between S Bell St. and Harriet Tubman St., b) Improvements to S Bell St from McCalla Ave. to the southern terminus at Road A, c) Dedication of right-of-way for a new boulevard street connection (Road A) between S Bell St. and Harriet Tubman St., d) Dedication of right-of-way for a new boulevard street (Road B) from Road A south into the development, and e) Dedication of right-of-way for a new boulevard street connection west of S Bell St. connecting to Georgia St. across First Creek. The proposed subdivision will also require street closure for portions of S. Bell St.

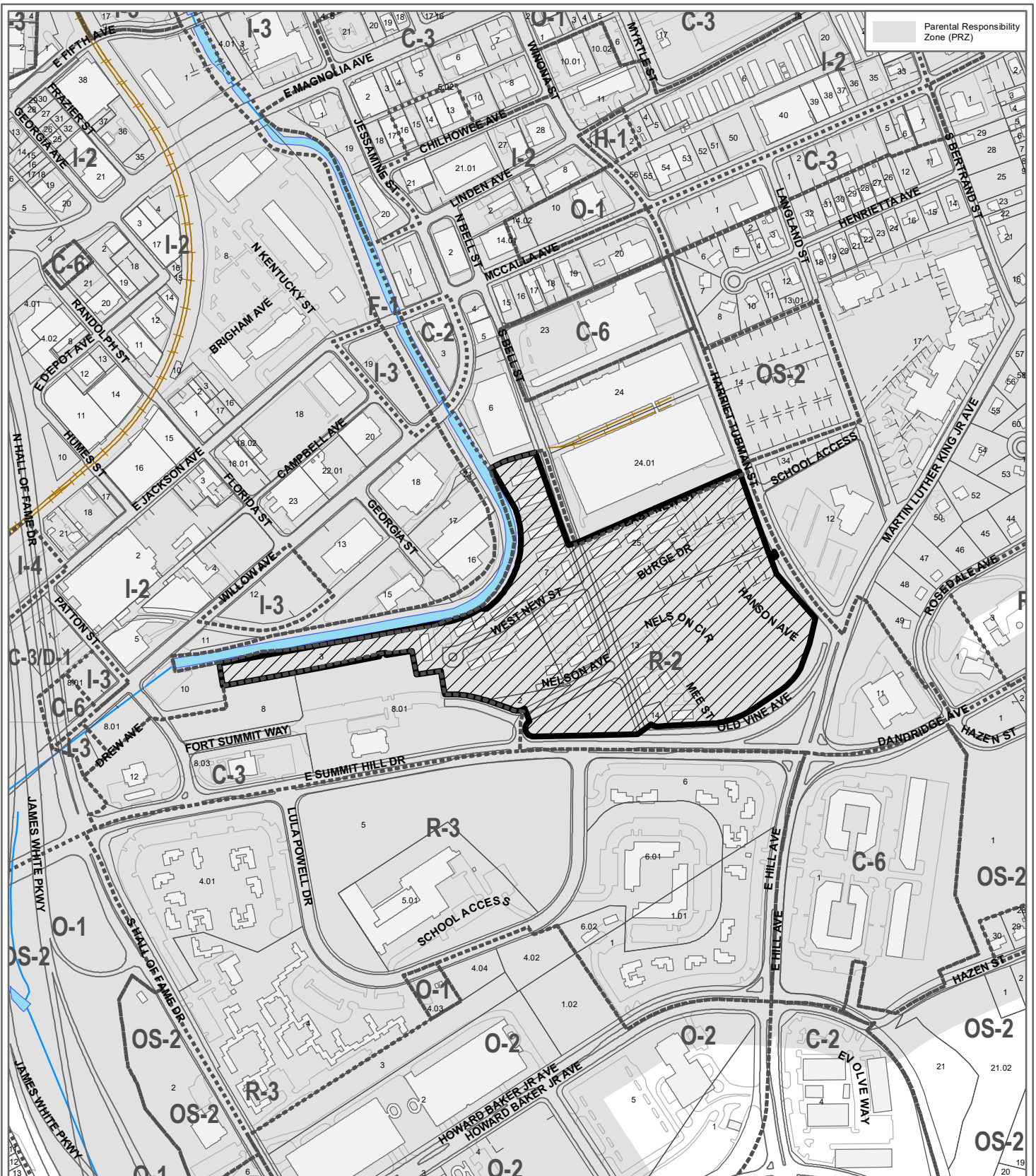
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 38 (public school children, grades K-12)

Schools affected by this proposal: Green Magnet Academy, Vine Middle Magnet, and Austin East 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.



**12-SF-19-C
CONCEPT PLAN**

Subdivision: Austin Homes Infrastructure Improvements



Approval of Concept Plan

Map No: 95

Jurisdiction: City

Original Print Date: 11/7/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



AUSTIN HOMES INFRASTRUCTURE IMPROVEMENTS

KNOXVILLE, KNOX COUNTY, TN

PREPARED FOR:
KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
JANUARY 2020

LIST OF IMPROVEMENTS

THE FOLLOWING IMPROVEMENTS ARE REQUIRED AND PROPOSED.

S BELL STREET

PROPOSED REALIGNMENT AND ELIMINATION OF INTERSECTION AT E. SUMMIT HILL DR.
PAVEMENT RESURFACING AND NEW ASPHALT
CURB AND GUTTER
10' SIDEWALKS ON BOTH SIDES OF REALIGNED STREET
ON-STREET PARKING
WATER MAIN
STORM DRAINAGE
SANITARY SEWER

BURGE DRIVE

PROPOSED NEW ROAD
CURB AND GUTTER
SIDEWALKS ON BOTH SIDES OF STREET
ON-STREET PARKING
WATER MAIN
STORM DRAINAGE
SANITARY SEWER

BOULEVARD & BOULEVARD EXTENSION

PROPOSED NEW BOULEVARD STYLE ROADS
28' CENTER MEDIAN WITH SIDEWALK
CURB AND GUTTER
6' SIDEWALKS ON BOTH SIDES OF STREET
ON-STREET PARKING
WATER MAIN
STORM DRAINAGE
SANITARY SEWER

HARRIET TUBMAN STREET

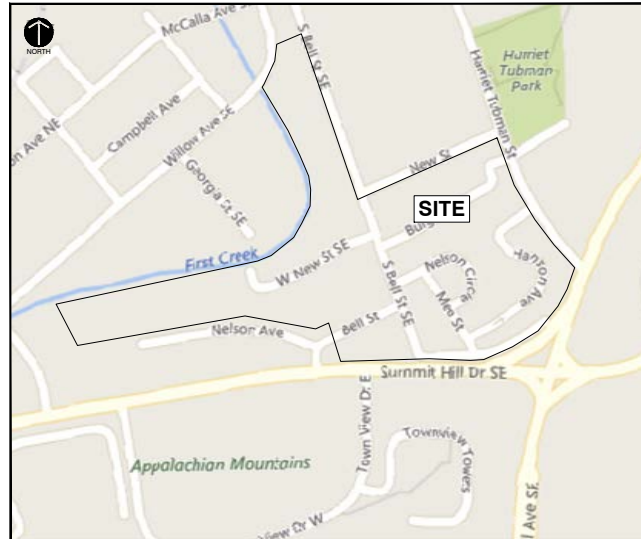
PROPOSED NEW 10' SIDEWALK ON WEST SIDE OF STREET

INTERSECTION OF MARTIN LUTHER KING JR AVE & E SUMMIT HILL DR

RECONSTRUCT RIGHT TURN LANE TO REDUCE SIZE OF EXISTING MEDIAN
NEW 10' SIDEWALK TO CONNECT TO SIDEWALK ON HARRIET TUBMAN STREET

E SUMMIT HILL DRIVE

NEW INTERSECTION AT PROPOSED REALIGNED S BELL STREET AND EXISTING TOWN
VIEW DR
MODIFIED MEDIANS AND STRIPING AT NEW PROPOSED INTERSECTION



SITE LOCATION MAP

IMAGE TAKEN FROM ENG MAPS
N.E.S.

PLANNING COMMISSION NUMBER:

12-SF-19-C

Revised: 12/20/2019

PROPERTY INFORMATION

TOTAL ACREAGE: ± 23.0 ACRES
ZONING: R-2 RESIDENTIAL
PROPOSED USE: MULTI-FAMILY RESIDENTIAL
PARCEL ID'S: 095AJ007, 095HC003, 095AH025, 095GA013,
095GA014, 095HC001, 095HC002
ADDRESSES: 231 S. BELL ST., 205 OLD VINE AVE., 0 S. BELL
ST., 1124 WEST NEW ST., & 331 HARRIET TUBMAN ST.
CITY BLOCK: 12021, 07327

Sheet List Table

Sheet Number	Sheet Title
CP000	COVER SHEET
CP200	CONCEPT SUBDIVISION LAYOUT PLAN
CP201	CONCEPT INFRASTRUCTURE LAYOUT PLAN
CP202	CONCEPT ROAD PROFILE PLAN
CP203	CONCEPT ROAD PROFILE PLAN
CP204	CONCEPT SITE LAYOUT PLAN
CP205	CONCEPT LOT LAYOUT PLAN
CP206	CONCEPT SITE LAYOUT PLAN - PHASE I
CP207	CONCEPT SITE LAYOUT PLAN - PHASE II
CP300	CONCEPT GRADING PLAN
CP301	CONCEPT GRADING PLAN - PHASE I
CP302	CONCEPT GRADING PLAN - PHASE II
CP400	CONCEPT DRAINAGE PLAN
CP500	CONCEPT UTILITY PLAN
CP800	DETAILS

OWNER/DEVELOPER

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
901 N. BROADWAY
KNOXVILLE, TN 37917
PH: (865) 403-1117

ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
2704 CHEROKEE FARM WAY, STE. 101
KNOXVILLE, TN 37920
PH: (865) 977-9997
CONTACT: GREG PRESNELL, PE

UTILITY COMPANY

WATER & SANITARY SEWER SERVICE
KNOXVILLE UTILITIES BOARD
4505 MIDDLEBROOK PIKE
KNOXVILLE, TN 37921
865-524-2911

WATER AND SEWER SERVICES
ARE AVAILABLE TO ALL LOTS



**PRELIM.
FOR
REVIEW**

CP000

REVISION RECORD

DATE

CEE
Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way, Ste 101, Knoxville, TN 37920
Ph: 865.977.9997 Fax: 865.977.8919
www.ceeinc.com

KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN

COVER SHEET
DATE: DECEMBER 8, 2019
DRAWN BY: JAS SHAW
CHECKED BY: JAS SHAW
PROJECT NO.
SHEET NO.
PRINTED BY:

