



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 11-SB-20-C

AGENDA ITEM #: 30

AGENDA DATE: 11/12/2020

▶ **SUBDIVISION:** HUNTERS WOODS

▶ **APPLICANT/DEVELOPER:** HOLSTON INVESTMENTS

OWNER(S): c/o Holston Investments

TAX IDENTIFICATION: 73 048, 04801, 04802, 04803, 052 & 073JA013, [View map on KGIS](#)
014

JURISDICTION: County Commission District 8

STREET ADDRESS: 0, 7632, 7636, 7640 Strawberry Plains Pk & 0, 741, 745 Wooddale Church Rd.

▶ **LOCATION:** South of Strawberry Plains Pike, West of Wooddale Church Rd.

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Swan Pond Creek

▶ **APPROXIMATE ACREAGE:** 17 acres

▶ **ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Residential and vacant land

▶ **PROPOSED USE:** Single Family Residential

SURROUNDING LAND USE AND ZONING: The properties fronting along this section of Strawberry Plains Pike are developed with agricultural and commercial uses under A, CA, and C-H-2 zoning.

▶ **NUMBER OF LOTS:** 39

SURVEYOR/ENGINEER: MBI Companies

ACCESSIBILITY: Access is via Strawberry Plains Pike, a minor arterial street per the Major Road Plan with approximately 27 ft pavement width within 50 ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**
1. Reduction of the minimum intersection spacing from 400 ft to 70 ft between Road A and West Grinnell Circle.
2. Reduction of the minimum intersection spacing from 400 ft to 299 ft between Road A and East Grinnell Circle.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduction of the minimum horizontal curve radius from 250 ft to 100 ft between STA 9+96.73 and STA 11+53.81 along Road A.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1-2 and alternate design standard 1 based on the recommendations of the Knox County Department of Engineering and Public Works and because site conditions restrict compliance

with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 conditions:

1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
4. Installation of sidewalks as identified on the concept plan along Strawberry Plains Pike. Sidewalks shall meet all applicable requirements of the American 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 the amount sufficient to guarantee the installation of the sidewalks.
5. Meeting all applicable requirements of Knox County Fire Marshal's office.
6. The common area between lots 37 and 36 and at the end of Road "B" should be incorporated into either lot 37 or 36 per Knox County Department of Engineering and Public Works guidelines.
7. 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.
8. Ensure proper sight distance can be met at the entrance of Road "A" at Strawberry Plains Pike per Knox County Department of Engineering and Public Works requirements.
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation.

COMMENTS:

The applicant is proposing to subdivide these 16.78-acre tracts into 39 detached residential lots and common area at a density of 2.32 du/ac. This property which is zoned RA (Low Density Residential) is located on the south side of Strawberry Plains Pike just east of Wooddale Church Road. The proposed subdivision will be served by public streets with one access out to Strawberry Plains Pike. There is frontage for the east portion of the property out to Wooddale Church Road, but this development area is part of the lot count with no driveway connections outside of the internal street structure.

This site is not located within the parental responsibility zone (PRZ), but is within ¼ mile of commercial. The proposed subdivision will include sidewalks along the Strawberry Plains Pike frontage.

ESTIMATED TRAFFIC IMPACT: 437 (average daily vehicle trips)

