



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 5-SB-20-C **AGENDA ITEM #:** 17
 POSTPONEMENT(S): 5/14/2020 **AGENDA DATE:** 7/9/2020

▶ **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 August 13, 2020 Planning Commission meeting as recommended by staff.**

Staff is recommending postponement of the Concept Plan for the following reason:

1. The mostly recently revised Concept Plan and Transportation Impact Analysis for Rock Pointe Crossing

have not adequately addressed the American Association of State Highway and Transportation Officials (AASHTO) Highway and Street Design Standards, the City of Knoxville Department of Engineering's standards for a collector street, and the Tennessee Department of Transportation (TDOT) requirements for this proposed collector street's connections to Rutledge Pike, a State Highway.

COMMENTS:

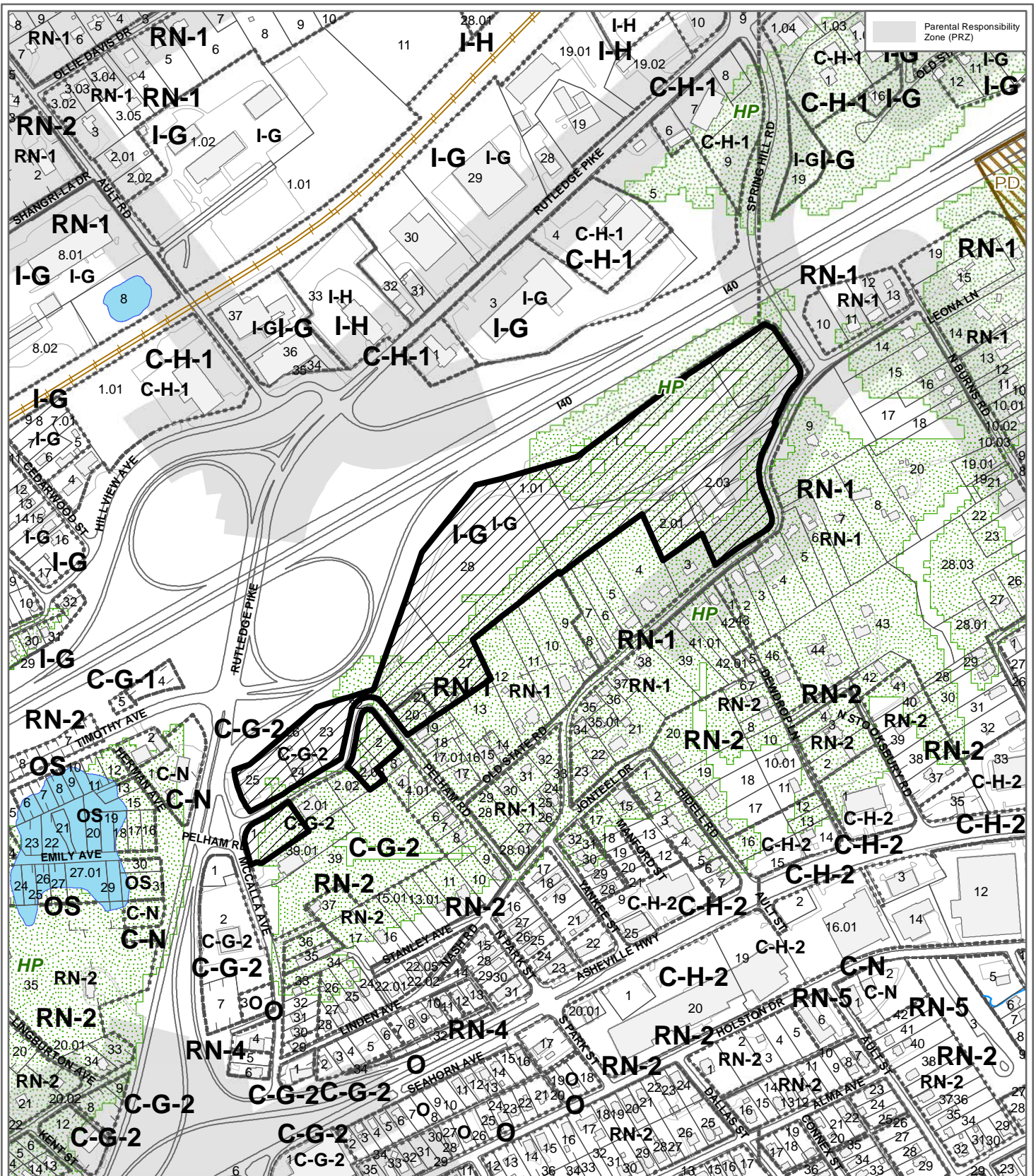
The applicant has submitted a concept plan for a proposed nonresidential subdivision located on the south side I-40 and on the east side of the I-40 / Rutledge Pike interchange. The proposed subdivision includes a new public street that will provide a connection between Spring Hill Road on the east and 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: Not required.

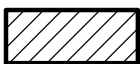
ESTIMATED STUDENT YIELD: Not applicable.

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

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

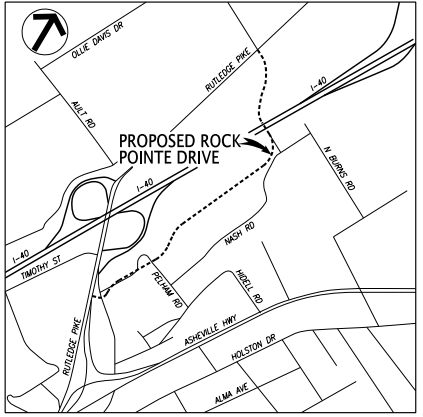
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

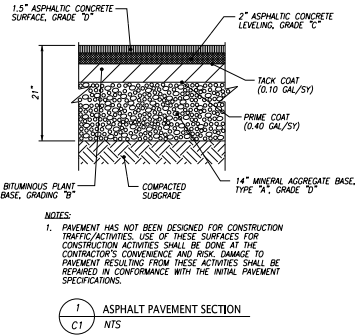
Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Monday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

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

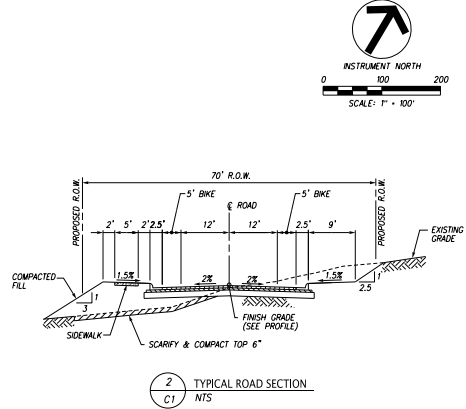
Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



LOCATION MAP
(NOT TO SCALE)