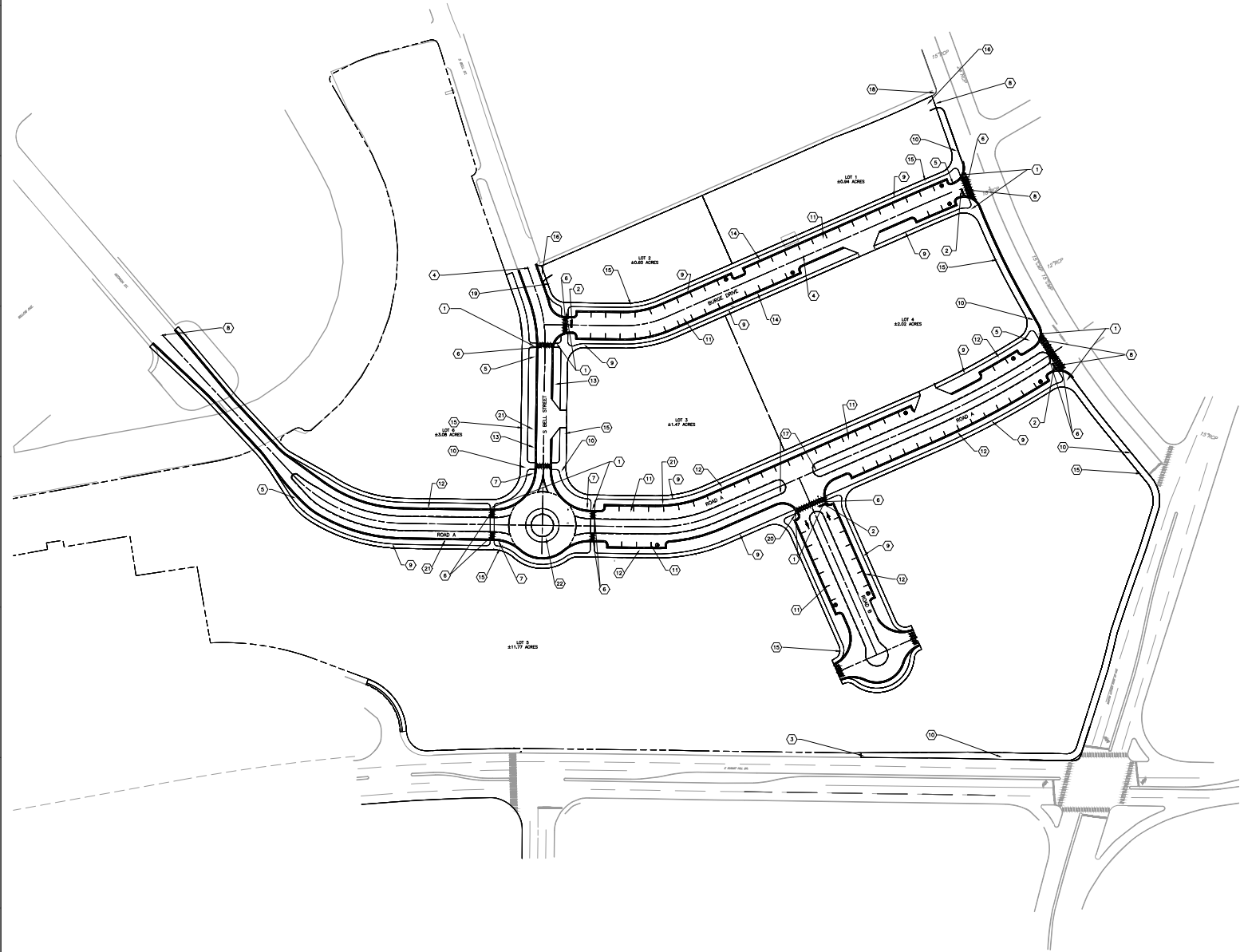


- LEGEND:**
- PROPOSED BOUNDARY
 - EXISTING PROPERTY LINE/RIGHT-OF-WAY
 - CS --- EXISTING COMBINED SEWER LINE
 - EXISTING STORM SEWER LINE
 - EXISTING UNDERGROUND ELEC. LINE
 - OH-E --- EXISTING OVERHEAD ELECTRIC
 - ST --- EXISTING STORM SEWER LINE
 - G --- EXISTING GAS LINE
 - W --- EXISTING WATER LINE
 - PO --- EXISTING POWER POLE
 - LP --- EXISTING LIGHT POLE
 - SI --- EXISTING STORM INLET
 - WV --- EXISTING WATER VALVE
 - FD --- EXISTING FIRE HYDRANT
 - GV --- EXISTING GAS VALVE
 - PROPOSED RIGHT-OF-WAY
 - PROPOSED SETBACK

- SITE KEYED NOTES**
- 1 SIDEWALK RAMP
 - 2 STOP CONDITION WITH PEDESTRIAN CROSSWALK, STOP BAR, AND STOP SIGN
 - 3 CONNECT PROPOSED SIDEWALK TO EXISTING
 - 4 4" WIDE DOUBLE YELLOW SOLID LINE CENTERLINE STRIP
 - 5 25 MPH SPEED LIMIT SIGN
 - 6 PROPOSED CROSSWALK
 - 7 YIELD SIGN
 - 8 MATCH ELEVATION OF EXISTING ROAD
 - 9 PROPOSED 6' SIDEWALK
 - 10 PROPOSED 10' SIDEWALK
 - 11 PROPOSED PARALLEL PARKING
 - 12 PROPOSED 6' LANDSCAPING STRIP
 - 13 PROPOSED 11.0' LANDSCAPING STRIP
 - 14 PROPOSED 6' LANDSCAPING STRIP
 - 15 EDGE OF SIDEWALK SET AT EDGE OF R.O.W. (TYPICAL)
 - 16 PROPOSED PRIVATE DRIVE
 - 17 NO U-TURN SIGN
 - 18 DO NOT ENTER SIGN
 - 19 ONE WAY SIGN
 - 20 NO TRACTOR-TRAILER TRUCKS SIGN
 - 21 ROUNDABOUT 15MPH SIGN
 - 22 PROPOSED 825' TRUCK APRON

- VARIANCES REQUESTED:**
1. ALLOW THE USE OF ASHTO STANDARDS FOR INTERSECTION AND STOPPING SIGHT DISTANCE TRAVELED AS OPPOSED TO THE CITY OF KNOXVILLE SUBORDINATE REGULATIONS
 2. ALLOW MINIMUM DISTANCE BETWEEN DRIVEWAYS TO BE 35' MEASURED FROM CENTERLINE OF DRIVEWAY TO CENTER LINE OF DRIVEWAY

- MARKERS REQUESTED:**
1. REDUCE THE TRAVELED WAY ALONG PROPOSED BURGE DRIVE BETWEEN HARRIS TURMAN STREET AND PROPOSED REALIGNED S BELL STREET FROM 26 FEET TO 24 FEET.
 2. REDUCE THE TRAVELED WAY ALONG PROPOSED REALIGNED SOUTH BELL STREET FROM 24 FEET TO 24 FEET.



REVISION RECORD
 12/20/2019
 12/20/2019

CEC
 Cliff & Elizabeth Corporation
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 www.cecinc.com

**KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
 AUSTIN HOMES
 INFRASTRUCTURE IMPROVEMENTS
 KNOXVILLE, KNOX COUNTY, TN**

CONCEPT SUBDIVISION LAYOUT PLAN
 DATE: DECEMBER 9, 2019
 DRAWN BY: AS SHOWN
 CHECKED BY: ILKASZ
 PROJECT NO.:
 DRAWING NO.:
 SHEET NO.:
 OF:

Revised: 12/20/2019
**PLANNING COMMISSION NUMBER:
 12-SF-19-C**

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 all applicable provisions of the Knoxville-Knox County Subdivision Regulations as they have been amended and described in a report filed with the Tennessee Training Commission.
 Registered Engineer: Jeffrey S. [Name]
 Tennessee Certification No. 11253



**PRELIM.
 FOR
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CP200

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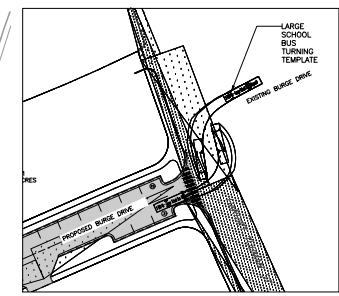
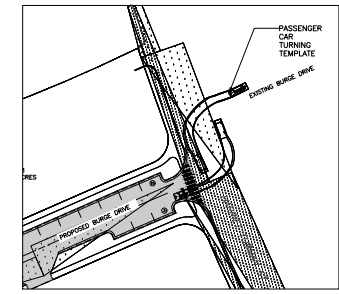
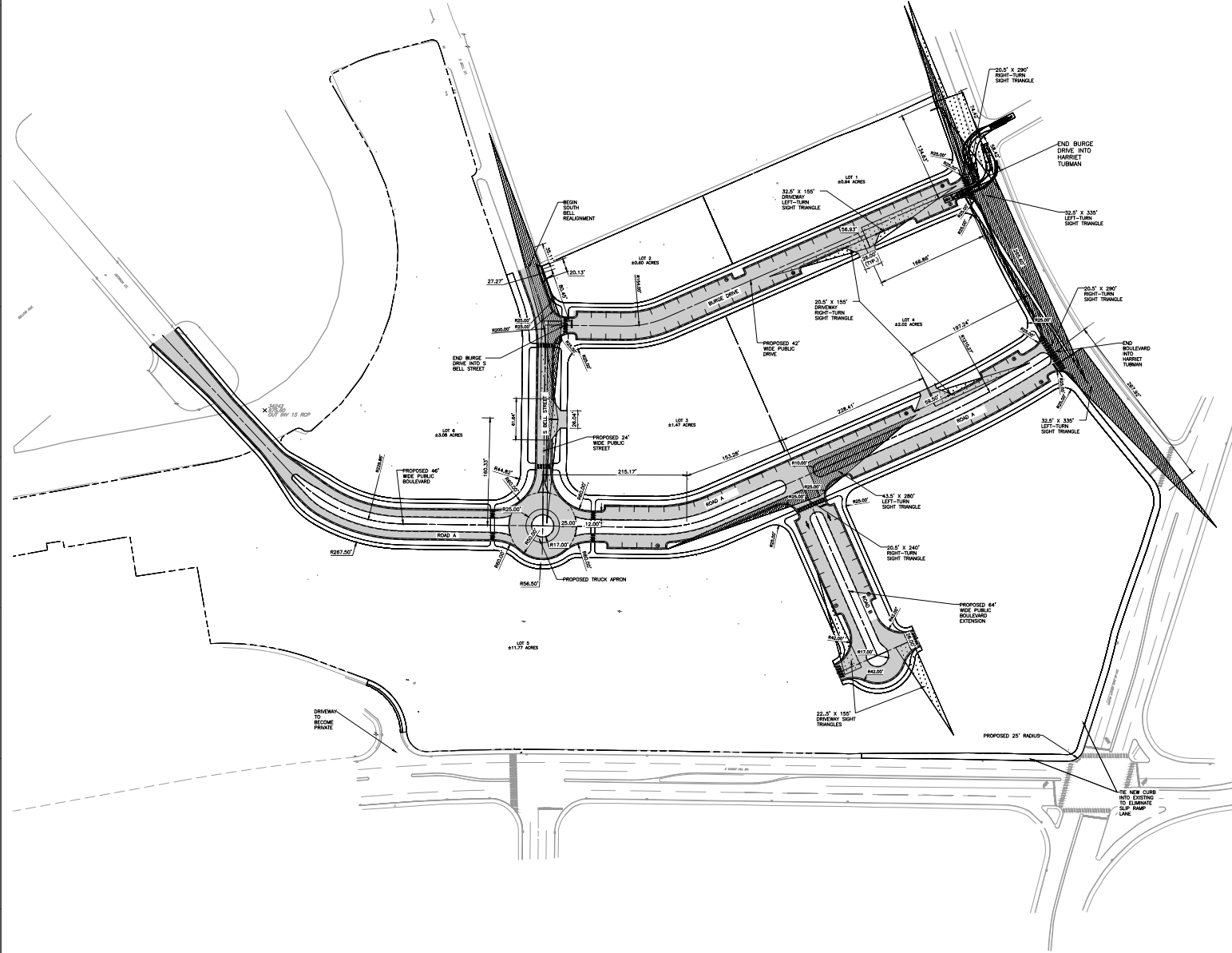