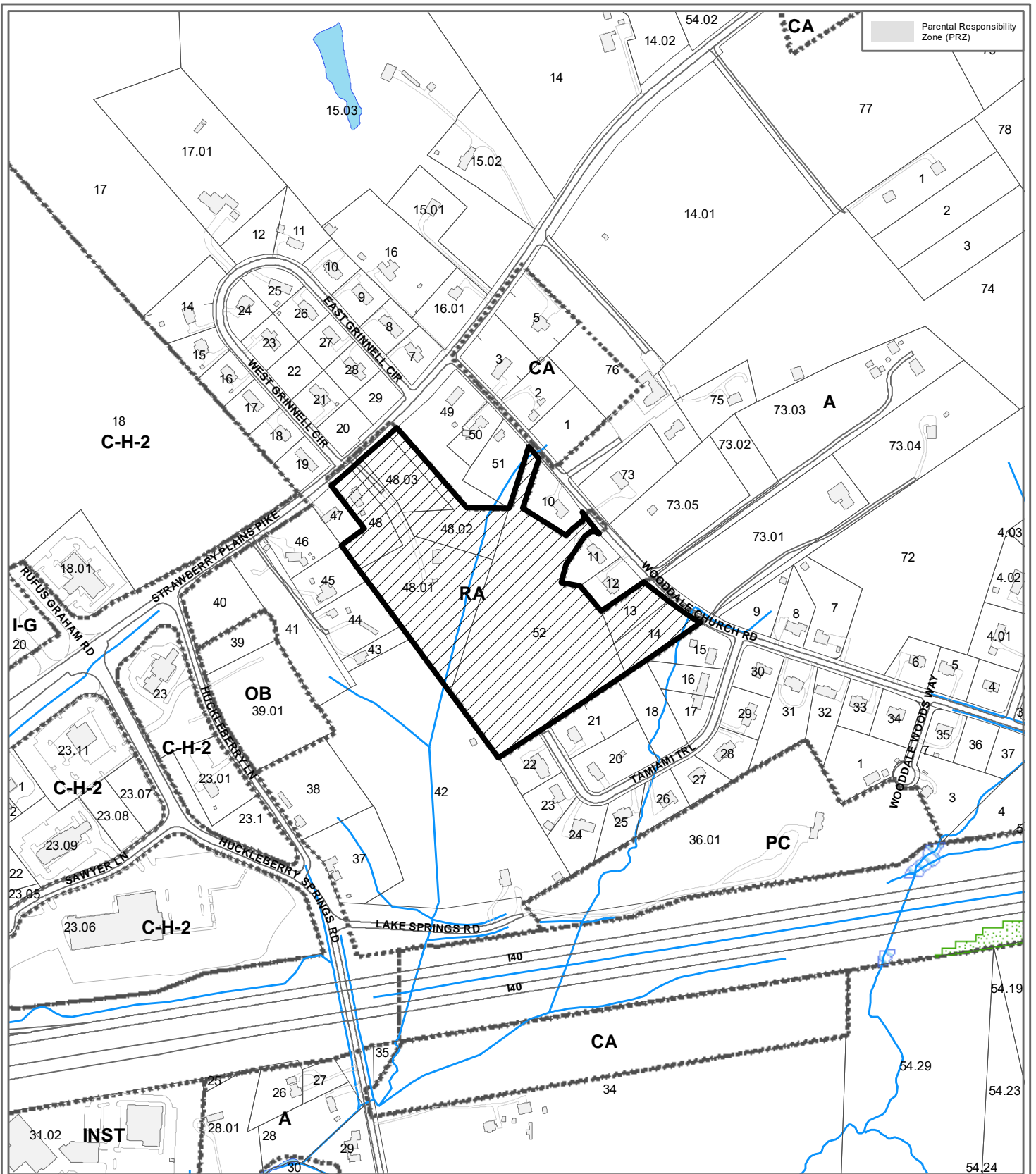
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 13 (public school children, grades K-12)