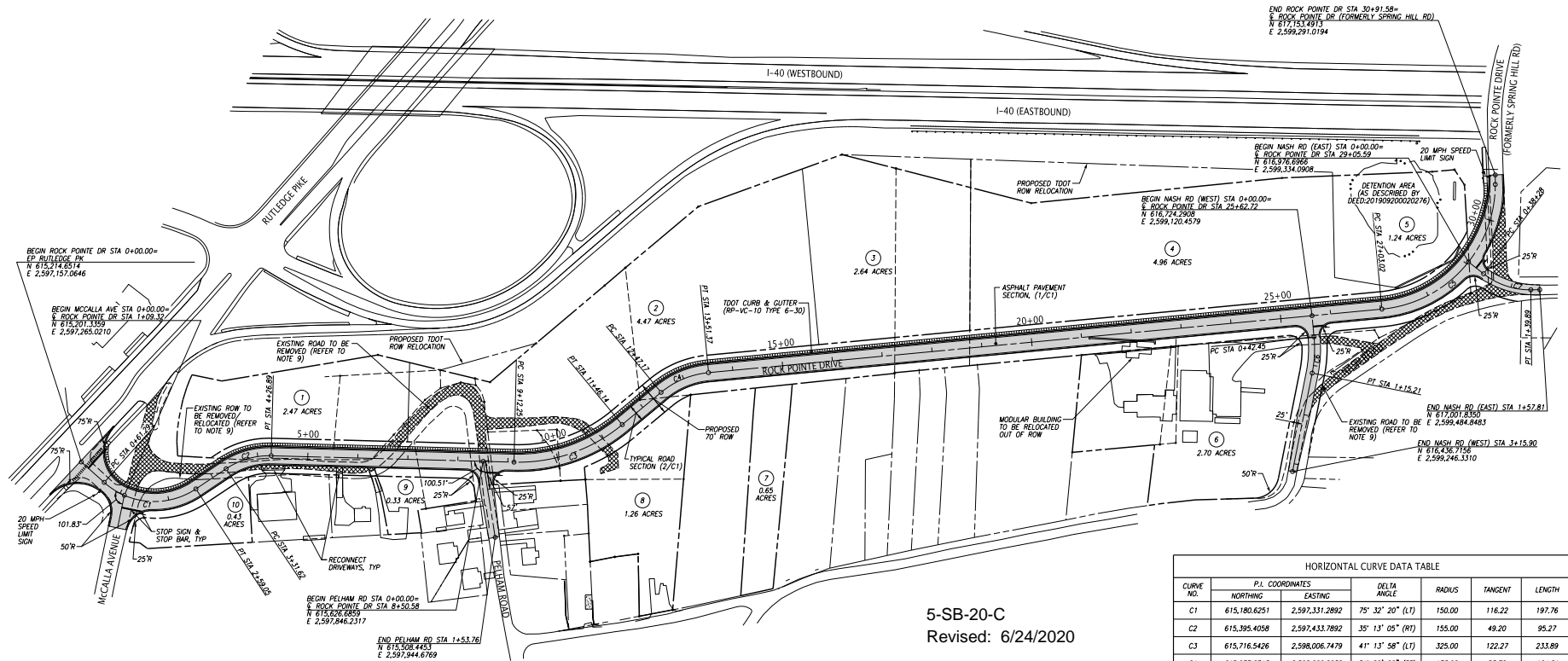


1 ASPHALT PAVEMENT SECTION
C1 NTS



2 TYPICAL ROAD SECTION
C1 NTS

- NOTES:
1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM SMOKEY MOUNTAIN LAND SURVEYING, INC. DATED 03/29/11 & AVAILABLE KGIS MAPS.
 2. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT.
 3. THE MINERAL AGGREGATE BASE AND ASPHALT SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 4. CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
 5. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 6. PROPERTY CONCERNED REFLECTS PARCELS: 07040001, 07040002, 07040003, 07140001, 07140002, 07140003, 07140004, 07140005, 07140006, 07140007, 07140008, 45 SHOWN IN KNOX COUNTY CLT MAP 106. ZONING FOR THE PROPERTIES IS C-2-2, R-1 & I-1-C. CITY BLOCK NO. 13122, 31050 & 31060, WARD NO. 31. TOTAL AREA = 19.13 AC. TOTAL DISTURBED AREA = 3.364 AC. OWNER: ROCK POINTE DEVELOPMENT, LLC. 900 S GAY STREET, SUITE 1900 KNOXVILLE, TN 37902.
 7. PROPOSED IMPROVEMENTS INCLUDE 22' WIDE ROAD WITH CURB & GUTTER, SIDEWALK AND TWO, 5' WIDE BIKE LANES.
 8. PLANNING COMMISSION NUMBER: 5-SB-20-C.
 9. REMOVED ROADS/RIGHT OF WAYS ARE SUBJECT TO REVIEW BY THE PLANNING COMMISSION AND APPROVAL BY THE CITY OF KNOXVILLE FOR STREET CLOSURES.



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

- 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 PKWY TO 100'.

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 GAY STREET, SUITE 1900 KNOXVILLE, TN 37902
CONTACT: CHRIS BURKHART
TELEPHONE NO.: 865.329.2332
EMAIL: CHRISB@SHORESOUTH.COM

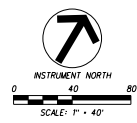
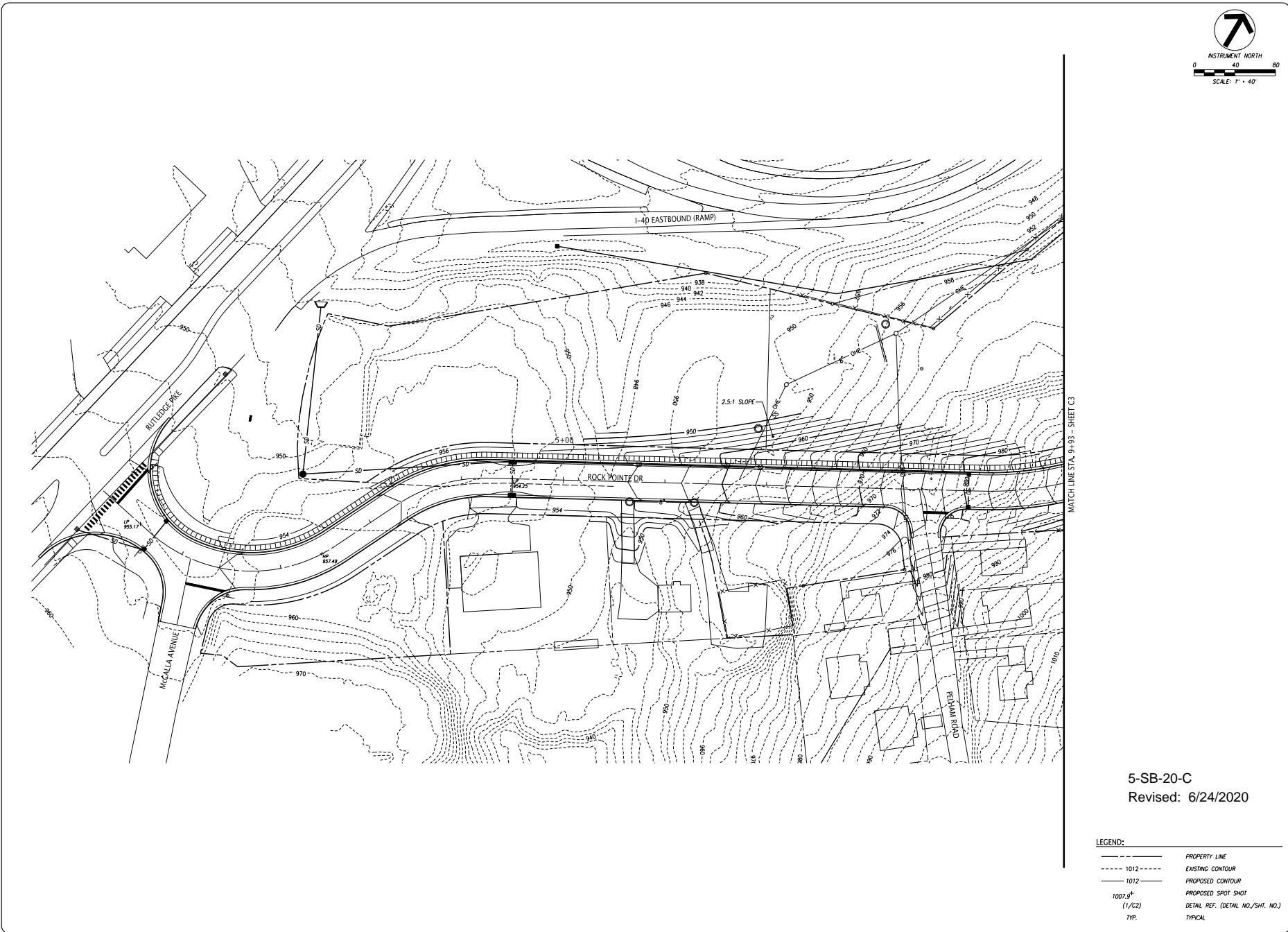
CONCEPT PLAN