SITE AREA ANALYSIS

LOT 1	25.94 ACRES
LOT 2	20.80 ACRES
LOT 3	21.48 ACRES
LOT 4	22.52 ACRES
LOT 5	21.79 ACRES
LOT 6	23.59 ACRES
S. BELL STREET	
LOW SECTION	20.62 ACRES
BURGE DRIVE	21.00 ACRES
LOW SECTION	21.00 ACRES
BOULEVARD	23.18 ACRES
LOW SECTION	22.72 ACRES
TOTAL	224.72 ACRES

LEGEND:

- PROPOSED BOUNDARY
- EXISTING PROPERTY LINE/RIGHT-OF-WAY
- CS — EXISTING COMBINED SEWER LINE
- ST — EXISTING STORM SEWER LINE
- UG-E — EXISTING UNDERGROUND ELEC. LINE
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- H — EXISTING FIRE HYDRANT
- G — EXISTING GAS VALVE

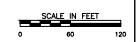


BURGE VEHICLE TURNING TEMPLATES

- VARIANCES REQUESTED:**
1. ALLOW THE USE OF AADRT STANDARDS FOR INTERSECTION AND STOPPING SIGHT DISTANCE TRIANGLES AS OPPOSED TO THE CITY OF KNOXVILLE SUBDIVISION REGULATIONS.
 2. ALLOW MINIMUM DISTANCE BETWEEN DRIVEWAYS TO BE 35' MEASURED FROM CENTERLINE OF DRIVEWAY TO CENTER LINE OF DRIVEWAY

- WAIVERS REQUESTED:**
1. REMOVE THE TRAVELED WAY ALONG PROPOSED BURGE DRIVE BETWEEN HARRETT TURNBULL STREET AND PROPOSED REALIGNED S. BELL STREET FROM 24 FEET TO 24 FEET.
 2. REMOVE THE TRAVELED WAY ALONG PROPOSED REALIGNED SOUTH BELL STREET FROM 18 FEET TO 24 FEET.

Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
 12-SF-19-C



**PRELIM.
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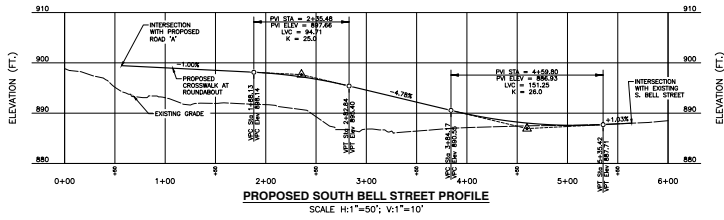
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 2724 Cherokee Farm Way, Suite 101 • Knoxville, TN 37920
 Ph: 865.977.5897 • Fax: 865.977.9819
 www.ceeinc.com

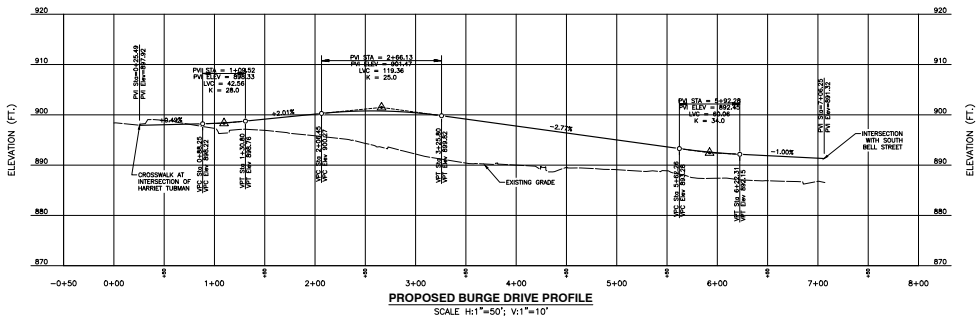
**KNOXVILLE'S COMMUNITY
 DEVELOPMENT CORPORATION
 AUSTIN HOMES
 INFRASTRUCTURE IMPROVEMENTS
 KNOXVILLE, KNOX COUNTY, TN**

CONCEPT INFRASTRUCTURE LAYOUT PLAN
 DATE: DECEMBER 9, 2019
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO.: [Number]
 DRAWING NO.: [Number]

CP201



PROPOSED SOUTH BELL STREET PROFILE
SCALE H:1"=50'; V:1"=10'



PROPOSED BURGE DRIVE PROFILE
SCALE H:1"=50'; V:1"=10'

Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
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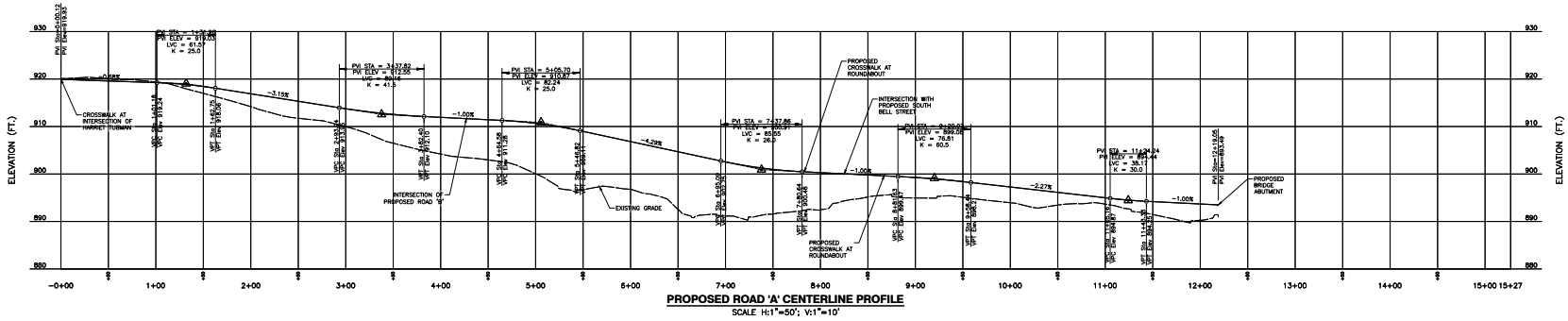
CONCEPT ROAD PROFILE PLAN
DATE: DECEMBER 9, 2019
DRAWN BY: CHAMBERLAIN
CHECKED BY: AS SHOWN
PROJECT NO. 184324
ISSUED FOR: GIP

KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN

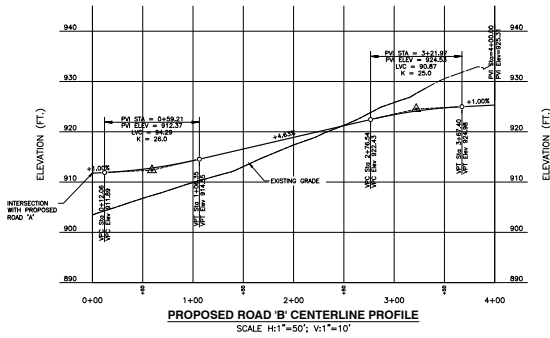
CEC
Chaff & Associates, Inc.
2704 Cherokee Lane, Suite 101, Knoxville, TN 37920
Ph: 865.977.5997 Fax: 865.977.5919
www.cecin.com

REVISION RECORD
NO. DATE DESCRIPTION

P:\Projects\184324\184324-01\184324-01.dwg (12/20/2019 10:48 AM) - 12/20/2019 10:48 AM



PROPOSED ROAD 'A' CENTERLINE PROFILE
SCALE H:1"=50'; V:1"=10'



PROPOSED ROAD 'B' CENTERLINE PROFILE
SCALE H:1"=50'; V:1"=10'

Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
12-SF-19-C

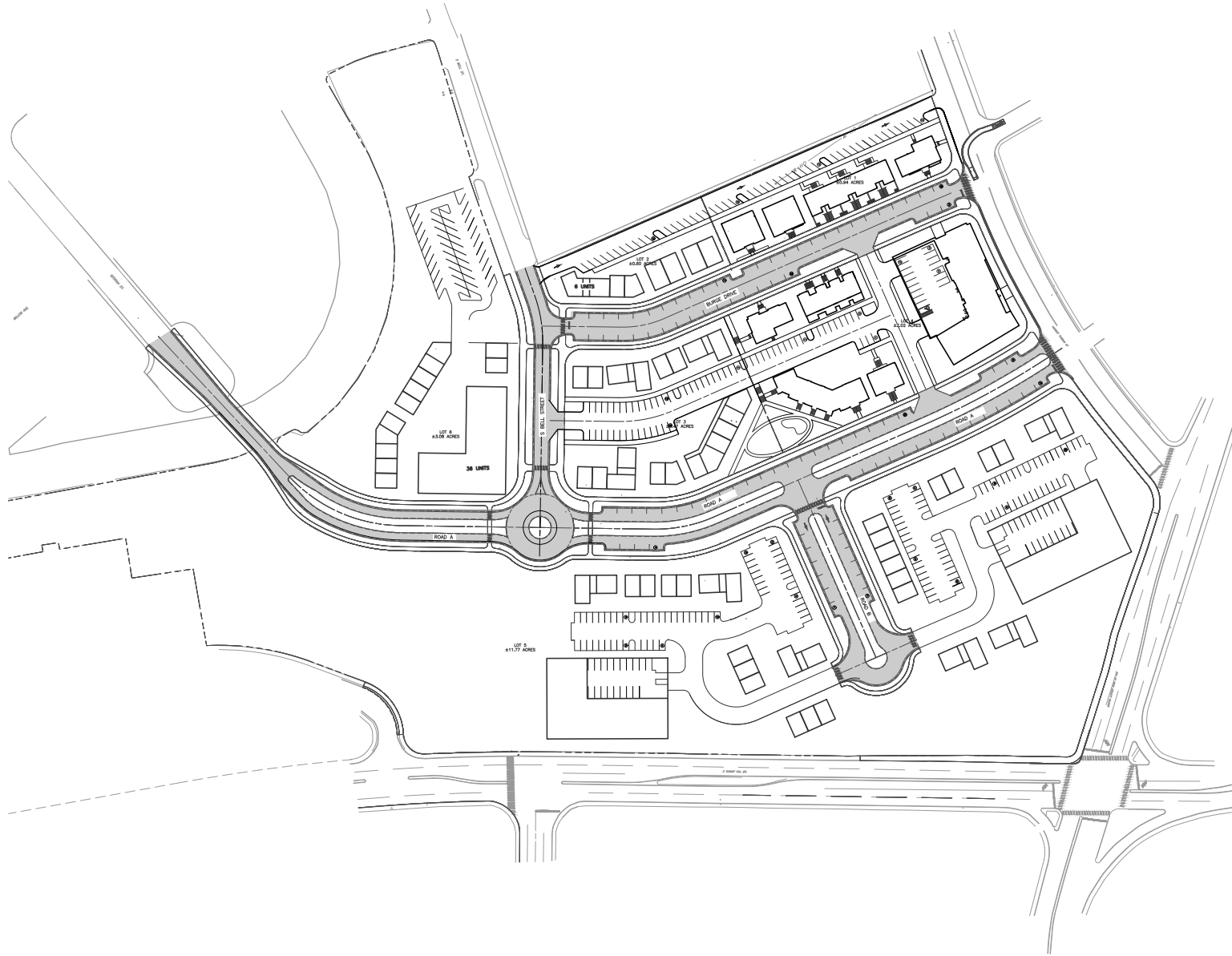
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REVISION RECORD	
NO.	DATE
Chief & Incorporated Consultants, Inc. 2704 Cherokee Farm Way, Suite 101 • Knoxville, TN 37920 Ph: 865.977.5977 • Fax: 865.977.5919 www.cecinc.com	
KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION AUSTIN HOMES INFRASTRUCTURE IMPROVEMENTS KNOXVILLE, KNOX COUNTY, TN	
CONCEPT ROAD PROFILE PLAN DATE: DECEMBER 9, 2019 DRAWN BY: CHAMBERLAIN CHECKED BY: AS SHOWN PROJECT NO.: 12-SF-19-C DRAWING NO.: 12-SF-19-C-01	PREPARED BY: GJP
CP203	