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



**11-SB-20-C
CONCEPT PLAN**

Subdivision: Hunters Woods



Approval of Concept Plan

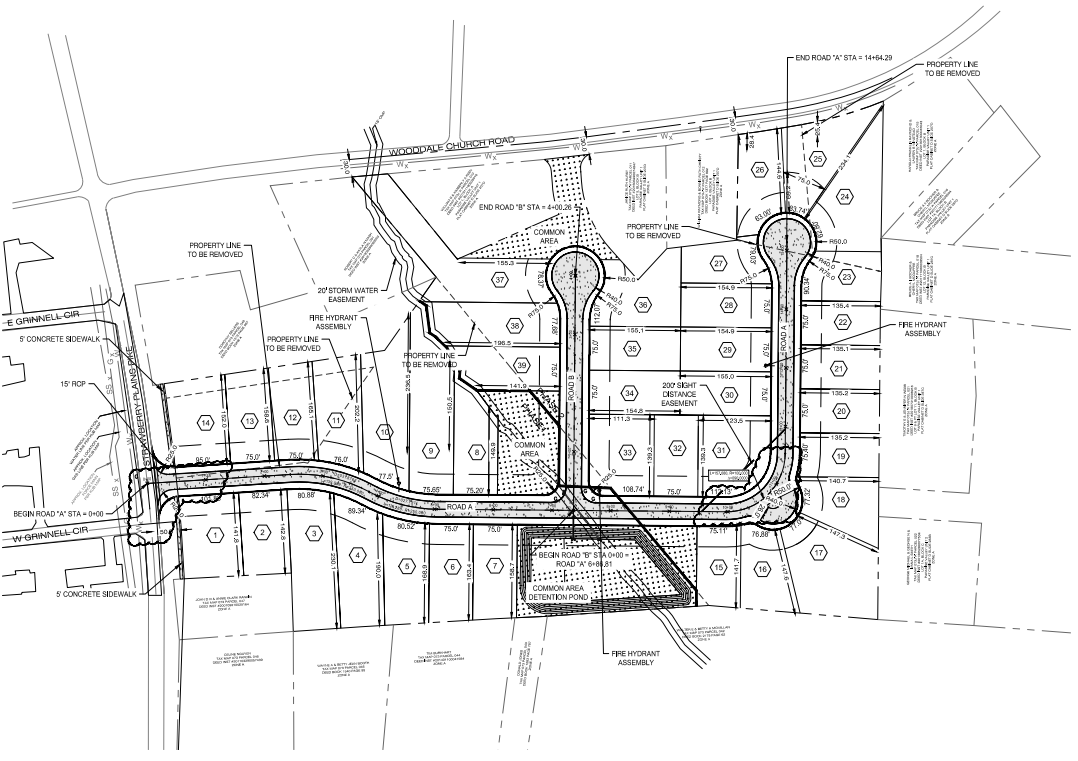
Map No: 73

Jurisdiction: County

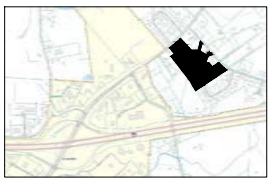


Original Print Date: 10/20/2020 Revised:
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

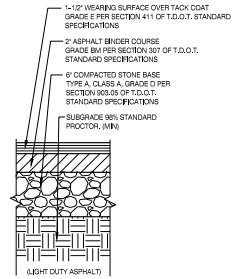
SITE LAYOUT PLAN
SCALE: 1"=100'-0"



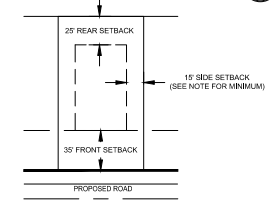
ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL
 1. REDUCE MINIMUM HORIZONTAL CURVE RADIUS FROM 200 FT TO 150 FT BETWEEN STA. 9+46.73 AND STA. 11+53.81 ALONG ROAD A
 ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING APPROVAL
 1. INCREASE MAXIMUM INTERSECTION APPROACH GRADE FROM 1% TO 2% BETWEEN STA 25+00 AND STA 10+00 ALONG ROAD A
 2. REDUCE MINIMUM INTERSECTION SPACING FROM 125-FT TO 70-FT BETWEEN ROAD A AND WEST GRINNELL CIRCLE