DESIGNED BY	CHK	DATE	
DRAWN BY	HNU	06/24/20	
PROJECT NO.	398.007	REVISED PER MFC COMMENTS	
SHEET NO.	C1	REVISED PER MFC COMMENTS	
ISSUED FOR CONCEPT PLAN		05/26/20	
REVISION/ISSUE		03/19/20	

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

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 Plot Date: 6/24/2020



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 KNOXVILLE, TN 37903
 CONTACT: CHRIS BURKHART
 TELEPHONE NO.: 865.329.2232
 EMAIL: CHRISB@SHORESOUTH.COM

CONCEPTUAL GRADING

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
100757	MCJ	05/26/20	REVISED PER MFC COMMENTS
		05/26/20	REVISED PER MFC COMMENTS
		03/19/20	ISSUED FOR CONCEPT PLAN

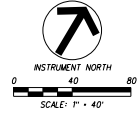
Project	398.007
Sheet	C2
Date	03/19/20
Scale	1"=40'

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

LEGEND:

---	PROPERTY LINE
- - - - - 1012	EXISTING CONTOUR
- - - - - 1012	PROPOSED CONTOUR
1007.9 ^h	PROPOSED SPOT SHOT
(1/C2)	DETAIL REF. (DETAIL NO./SHT. NO.)
TYP.	TYPICAL

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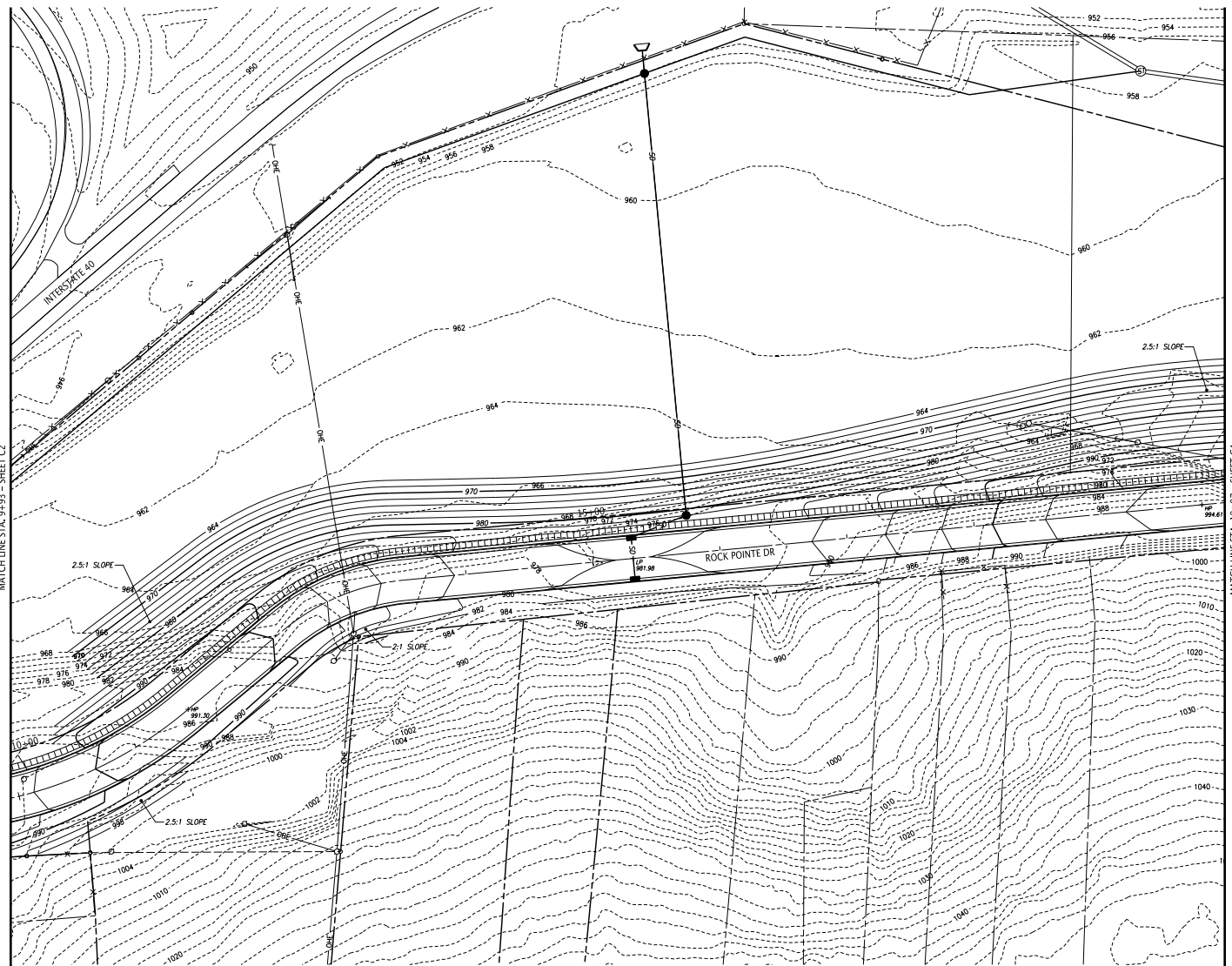
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CONCEPTUAL GRADING

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

Project	398.007
Sheet	C3
Date	03/19/20
Scale	1"=40'



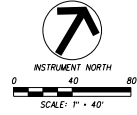
5-SB-20-C
Revised: 6/24/2020

LEGEND:

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

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Plot Name: 6/24/2020

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CONCEPTUAL GRADING

PROJ. NO.	DATE	BY	REVISION/ISSUE
	06/24/20	HNJ	
	05/26/20		REVISED PER WPC COMMENTS
	03/19/20		ISSUED FOR CONCEPT PLAN

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



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

LEGEND:

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

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 Plot Name: 6/24/2020

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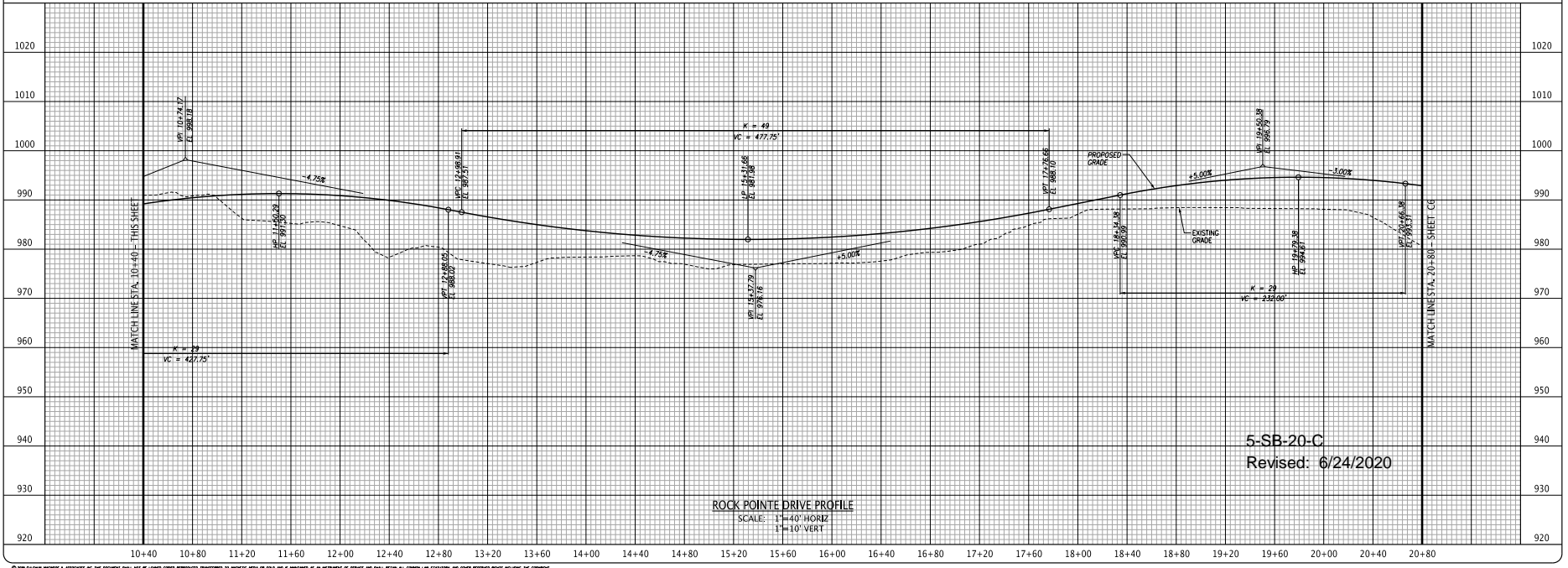
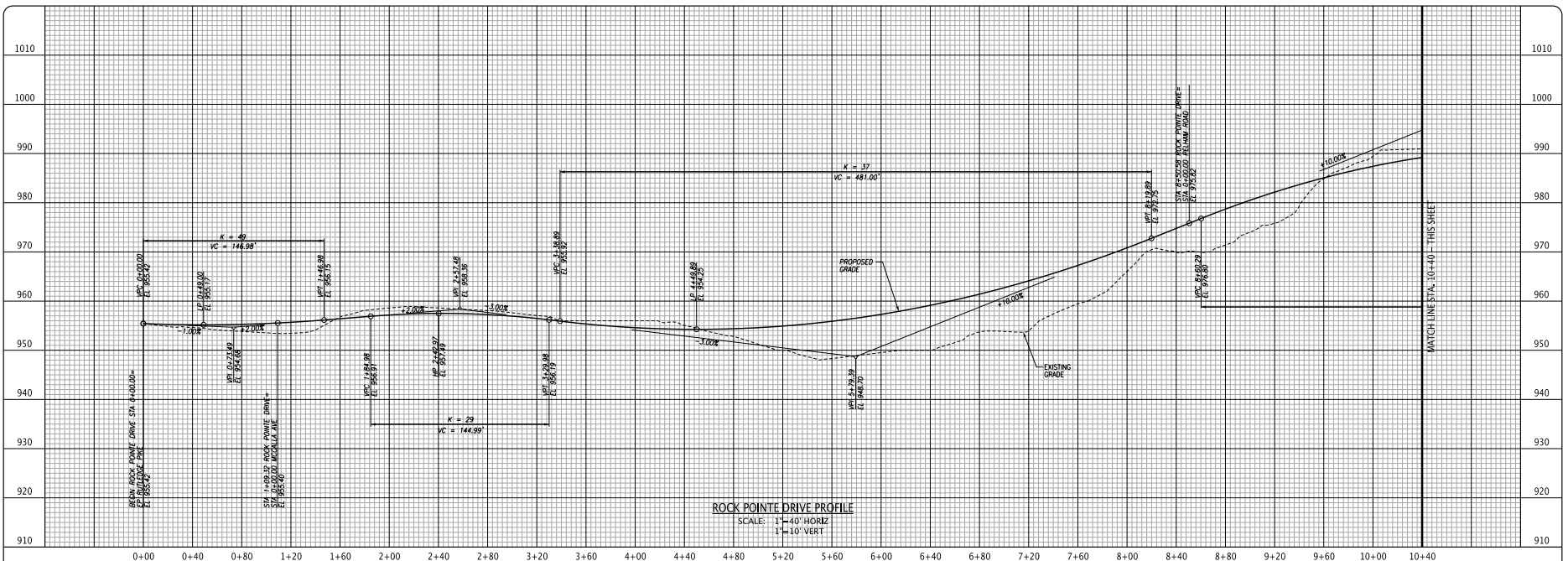
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TELEPHONE NO.: 865.329.2332
EMAIL: CHRISB@SHORESOUTH.COM

ROAD PROFILES

PROJ. NO.	398.007
DATE	03/19/20
SCALE	AS SHOWN
ISSUED BY	DWG
DESIGNED BY	MCF
DATE	05/26/20
REVISION	REVISED PER WAC COMMENTS ISSUED FOR CONCEPT PLAN
DATE	03/19/20
REVISION/ISSUE	
NO.	C5