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- LEGEND:**
- PROPOSED BOUNDARY
 - - - EXISTING PROPERTY LINE/RIGHT-OF-WAY
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 - ST — EXISTING STORM SEWER LINE
 - UG-E — EXISTING UNDERGROUND ELEC. LINE
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 - W — EXISTING WATER LINE
 - ⊙ EXISTING LIGHT POLE
 - ⊙ EXISTING STORM INLET
 - ⊙ EXISTING WATER VALVE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING GAS VALVE



REVISION RECORD

CEC
Clark & Associates
 2724 Cherokee Farm Way, Suite 101 • Knoxville, TN 37926
 Ph: 865.977.5997 • Fax: 865.977.9819
 www.clarkassoc.com

KNOXVILLE'S COMMUNITY
 DEVELOPMENT CORPORATION
 AUSTIN HOMES
 INFRASTRUCTURE IMPROVEMENTS
 KNOXVILLE, KNOX COUNTY, TN

CONCEPT SITE LAYOUT PLAN
 DATE: DECEMBER 9, 2019
 DRAWN BY: CHAWWALJAL
 CHECKED BY: AS SHOWN
 PROJECT NO: 12-SF-19-C
 DRAWING NO: 01-A

Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
12-SF-19-C

SCALE IN FEET
 0 60 120

**PRELIM.
 FOR
 REVIEW**

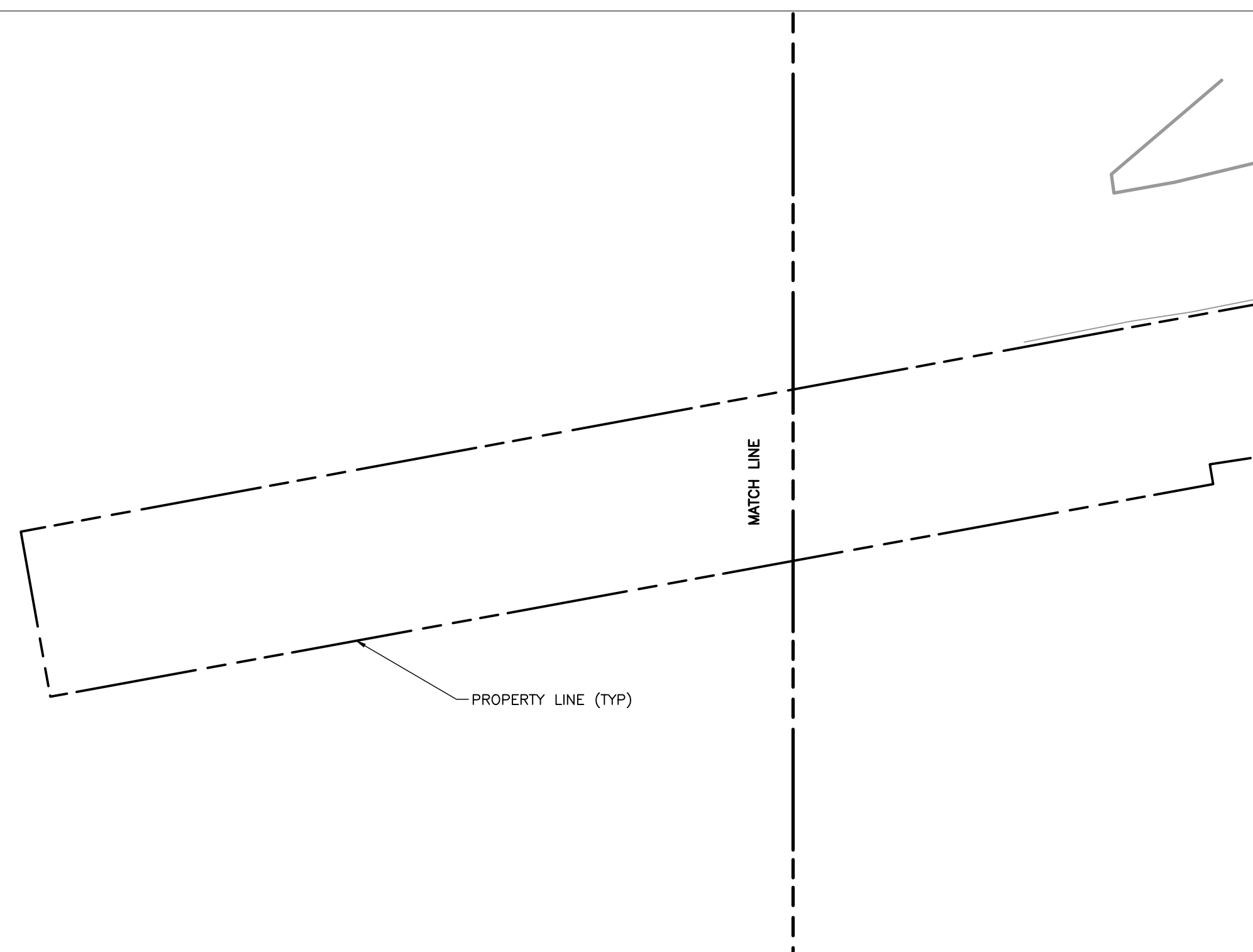
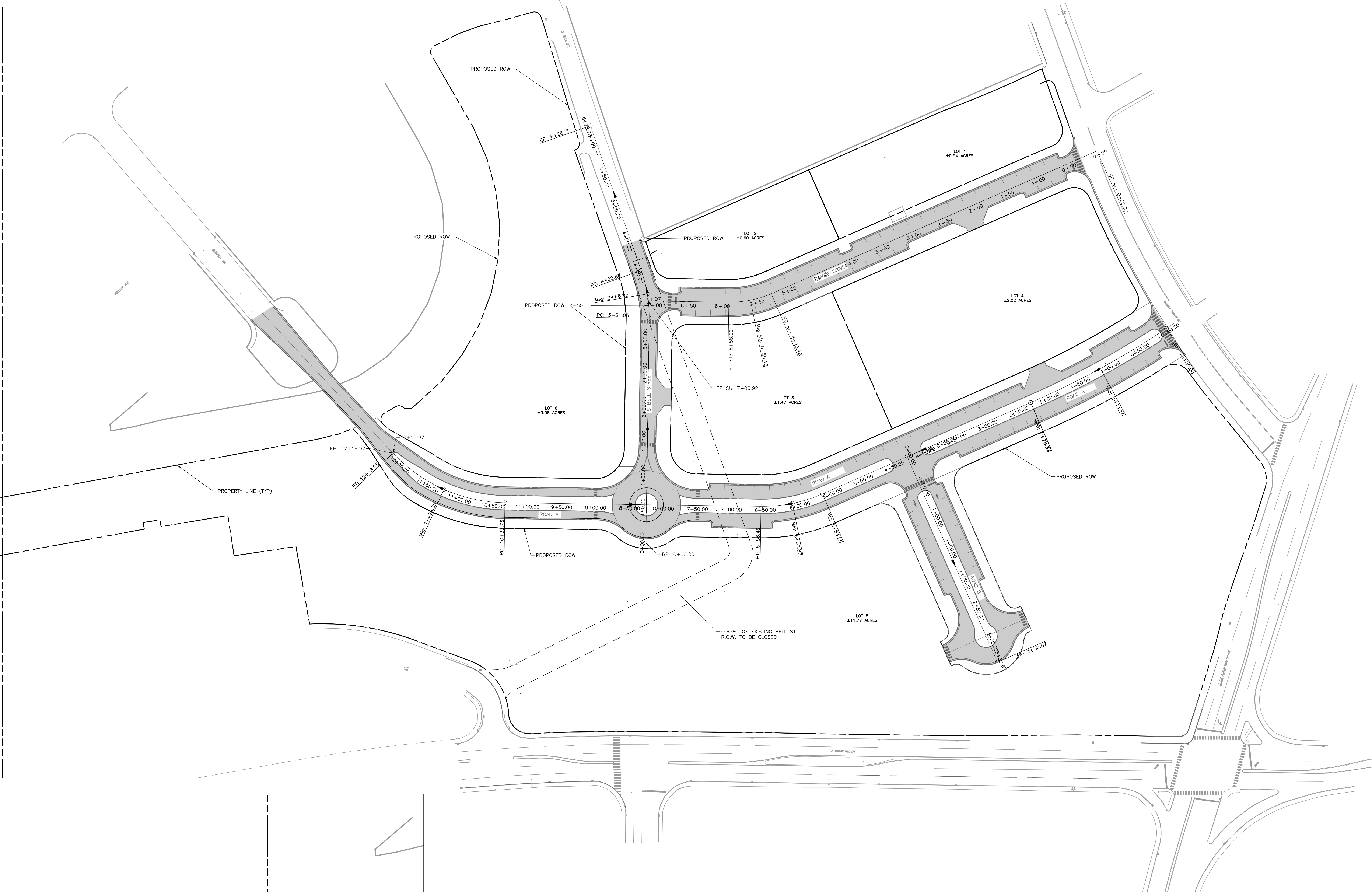
CP204

\p\12-SF-19-C\12-SF-19-C-CP204-01-A.dwg (PLOT) 12/20/2019 10:00:00 AM 100%



SEE INSERT THIS SHEET FOR CONTINUATION OF PROPERTY BOUNDARY

MATCH LINE



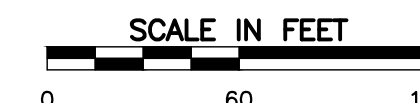
CONTINUATION OF WESTERN PROPERTY BOUNDARY

SITE AREA ANALYSIS

LOT 1	±0.94 ACRES
LOT 2	±0.60 ACRES
LOT 3	±1.47 ACRES
LOT 4	±2.02 ACRES
LOT 5	±11.77 ACRES
LOT 6	±3.08 ACRES

S BELL STREET ROW DEDICATION	±0.51 ACRES
BURGE DRIVE ROW DEDICATION	±0.98 ACRES
ROAD A ROW DEDICATION	±2.56 ACRES
ROAD B ROW DEDICATION	±0.67 ACRES
TOTAL	±24.60 ACRES

PLANNING COMMISSION NUMBER:
12-SF-19-C



**PRELIM.
FOR
REVIEW**

CONCEPT LOT LAYOUT PLAN

DRAWING NO.: CP205

DATE: DECEMBER 9, 2019
DRAWN BY: CRJ/MWB/ASL
DWG SCALE: AS SHOWN
PROJECT NO: 194-594
CHECKED BY: MWB
APPROVED BY: GHP

**KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN**



Civil & Environmental Consultants, Inc.
2704 Cherokee Farm Way, Suite 101 - Knoxville, TN 37920
Ph: 865.977.9997 - Fax: 865.977.9919
www.cecinc.com