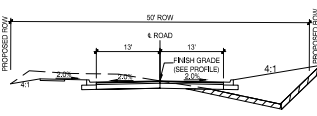
LOCATION MAP
SCALE: NTS



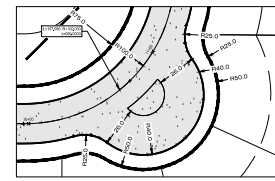
PAVEMENT SECTION 2



TYPICAL INTERIOR LOT 3



TYPICAL 26' ROAD SECTION 4



DETAILED EYEBROW 5

PROPERTY INFORMATION
DEVELOPER
 NAME: HOLLISTON INVESTMENTS LLC
 CONTACT: LEM FOWLETT
 ADDRESS: 10204 LOMA DRIVE, KNOXVILLE, TN 37922
 PHONE: 865-595-1101
PROPERTY DATA
 ADDRESS: 7624 STRAWBERRY PLAINS PIKE, KNOXVILLE, TN 37924
 PARCEL ID: 073 048, 073 04801, 073 04802, 073 04803, 073 052, 073 J-A 013, 073 J-A 014
 ZONE: RA
 VERTICAL DATUM: NAVD 88
 SETBACKS: 35' FRONT, 25' REAR, 10' SIDE (ONE STORY), 12' SIDE (MORE THAN ONE STORY)

UTILITY CONTACTS
ELECTRIC SERVICE
 Knoxville Utilities Board, 4005 Madrievon Pike, Knoxville, TN 37921, Phone: 865-524-2911
GAS SERVICE
 Knoxville Utilities Board, 4005 Madrievon Pike, Knoxville, TN 37921, Phone: 865-524-2911
TELEPHONE SERVICE
 AT&T, 9733 Parkside Drive, Knoxville, TN 37922, Phone: 865-538-2556
WATER SERVICE
 Knoxville Utilities Board, 4005 Madrievon Pike, Knoxville, TN 37921, Phone: 865-524-2911
CABLE SERVICE
 Xfinity, 2720 Ashcroft Hwy, Knoxville, TN 37922, Phone: 800-335-2278

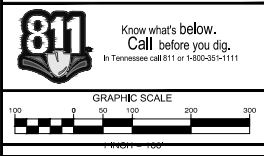
GENERAL NOTES
 1. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS PREPARED BY MBI COMPANIES INC., 299 N. WEBB GARDNER ROAD, KNOXVILLE TN 37918. SURVEY PERFORMED 07/15/2020. COORDINATES ARE IN FEET AND REFERENCE TO TENNESSEE STATE PLANE SYSTEM OF 1983.
 2. BEARINGS SHOWN ARE BASED ON MAGNETIC NORTH.
 3. THE VERTICAL DATUMS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 4. BUILDING SETBACKS ARE 35-FT IN FRONT, 15-FT ON SIDE AND 25-FT IN REAR.
 5. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
 6. UTILITY AND PRORATE EASEMENT FRONTS, ROAD FRONTAGE AND SIDWALK PERMITS LOT LINES, EACH SIDE OF ALL INTERIOR LOT LINES.
 7. PROPOSED IMPROVEMENTS INCLUDE 20\"/>

ENGINEERING CERTIFICATION:
 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.
 REGISTERED ENGINEER: CHRISTOPHER B. TRASK
 TENNESSEE CERTIFICATION NO.: 100212