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

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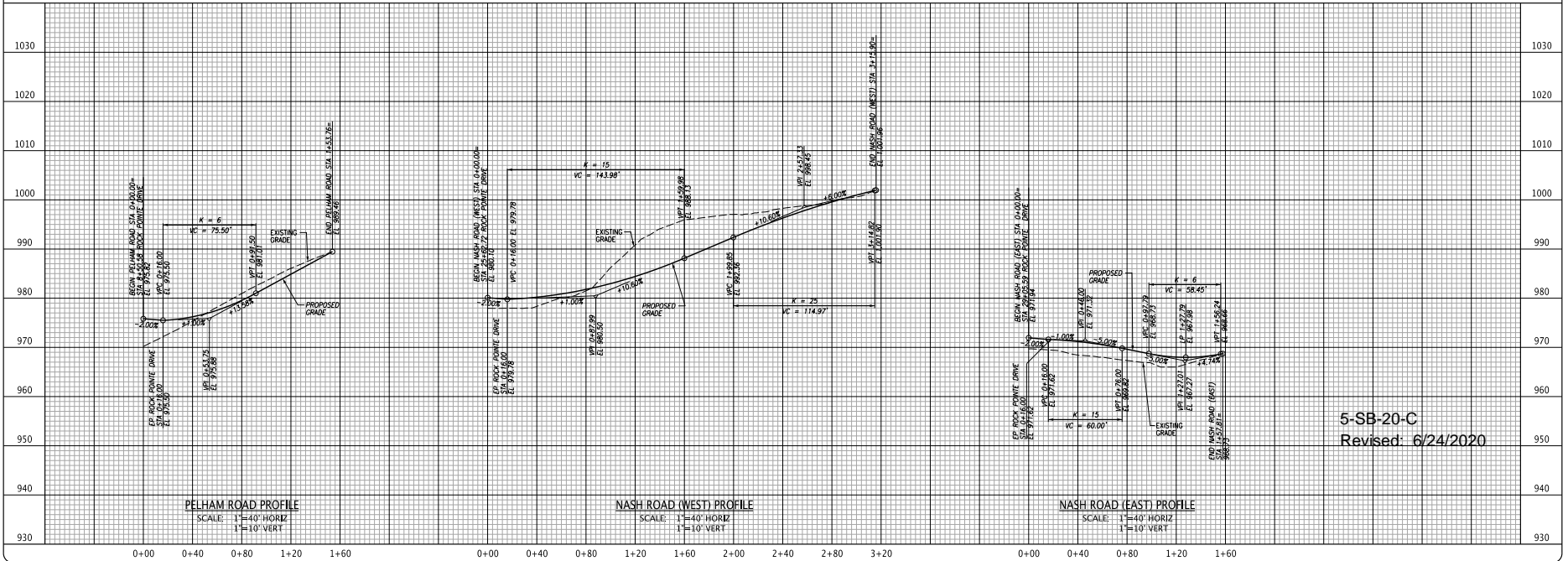
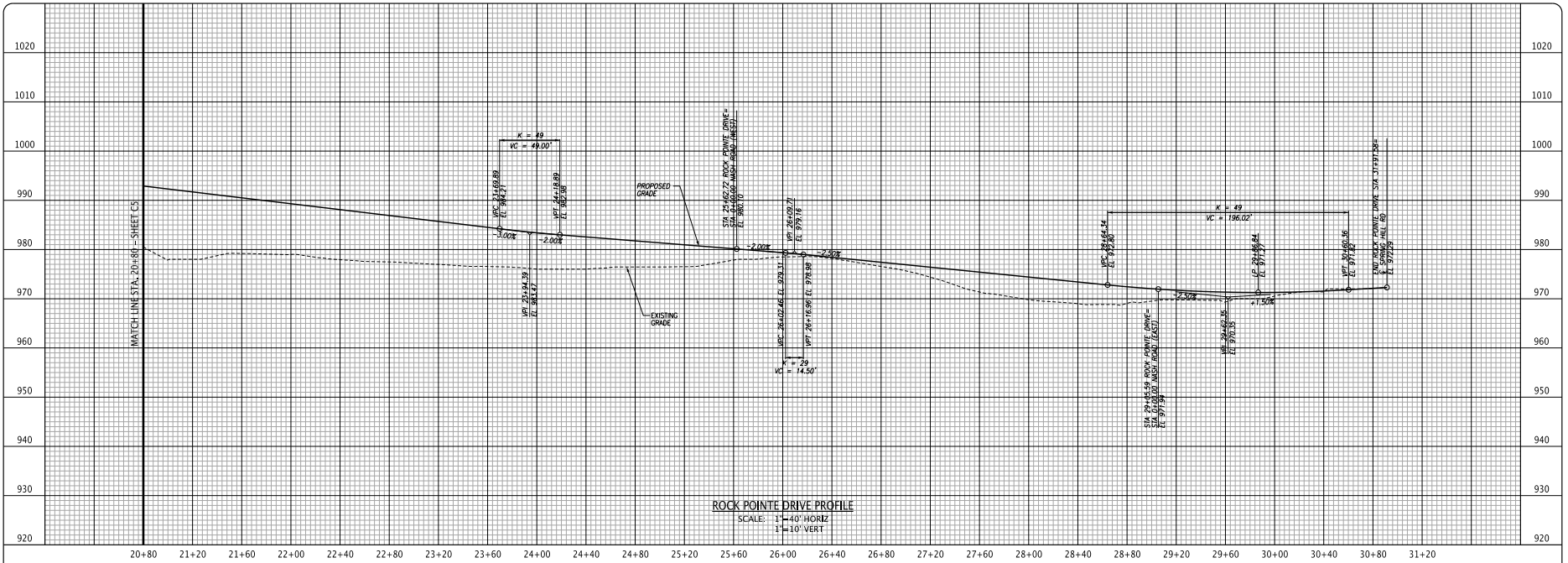
ROCK POINT CROSSING
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CONTACT: CHRIS BURKHART
TELEPHONE NO.: 865.329.2232
EMAIL: CHRIS@SHORESOUTH.COM

ROAD PROFILES

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

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



5-SB-20-C
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Plot Date: 6/24/2020

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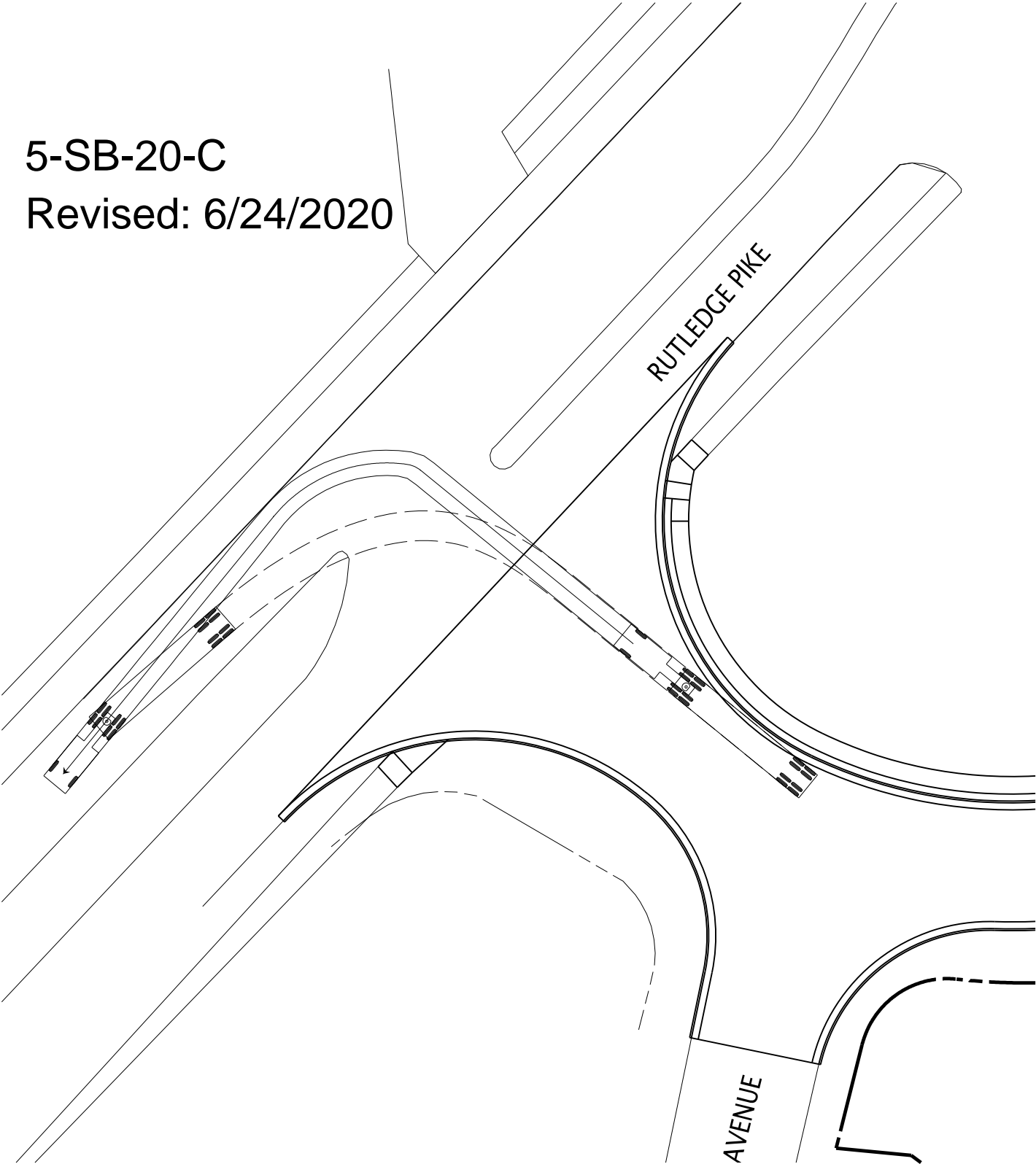