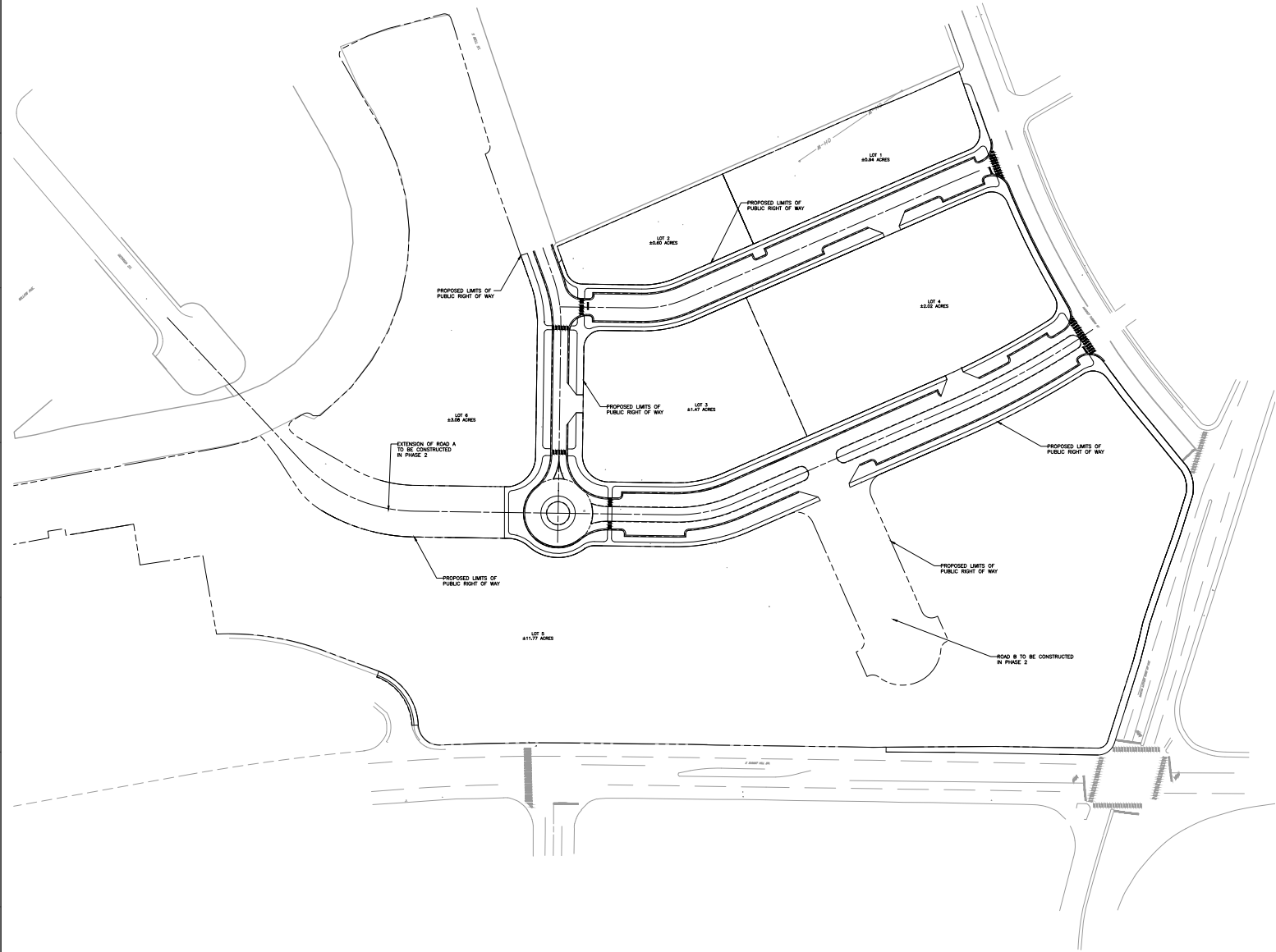
REVISION RECORD

NO. DATE

DESCRIPTION



- LEGEND:**
- PROPOSED BOUNDARY
 - EXISTING PROPERTY LINE/RIGHT-OF-WAY
 - CS --- EXISTING COMBINED SEWER LINE
 - ST --- EXISTING STORM SEWER LINE
 - UG-E --- EXISTING UNDERGROUND ELEC. LINE
 - OH-E --- EXISTING OVERHEAD ELECTRIC
 - ST --- EXISTING STORM SEWER LINE
 - G --- EXISTING GAS LINE
 - W --- EXISTING WATER LINE
 - PO --- EXISTING POWER POLE
 - LP --- EXISTING LIGHT POLE
 - SI --- EXISTING STORM INLET
 - WV --- EXISTING WATER VALVE
 - FD --- EXISTING FIRE HYDRANT
 - GV --- EXISTING GAS VALVE



Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
 12-SF-19-C

SCALE IN FEET
 0 60 120

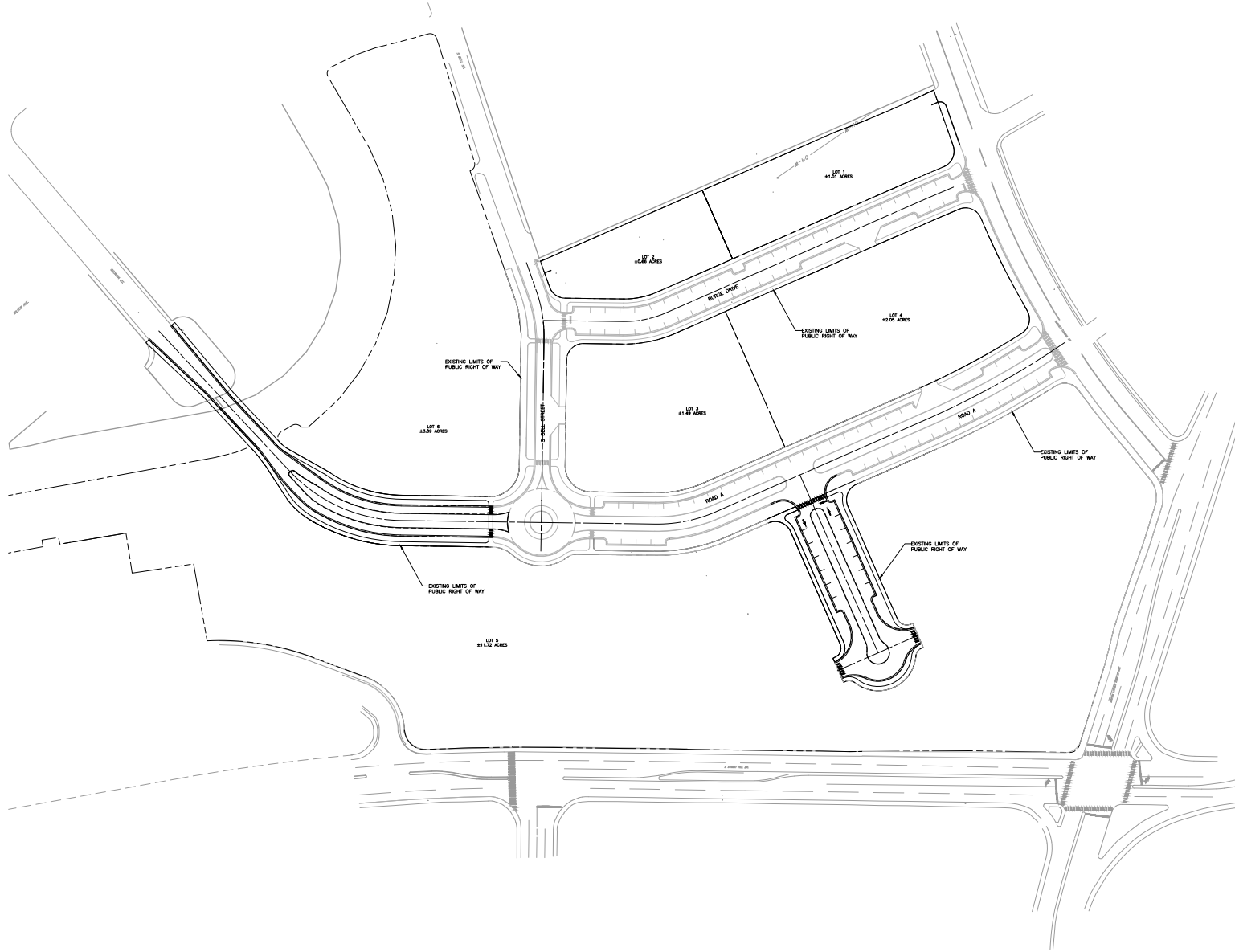
**PRELIM.
 FOR
 REVIEW**

REVISION RECORD	
DATE	
BY	
NO.	
KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION AUSTIN HOMES INFRASTRUCTURE IMPROVEMENTS KNOXVILLE, KNOX COUNTY, TN	
CONCEPT SITE LAYOUT PLAN - PHASE 1	
DATE: DECEMBER 9, 2019	
DRAWN BY: CHAMBERLAIN	
CHECKED BY: AS SHOWN	
PROJECT NO: 12-SF-19-C	
PREPARED BY: [Signature]	
DRAWING NO:	
CP206	

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- LEGEND:**
- PROPOSED BOUNDARY
 - EXISTING PROPERTY LINE/RIGHT-OF-WAY
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 - UG-E --- EXISTING UNDERGROUND ELEC. LINE
 - OH-E --- EXISTING OVERHEAD ELECTRIC
 - ST --- EXISTING STORM SEWER LINE
 - G --- EXISTING GAS LINE
 - W --- EXISTING WATER LINE
 - W --- EXISTING WATER LINE
 - P --- EXISTING POWER POLE
 - P --- EXISTING LIGHT POLE
 - S --- EXISTING STORM INLET
 - S --- EXISTING WATER VALVE
 - S --- EXISTING FIRE HYDRANT
 - S --- EXISTING GAS VALVE



Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
 12-SF-19-C

SCALE IN FEET
 0 60 120

**PRELIM.
 FOR
 REVIEW**

REVISION RECORD		
NO.	DATE	DESCRIPTION

CEC
Clark & Eberhardt Consulting Engineers, Inc.
 2704 Cherokee Farm Way, Suite 101 • Knoxville, TN 37926
 Ph: 865.977.5997 • Fax: 865.977.9819
 www.clarkece.com

**KNOXVILLE'S COMMUNITY
 DEVELOPMENT CORPORATION
 AUSTIN HOMES
 INFRASTRUCTURE IMPROVEMENTS
 KNOXVILLE, KNOX COUNTY, TN**