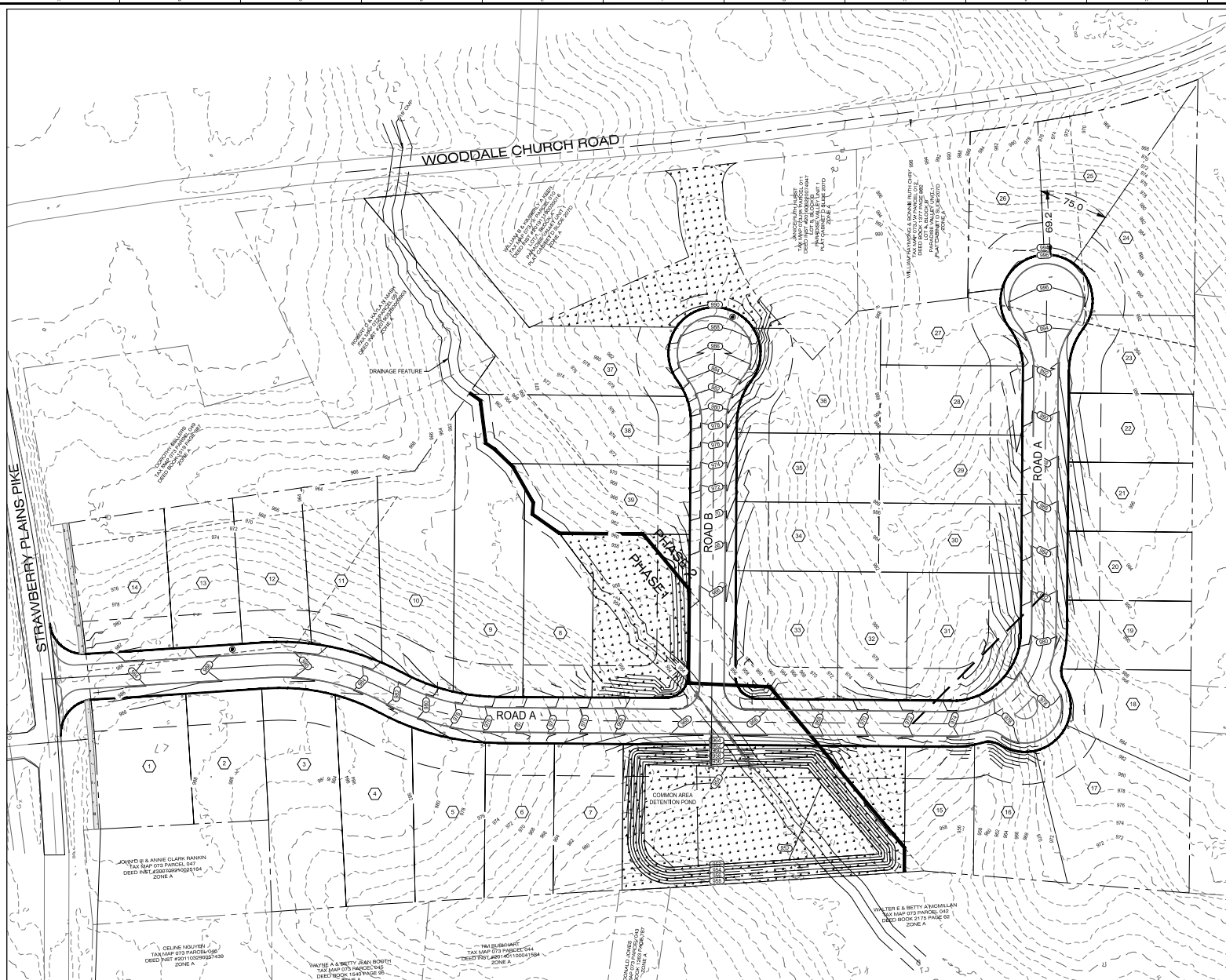
PLANNING FILE NUMBER:
 11-SB-20-C

11-SB-20-C
 10/30/2020

811 Know what's below. Call before you dig. In Tennessee call 811 or 1-800-351-1111



MBI
 ENGINEER: MBI COMPANIES INC., 299 N. WEBB GARDNER ROAD, KNOXVILLE, TN 37918
 PHONE: 865-524-0599
 FAX: 865-595-5213
 WEB: mbi.com/knox.com
 CONSULTANT
 NOT FOR CONSTRUCTION
 PROJECT: HUNTERS WOODS SUBDIVISION CONCEPT PLAN
 PROJECT ADDRESS: 7624 STRAWBERRY PLAINS PIKE, KNOXVILLE, TN 37924
 PROJECT NO.: 202001
 PROJECT DESIGN PHASE: DESIGN ONLY FOR PERMITTING ONLY, SCHEMATIC DESIGN, DESIGN DEVELOPMENT, CONSTRUCTION DOCUMENTS, AS-BUILT RECORD SET
 SHEET INFORMATION: SHEET ISUED: 10/30/2020, DESIGNED BY: AKA, DRAWN BY: AKA, REVIEWED BY: C.B.T., SHEET TITLE: SITE LAYOUT PLAN
 SHEET NO.: C300



GENERAL SHEET NOTES

1. SEE SHEET C001 FOR C.M.I. NOTES AND LEGENDS

ENGINEER:
 MBI COMPANY, INC.
 299 N. HUNTERSWOOD ROAD
 HUNTSVILLE, TN 37419
 PHONE: (865) 934-0000
 FAX: (865) 934-5213
 WEB: mbiengineers.com
 CONSULTANT:



ENGINEER:
 MBI COMPANY, INC.
 299 N. HUNTERSWOOD ROAD
 HUNTSVILLE, TN 37419
 PHONE: (865) 934-0000