Figure 1: Rock Pointe Left Out

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

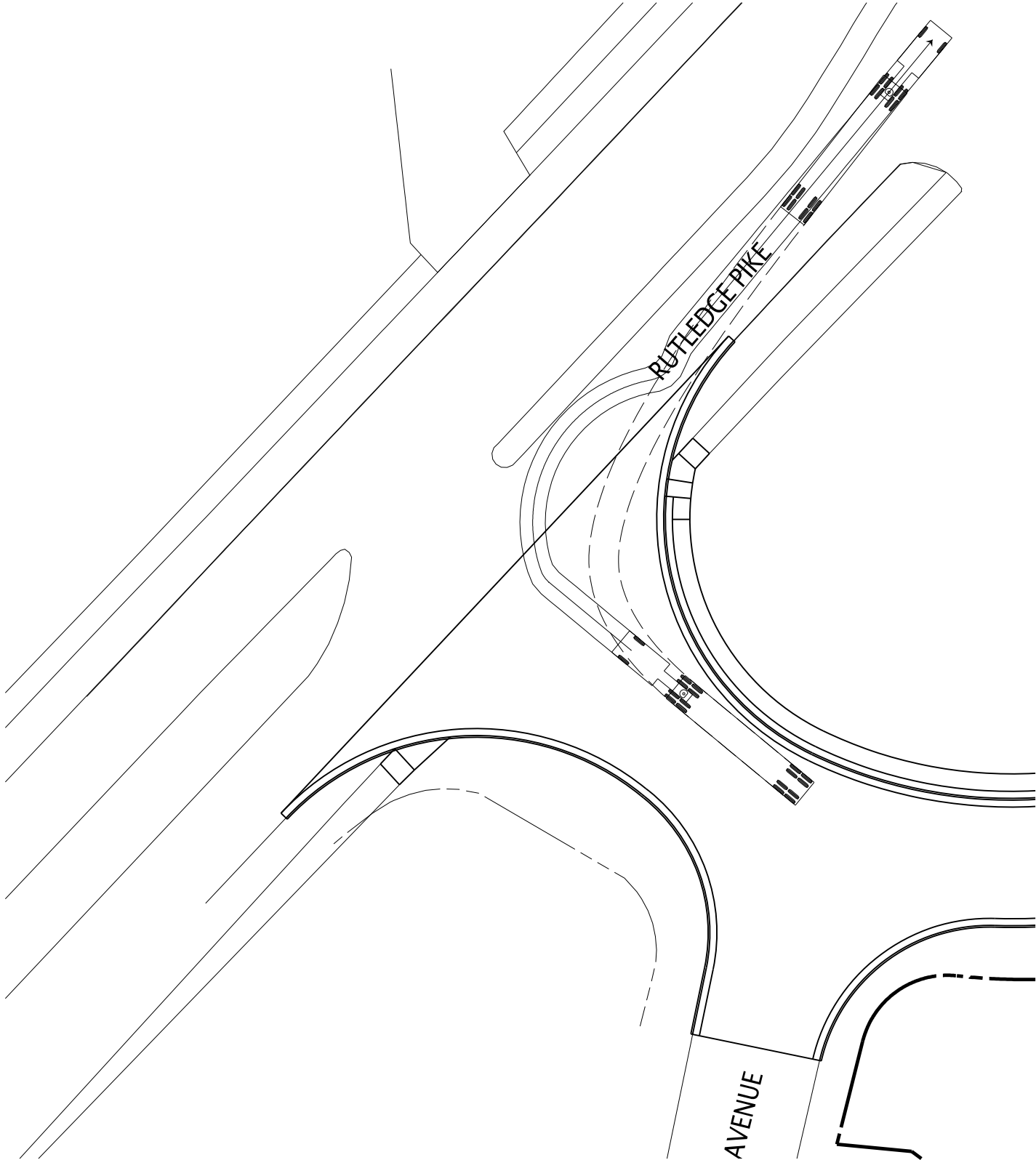


Figure 2: Rock Pointe Right Out

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

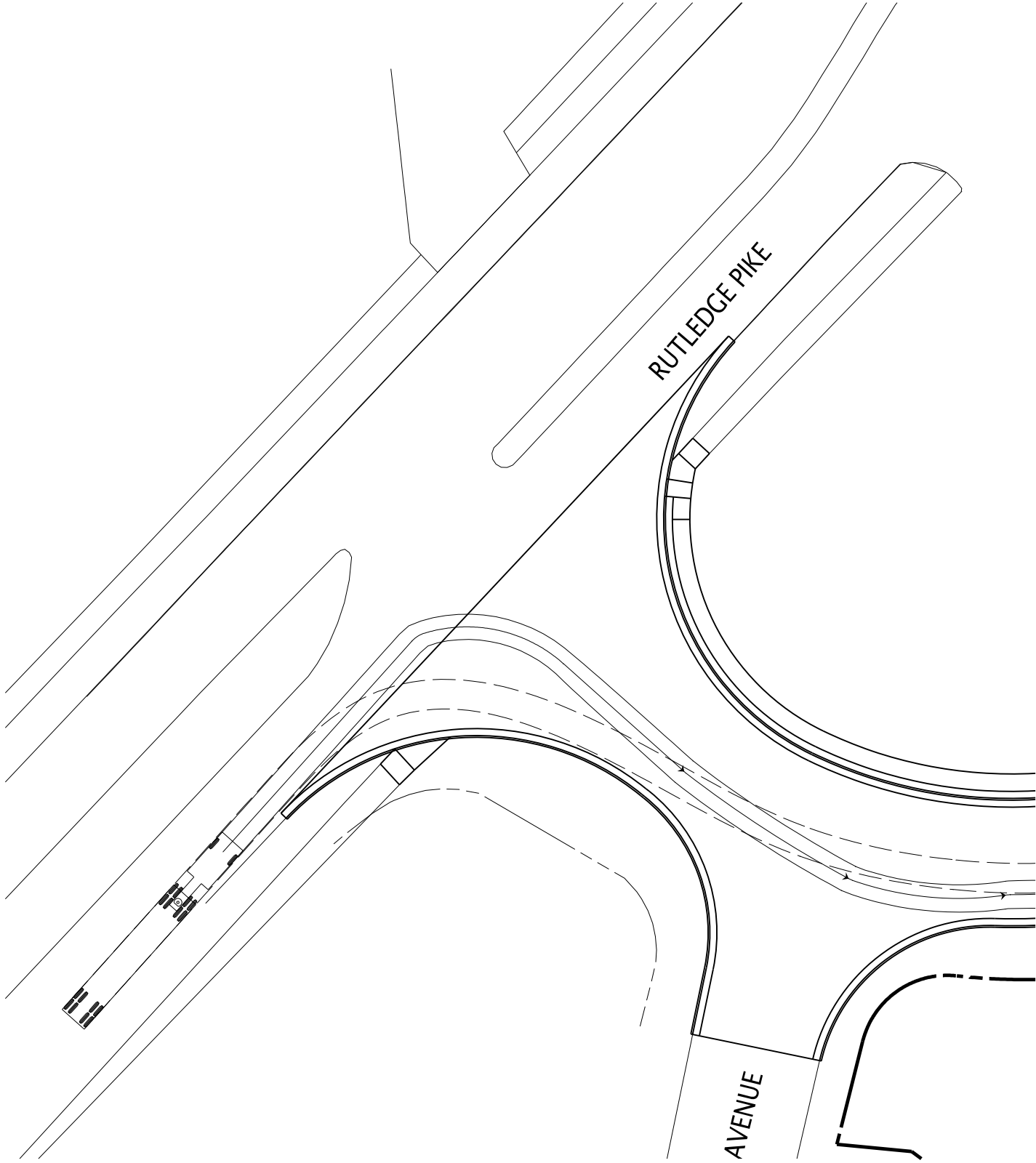


Figure 3: Rock Pointe Right In