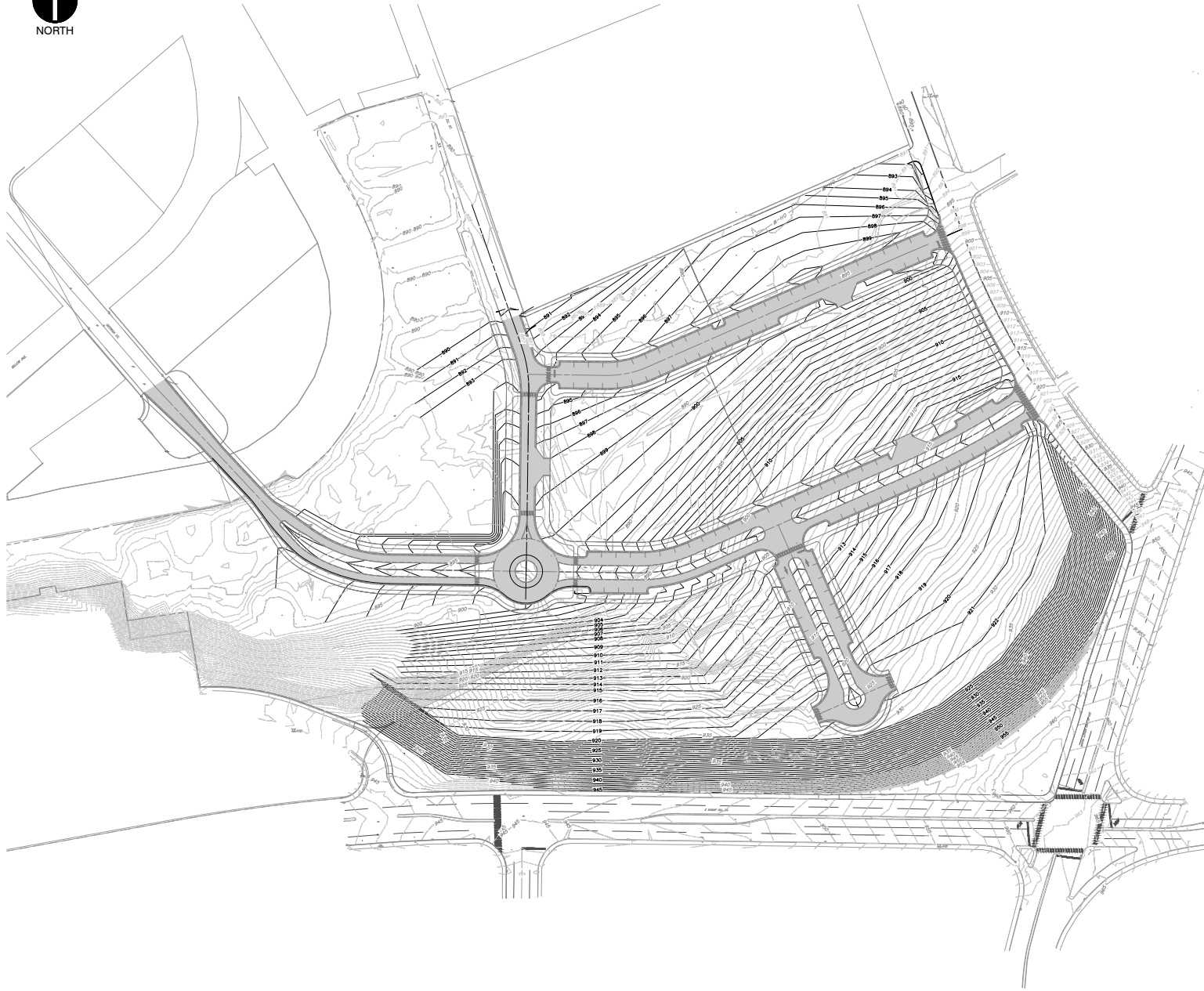
CONCEPT SITE LAYOUT PLAN - PHASE II	DATE: DECEMBER 9, 2019	DESIGNED BY: CHAMBERLAIN	SCALE: AS SHOWN	PROJECT NO: 12-SF-19-C	DRW: ISL/SJL	APP: GJP
DRAWING NO:	CP207					

PLANNING COMMISSION NUMBER: 12-SF-19-C (12/20/2019) - PRELIMINARY - NOT FOR CONSTRUCTION - ALL RIGHTS RESERVED - © 2019 CLARK & EBERHARDT CONSULTING ENGINEERS, INC.



LEGEND:

———	PROPOSED BOUNDARY
———	EXISTING PROPERTY LINE/RIGHT-OF-WAY
CS	EXISTING COMBINED SEWER LINE
ST	EXISTING STORM SEWER LINE
UG-E	EXISTING UNDERGROUND ELEC. LINE
OM-E	EXISTING OVERHEAD ELECTRIC
ST	EXISTING STORM SEWER LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
⊙	EXISTING POWER POLE
⊕	EXISTING LIGHT POLE
⊖	EXISTING STORM INLET
⊕	EXISTING WATER VALVE
⊖	EXISTING FIRE HYDRANT
⊕	EXISTING GAS VALVE



Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
 12-SF-19-C

SCALE IN FEET
 0 50 100

**PRELIM.
FOR
REVIEW**

CONCEPT GRADING PLAN
 DATE: DECEMBER 9, 2019
 DRAWN BY: CHAMBERLAIN
 AS SHOWN
 PROJECT NO. 12-SF-19-C
 DRAWN BY: CHAMBERLAIN
 PROJECT NO. 12-SF-19-C
 DRAWN BY: CHAMBERLAIN
 PROJECT NO. 12-SF-19-C

**KNOXVILLE'S COMMUNITY
DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN**

CEE
Cliff & Buchanan Consultants, Inc.
 2704 Cherokee Farm Way, Suite 101 • Knoxville, TN 37928
 Ph: 865.977.5997 • Fax: 865.977.9819
 www.cliff-buchanan.com

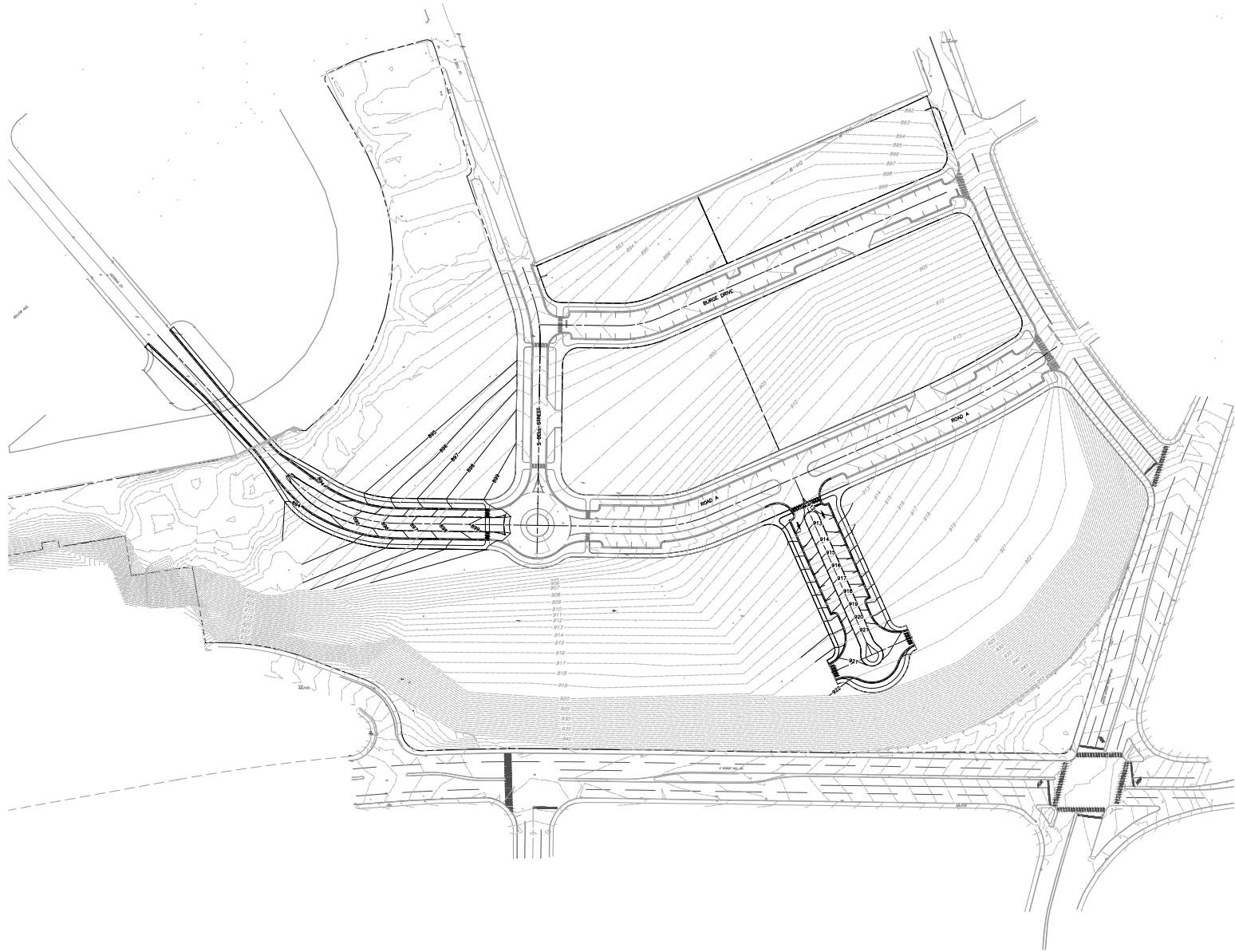
REVISION RECORD

NO.	DATE	DESCRIPTION

PLANNING COMMISSION NUMBER: 12-SF-19-C (12/20/2019)



- LEGEND:**
- — — PROPOSED BOUNDARY
 - — — EXISTING PROPERTY LINE/RIGHT-OF-WAY
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 - ⊙ — EXISTING FIRE HYDRANT
 - ⊙ — EXISTING GAS VALVE



Revised: 12/20/2019
 PLANNING COMMISSION NUMBER:
 12-SF-19-C

SCALE IN FEET
 0 50 100

**PRELIM.
 FOR
 REVIEW**

1946894-CV01-CP302-CONCEPT GRADING
 PHASE II - CP300 - PHASE II
 DATE: DECEMBER 9, 2019 DRAWN BY: CHAMBERLAIN
 PROJECT NO: 12-SF-19-C CHECKED BY: JAC
 PROJECT NO: 12-SF-19-C
 PROJECT NO: 12-SF-19-C
 PROJECT NO: 12-SF-19-C
 PROJECT NO: 12-SF-19-C

KNOXVILLE'S COMMUNITY
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 2724 Cherokee Farm Way, Suite 101 • Knoxville, TN 37920
 Ph: 865.977.5997 • Fax: 865.977.5919
 www.ceeinc.com