 FAX: (865) 934-5213
 WEB: mbiengineers.com
 CONSULTANT:

CONSULTANT:

NOT FOR CONSTRUCTION

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 THE DESIGN PROFESSIONAL FURNISHES ONLY GENERAL INFORMATION BY AND LIABILITY FOR THE DESIGN OF THIS PROJECT IS THE SOLE RESPONSIBILITY OF THE CLIENT. THE DESIGN PROFESSIONAL'S SERVICES ARE LIMITED TO THE DESIGN OF THE PROJECT AND DO NOT INCLUDE THE DESIGN OF ANY OTHER PROJECTS OR THE DESIGN OF ANY OTHER PROJECTS. THE DESIGN PROFESSIONAL'S SERVICES ARE LIMITED TO THE DESIGN OF THE PROJECT AND DO NOT INCLUDE THE DESIGN OF ANY OTHER PROJECTS.

PROJECT INFORMATION

PROJECT: HUNTERS WOODS SUBDIVISION CONCEPT PLAN

PROJECT ADDRESS: 704 STRAWBERRY PLAINS PIKE HUNTSVILLE, TN 37419

PROJECT NO.: 20441

ACTIVE DESIGN PHASE

- FOR REVIEW ONLY
- FOR PERMITTING ONLY
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION DOCUMENTS
- AS-BUILT RECORD SET

REVISION INFORMATION

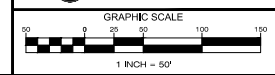
NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET NO.: 1000203
 DESIGNED BY: AKA
 DRAWN BY: AKA
 REVIEWED BY: SLC
 SHEET TITLE:

11-SB-20-C
 10/30/2020



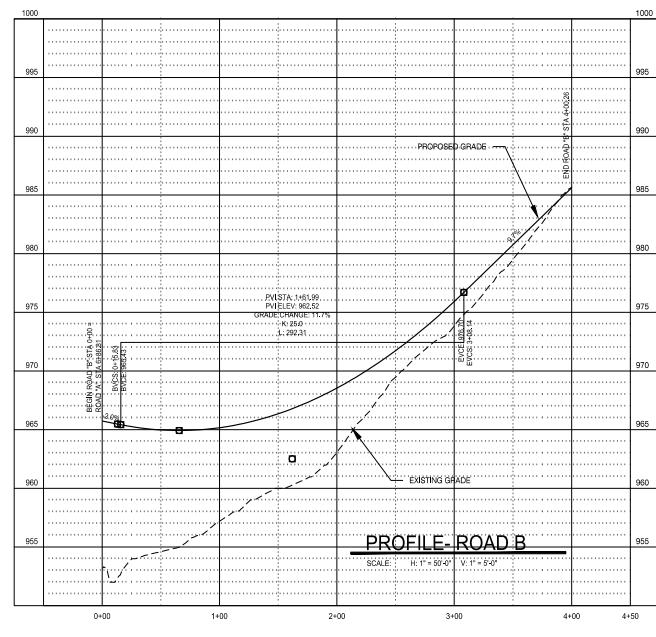
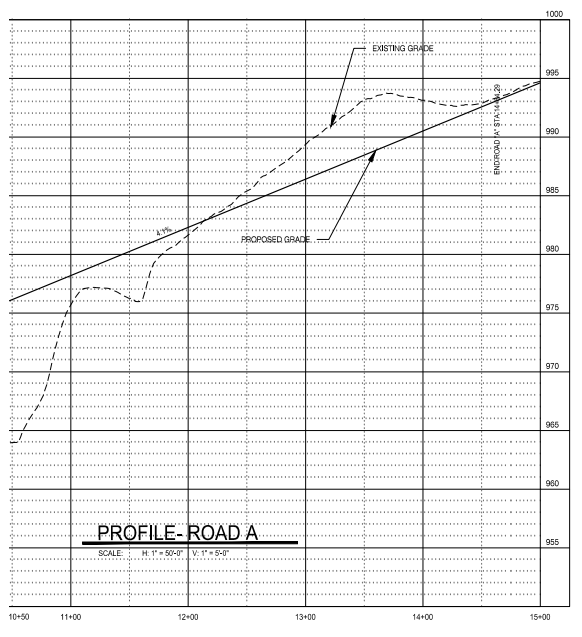
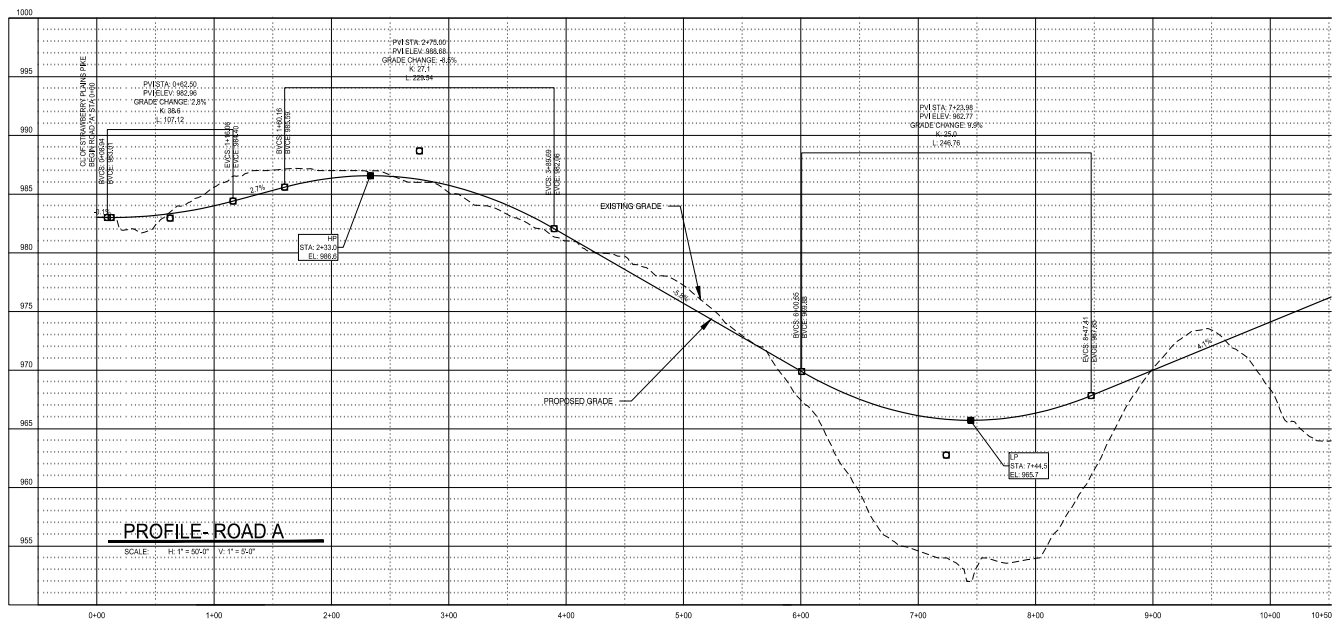
GRAPHIC SCALE
 0 50 100 150
 1 INCH = 50'