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

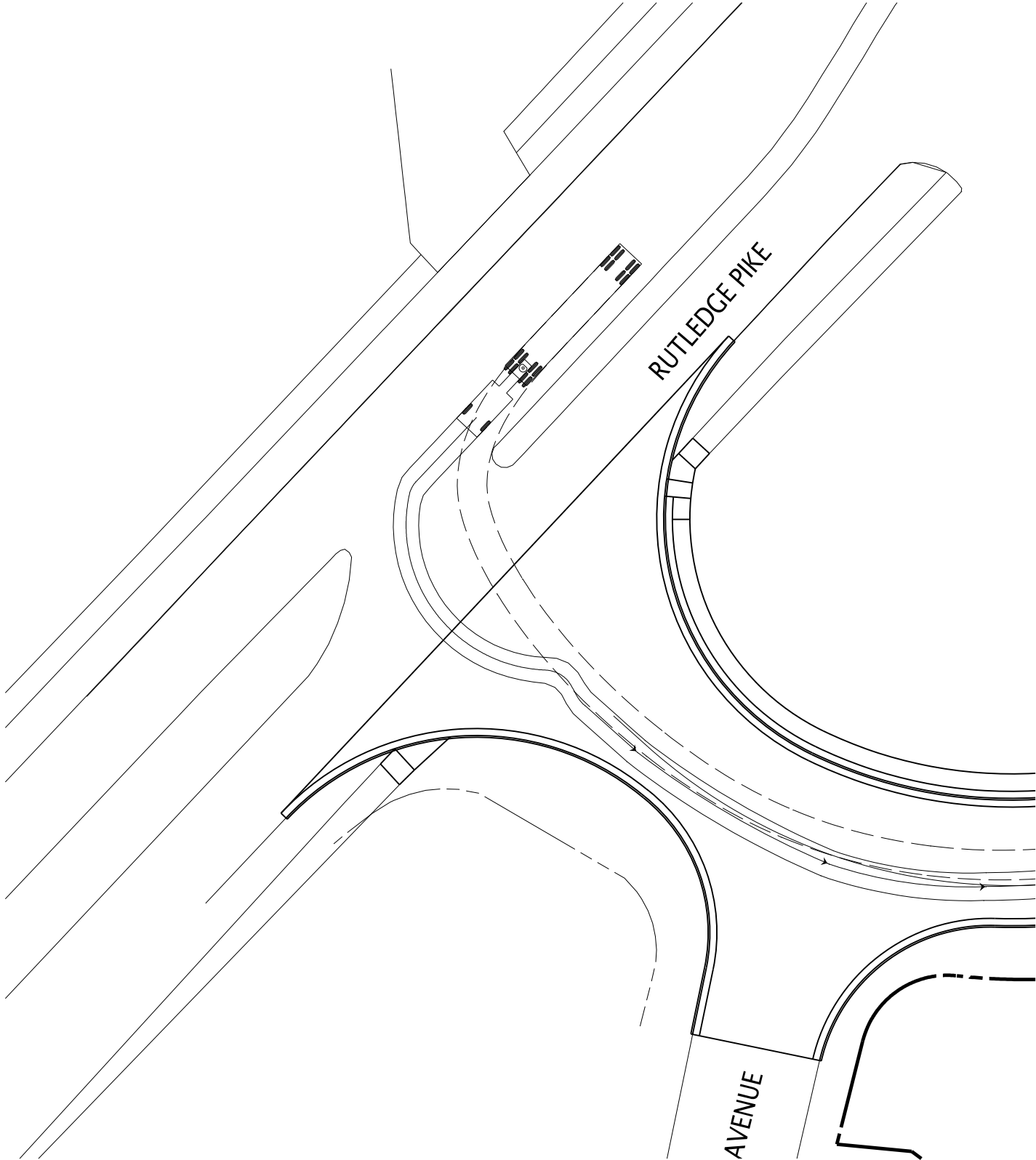


Figure 4: Rock Pointe Left In



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**

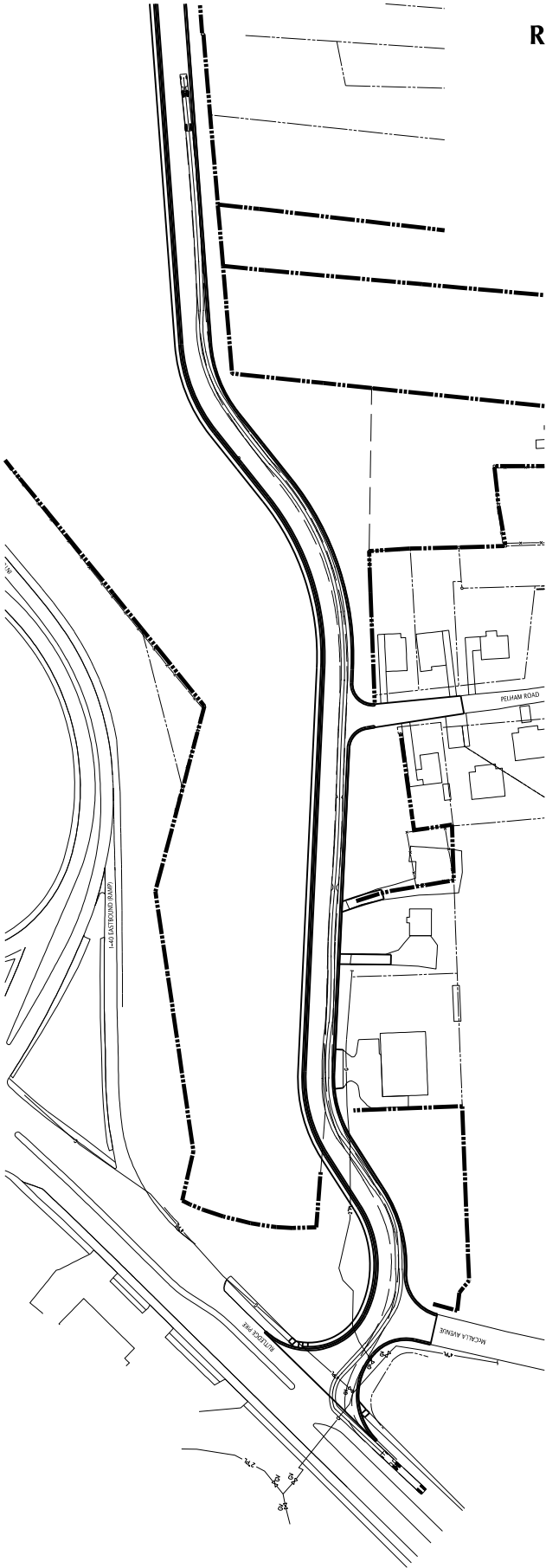
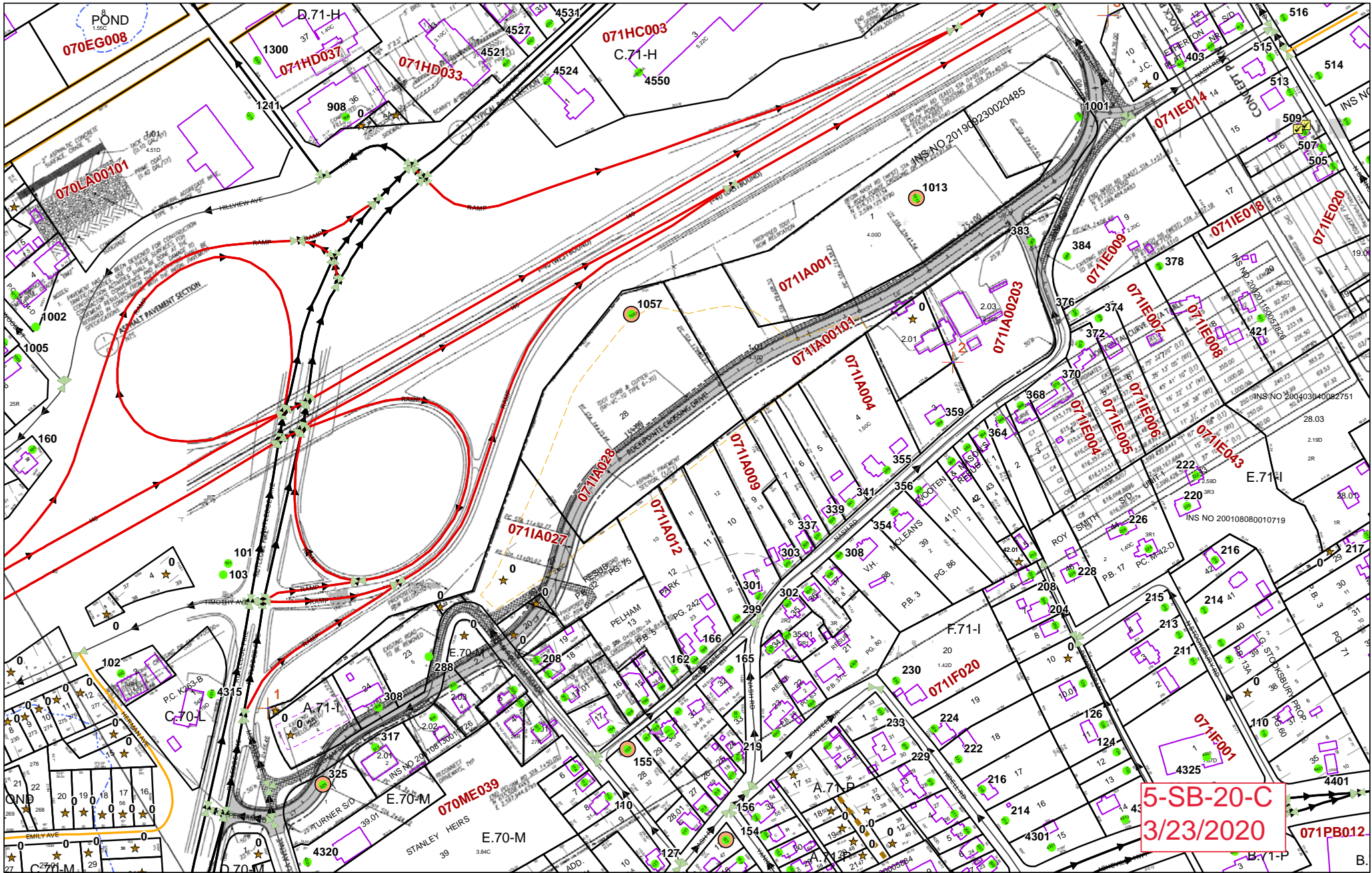