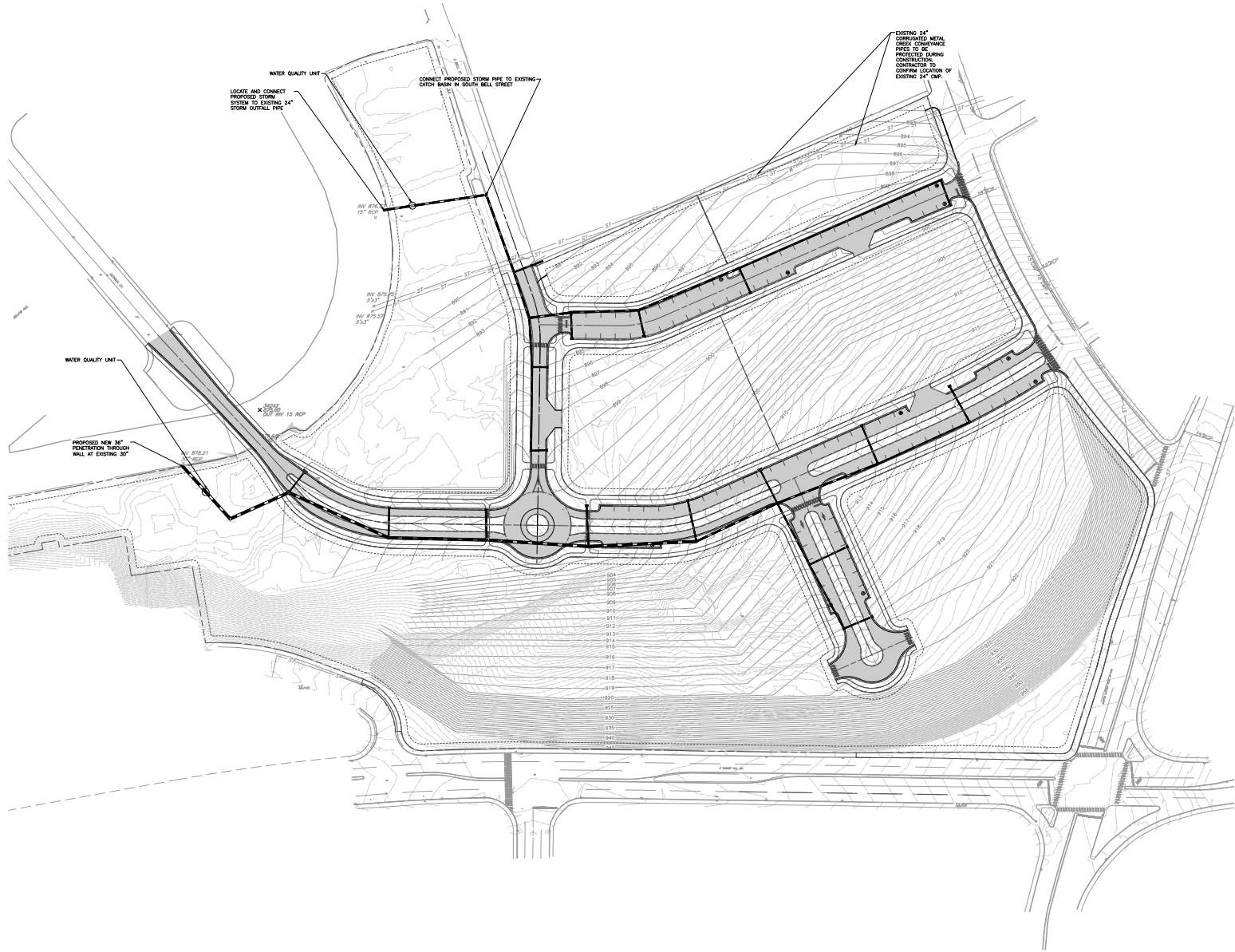
REVISION RECORD

NO.	DATE	DESCRIPTION

PLANNING COMMISSION NUMBER: 12-SF-19-C
 PROJECT NO: 12-SF-19-C
 DATE: DECEMBER 9, 2019
 DRAWN BY: CHAMBERLAIN
 CHECKED BY: JAC
 PROJECT NO: 12-SF-19-C
 PROJECT NO: 12-SF-19-C
 PROJECT NO: 12-SF-19-C
 PROJECT NO: 12-SF-19-C



- LEGEND:**
- PROPOSED BOUNDARY
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 - ⊙ EXISTING STORM INLET
 - ⊙ EXISTING WATER VALVE
 - ⊙ EXISTING FIRE HYDRANT
 - ⊙ EXISTING GAS VALVE



Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
 12-SF-19-C

SCALE IN FEET
 0 50 100

**PRELIM.
 FOR
 REVIEW**

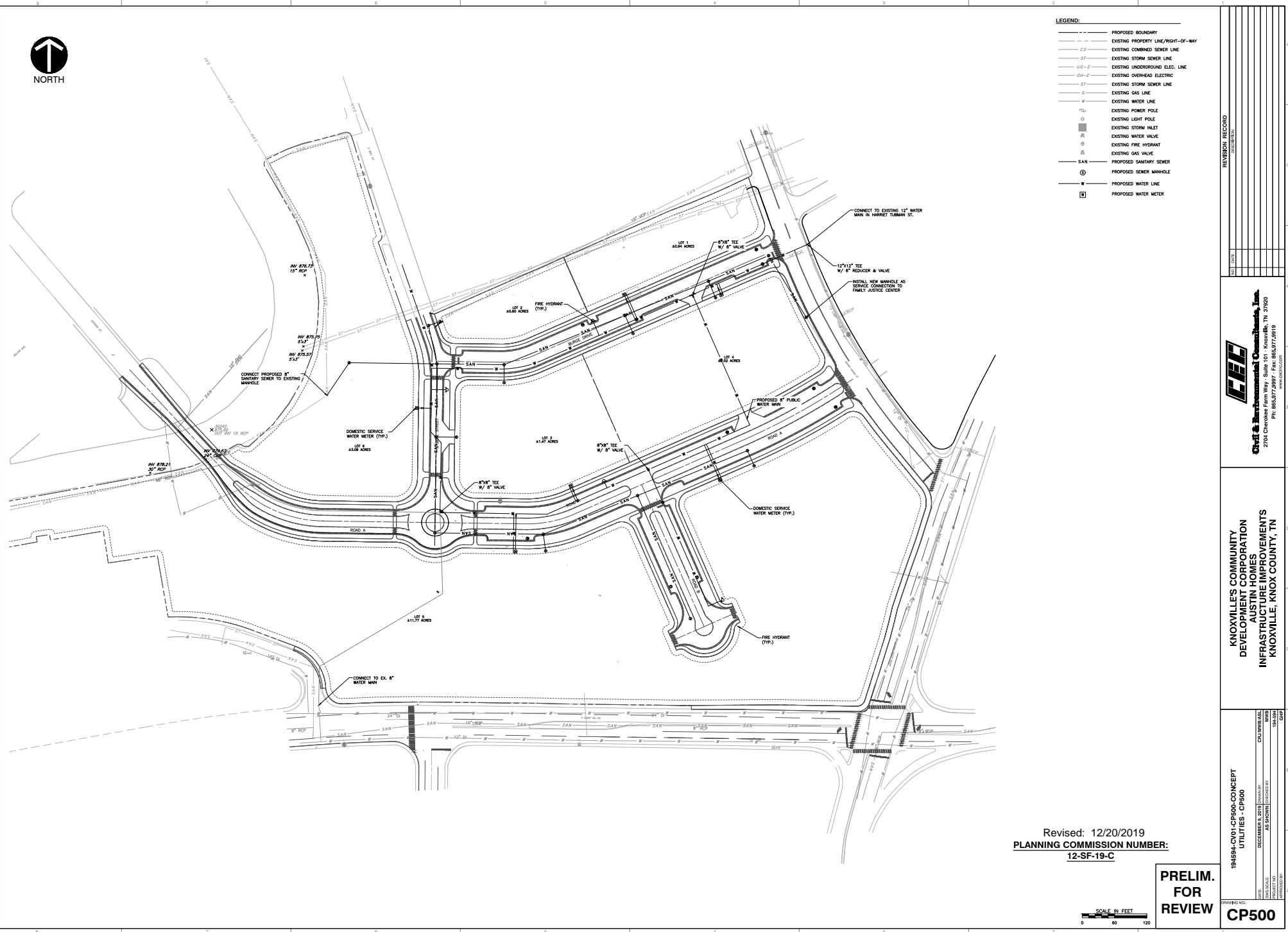
194894-CV01-CP400-CONCEPT
 DRAINAGE - CP400
 DECEMBER 9, 2019
 AS SHOWN
 PROJECT NO. 194894
 DRAWING NO. DRP

**KNOXVILLE'S COMMUNITY
 DEVELOPMENT CORPORATION
 AUSTIN HOMES
 INFRASTRUCTURE IMPROVEMENTS
 KNOXVILLE, KNOX COUNTY, TN**

CEC
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 2724 Cherokee Lane West, Suite 101 • Knoxville, TN 37920
 Ph: 865.977.5997 • Fax: 865.977.9819
 www.cecinc.com

REVISION RECORD

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LEGEND:

---	PROPOSED BOUNDARY
- - -	EXISTING PROPERTY LINE/RIGHT-OF-WAY
CS	EXISTING COMBINED SEWER LINE
ST	EXISTING STORM SEWER LINE
U-S	EXISTING UNDERGROUND BLEED LINE
OH-E	EXISTING OVERHEAD ELECTRIC
ST	EXISTING STORM SEWER LINE
W	EXISTING WATER LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
PO	EXISTING POWER POLE
OL	EXISTING LIGHT POLE
SI	EXISTING STORM INLET
WV	EXISTING WATER VALVE
FWV	EXISTING FIRE HYDRANT
GV	EXISTING GAS VALVE
SAN	PROPOSED SANITARY SEWER
SM	PROPOSED SEWER MANHOLE
W	PROPOSED WATER LINE
WM	PROPOSED WATER METER

REVISION RECORD

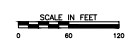
NO.	DATE	DESCRIPTION

CRP
Clark & Associates, Inc.
 2100 Cherokee Farm Way, Suite 101 - Knoxville, TN 37920
 Ph: 865.977.2897 Fax: 865.977.9919
 www.crap.com

KNOXVILLE'S COMMUNITY DEVELOPMENT CORPORATION
AUSTIN HOMES
INFRASTRUCTURE IMPROVEMENTS
KNOXVILLE, KNOX COUNTY, TN

194894-CV01-CP500-CONCEPT UTILITIES - CP500
 DATE: DECEMBER 8, 2019
 DRAWN BY: J. STUBBS
 PROJECT NO: 194894
 DRAWING NO: CP500

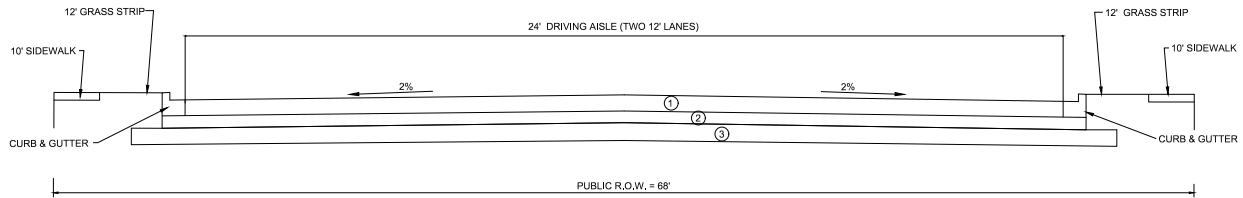
Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
12-SF-19-C



PRELIM. FOR REVIEW

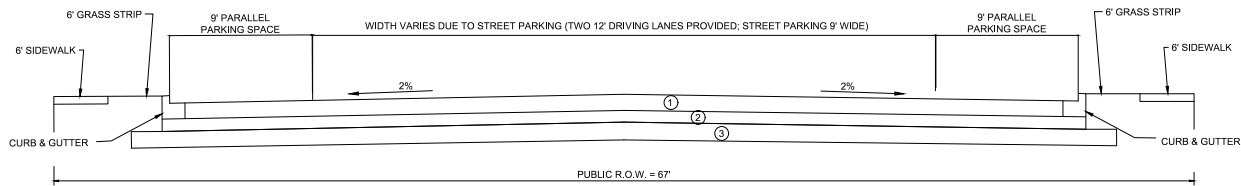
CP500

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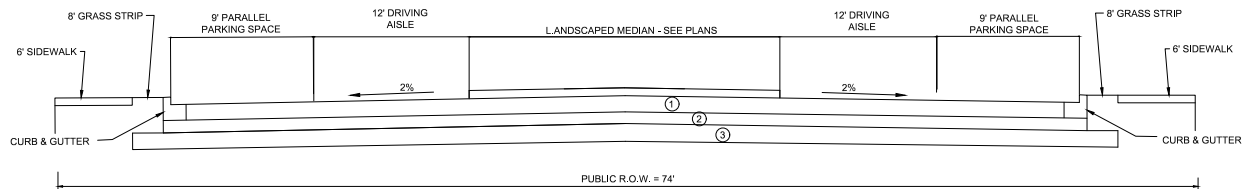
LOCAL STREET PAVEMENT SCHEDULE
 1. 1.5 INCH ASPHALTIC CONCRETE WEARING SURFACE (GRADING D)
 2. 2.5 INCH ASPHALTIC CONCRETE BINDER/LEVELER COURSE (GRADING B)
 3. 8 INCH MINERAL AGGREGATE BASE TYPE A, GRADING D.

BELL STREET
 LOCAL STREET SECTION
 N.T.S.



LOCAL STREET PAVEMENT SCHEDULE
 1. 1.5 INCH ASPHALTIC CONCRETE WEARING SURFACE (GRADING D)
 2. 2.5 INCH ASPHALTIC CONCRETE BINDER/LEVELER COURSE (GRADING B)
 3. 8 INCH MINERAL AGGREGATE BASE TYPE A, GRADING D.

BURGE DRIVE
 LOCAL STREET SECTION
 N.T.S.



LOCAL STREET PAVEMENT SCHEDULE
 1. 1.5 INCH ASPHALTIC CONCRETE WEARING SURFACE (GRADING D)
 2. 2.5 INCH ASPHALTIC CONCRETE BINDER/LEVELER COURSE (GRADING B)
 3. 8 INCH MINERAL AGGREGATE BASE TYPE A, GRADING D.

BOULEVARD
 LOCAL STREET SECTION
 N.T.S.

Revised: 12/20/2019
PLANNING COMMISSION NUMBER:
 12-SF-19-C

**PRELIM.
 FOR
 REVIEW**

DETAILS
 DATE: DECEMBER 8, 2019
 DRAWN BY: JAE BISHOP
 CHECKED BY: [blank]
 IN CHARGE: [blank]
 PROJECT NO.: [blank]
 DRAWING NO.: **CP800**

**KNOXVILLE'S COMMUNITY
 DEVELOPMENT CORPORATION**
 AUSTIN HOMES
 INFRASTRUCTURE IMPROVEMENTS
 KNOXVILLE, KNOX COUNTY, TN

CEE
Clark & Edwards Engineering Consultants, Inc.
 2104 GUN CLUB DRIVE, KNOXVILLE, TN 37920
 PH: 865.577.8897 FAX: 865.577.8819
 WWW.CEE-INC.COM

REVISION RECORD

NO. DATE

P:\2019\12-19-19\12-19-19-CP800.dwg (12/19/2019 10:48:10 AM) - JAE - 12/20/2019 10:48:10 AM



November 26, 2019

12-SF-19-C — pp — 12/12/2019

Knoxville – Knox County Planning
City – County Building
400 Main Street, Suite 403
Knoxville, Tennessee 37902
Via phone at: (865) 215-2500

Dear Planning Commission:

Subject: Formal Request to Postpone Application 12-SF-19-C
CEC Project 194-594.0003

On behalf of Knoxville's Community Development Corporation (KCDC), Civil & Environmental Consultants, Inc. (CEC) is requesting that application 12-SF-19-C – KCDC Austin Homes be postponed from the December 12, 2019 Planning Commission meeting and rescheduled to be heard at the currently scheduled January 9, 2019 meeting pending approval from the appropriate staff.

We appreciate your cooperation with this matter. If you have any questions don't hesitate to contact the undersigned.

Sincerely,

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

Matt W. Brazille, P.E.
Project Manager

Greg H. Presnell, P.E.
Principal



Planning

KNOXVILLE | KNOX COUNTY

DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Civil & Environmental Consultants, Inc

Applicant

10/28/19

Date Filed

12/12/19

Meeting Date (if applicable)

12-SF-19-C
~~12-I-19-UR~~

File Number(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

Greg Presnell

Name

Civil & Environmental Consultants

Company

2704 Cherokee Farm Way Knoxville TN 37920

Address

City

State

Zip

865 977 9997

Phone

gpresnell@cecinc.com

Email

CURRENT PROPERTY INFO

Knoxville Community Development Corp.

Ben Bentley

Owner Name (if different)

901 N. Broadway

Owner Address

865-403-1100

Owner Phone

331 Harriet Tubman Street

Property Address

095AH025

Parcel ID

- 095AJ007
- 095GAD13
- 095GAD14
- 095HC001
- 095HC002
- 095HC003

E Knoxville

General Location

23.0

Tract Size

Knoxville / Knox County

Jurisdiction (specify district above)

City County

R-2

Zoning District

Central City

Planning Sector

MU-SD / MU-CC

Sector Plan Land Use Classification

Growth Policy Plan Designation

MF

Existing Land Use

N

Septic (Y/N)

KUB

Sewer Provider

KUB



Water Provider

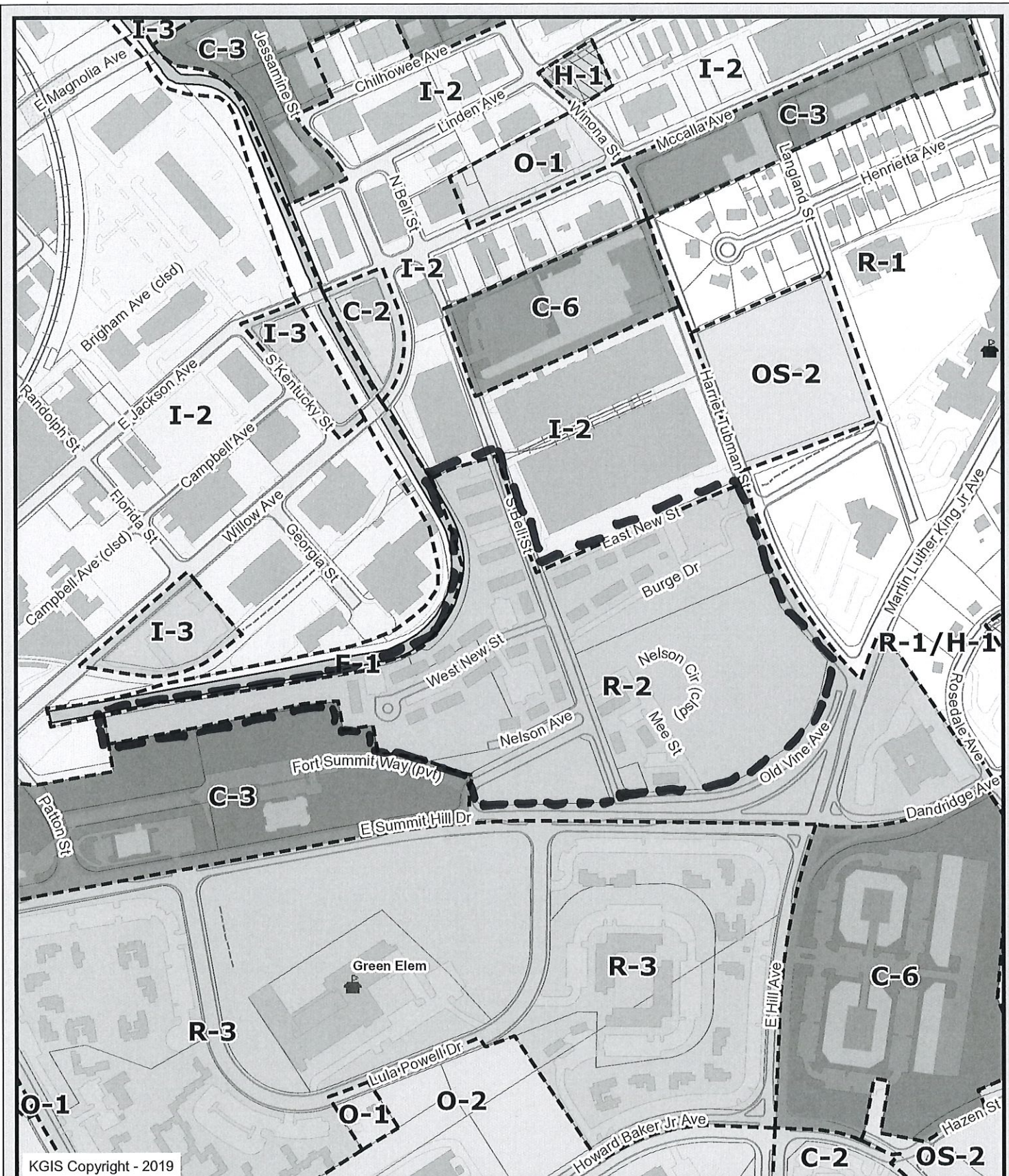
REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential		
	<input type="checkbox"/> Home Occupation (specify): _____		
	<input type="checkbox"/> Other (specify): _____		
SUBDIVISION	<input checked="" type="checkbox"/> Proposed Subdivision Name: <u>Austin Homes Infrastructure Improvements</u>		Unit / Phase Number _____
	<input type="checkbox"/> Parcel Change		
	<input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel	Total Number of Lots Created: <u>6</u>	
	<input type="checkbox"/> Other (specify): _____		
ZONING	<input type="checkbox"/> Attachments / Additional Requirements		
	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____		
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____		
	<input type="checkbox"/> Proposed Property Use (specify) _____	Proposed Density (units/acre) _____	Previous Rezoning Requests _____
	<input type="checkbox"/> Other (specify): _____		

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1: \$ <u>680.00</u>	TOTAL: \$ <u>680.00</u>
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat only</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan only</i>) <input type="checkbox"/> Traffic Impact Study	FEE 3:	

AUTHORIZATION

 Staff Signature	<u>Thomas Brechko</u> Please Print	<u>10/28/19</u> Date
 Applicant Signature	<u>Greg H. Presnell</u> Please Print	<u>10/28/19</u> Date



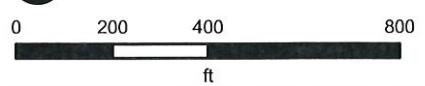
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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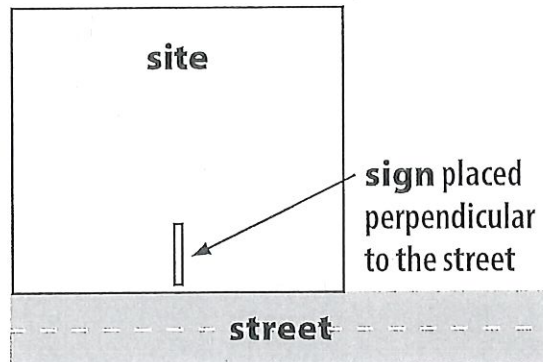
REQUIRED SIGN POSTING AGREEMENT

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:

November 27, 2019 and December 13, 2019
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Greg H. Presnell

Printed Name: Greg H. Presnell

Phone: 665-977-9997 Email: gpresnell@cecinc.com

Date: 10/28/19

File Number: ~~12-I-19-UR~~ 12-SF-19-C