Figure 9: Tight Curve Movement



5-SB-20-C
3/23/2020



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-G-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

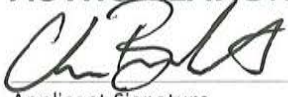
REQUEST

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 type="checkbox"/> Proposed Subdivision Name: <u>Rock Pointe Development, LLC</u> Unit / Phase Number: _____	
	<input checked="" type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____	
	<input checked="" type="checkbox"/> Other (specify): <u>Proposed Road Alignment</u> <u>New for Public Street</u>	
	<input type="checkbox"/> Attachments / Additional Requirements	
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)	
	Proposed Density (units/acre) Previous Rezoning Requests	
	<input type="checkbox"/> Other (specify): _____	

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission	FEE 1: \$ 500.00	TOTAL: \$ 500.00
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	FEE 3:	

AUTHORIZATION

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

 Mr. Chris Burkhart 3-23-20
 Applicant Signature Please Print Date

865-329-3232 chrisb@shoresouth.com
 Phone Number Email

 Thomas Brechko 3-23-2020
 Staff Signature Please Print Date

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.

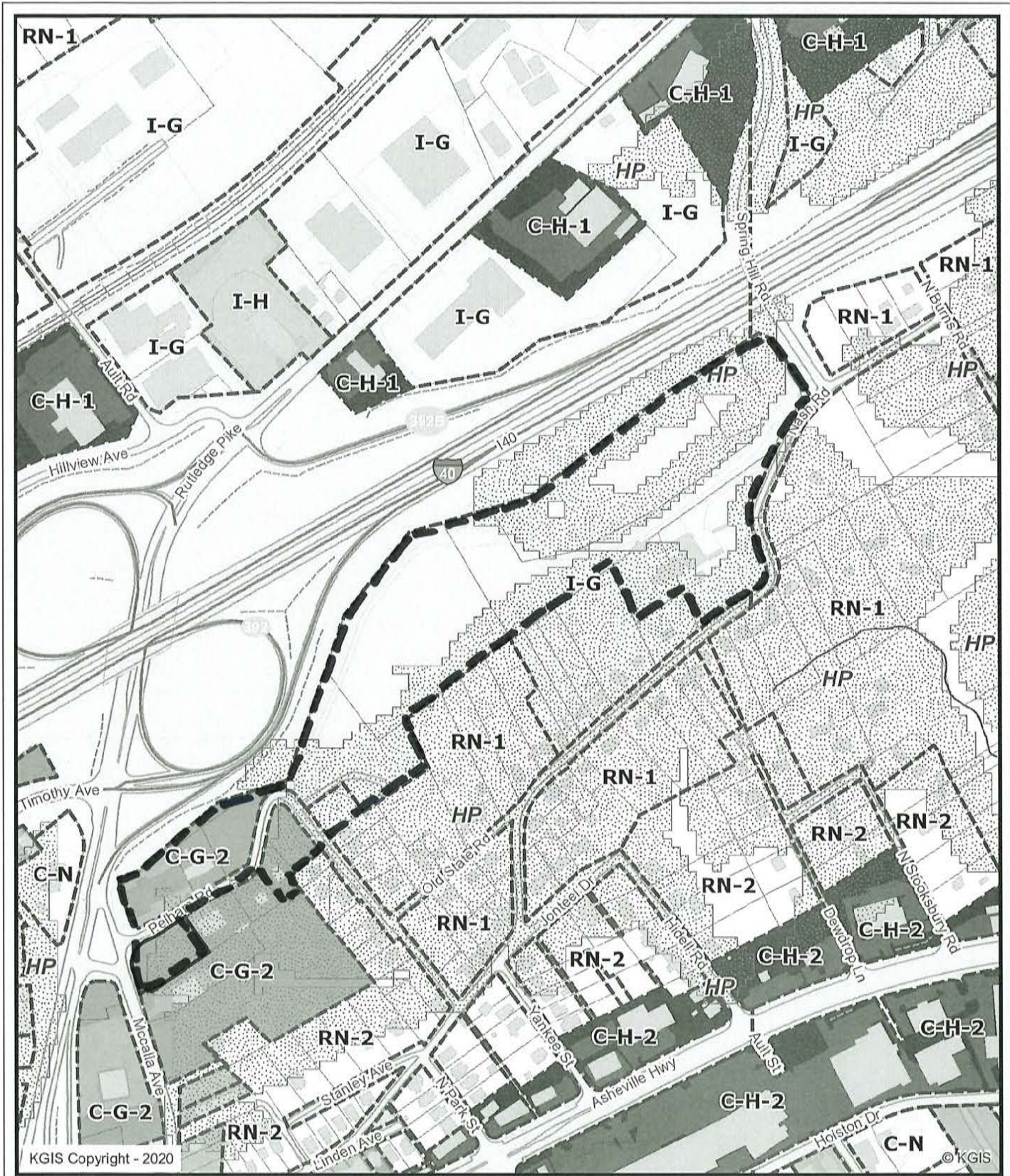
I-G 071 IA 001 1013 Spring Hill Rd MPV Knoxville
 I-G 071 IA 00101 1001 Spring Hill Rd 1-40 Construction Ser.
 I-G ? 071 IA 00201 0 Nash Rd 1-40 Const Ser.
 I-G 071 IA 00203 383 Nash Rd Rock Pointe Dev.

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.

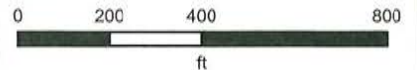


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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