1 NORTH

SITE GRADING PLAN

SHEET NO. C400

1



11-SB-20-C
10/30/2020

MBI

ENGINEER

M&E COMPANIES INC.
299 N. HUNTERSWOOD ROAD
KNOXVILLE, TN 37919

PHONE: (615) 584-5599
FAX: (615) 584-5213
WEB: mbiengineers.com

CONSULTANT

**HUNTERS WOODS
SUBDIVISION
CONCEPT PLAN**

PROJECT ADDRESS:
104 STRAUBER BY PLANE RD
KNOXVILLE, TN 37922

PROJECT NO.: 202001

ACTIVE DESIGN PHASE

- FOR REVIEW ONLY
- FOR PERMITTING ONLY
- SCHEMATIC DESIGN
- DESIGN DEVELOPMENT
- CONSTRUCTION PERMITS
- CONSTRUCTION DOCUMENTS
- AS-BUILT RECORD SET

REVISION INFORMATION

NO.	DATE	DESCRIPTION

KEY PLAN

SHEET INFORMATION

SHEET ISSUED:	10/30/2020
DESIGNED BY:	AKA
DRAWN BY:	AKA
REVIEWED BY:	CAT
SHEET TITLE:	

CIVIL PROFILES

C700

NOT FOR CONSTRUCTION



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- SP OYP
- Rezoning

Holston Investments

Developer

Applicant Name

Affiliation

9-25-20

11-12-20

File Number(s)

Date Filed

Meeting Date (if applicable)

11-SB-20-C

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

John Patteson

MBI Companies

Name

Company

299 N. Weisgarber Road

Knoxville

TN

37919

Address

City

State

ZIP

865-584-0999

johnp@mbicompanies.com

Phone

Email

CURRENT PROPERTY INFO

Attached (Multiple addresses and owners)

Owner Name (if different)

Owner Address

Owner Phone

0, 7632, 7636, 7640 Strawberry Plains Pike
0, 741, 745 Wooddale Church Rd.

Multiple parcel numbers

Property Address

Parcel ID

073-048, 04801, 04802, 04803, 052
0735A013, 014

STAFF USE ONLY

s/e side of Strawberry Plains Pike ; s/w side of Wooddale Church Road 17 ac. +/-

General Location

Tract Size

8th

RA

Jurisdiction (specify district above)

City

County

Zoning District

East County

LDR

Urban

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

SFR, RR, AgForVac

N

KUB

KUB

Existing Land Use

Septic (Y/N)

Sewer Provider

Water Provider

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Hunters Woods

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels
 Divide Parcel

39

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change _____
 Proposed Zoning

Pending Plat File Number

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*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	Total
0108 1670.00	
Fee 2	
Fee 3	
	\$1670.00

AUTHORIZATION

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



Applicant Signature

Levi Rowlett

9-25-20

Please Print

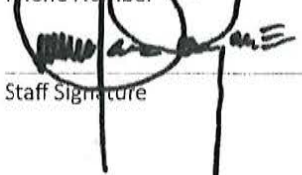
Date

865-696-1101

woodducktn@gmail.com

Phone Number

Email



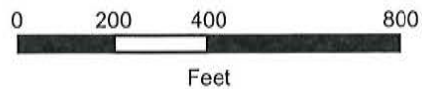
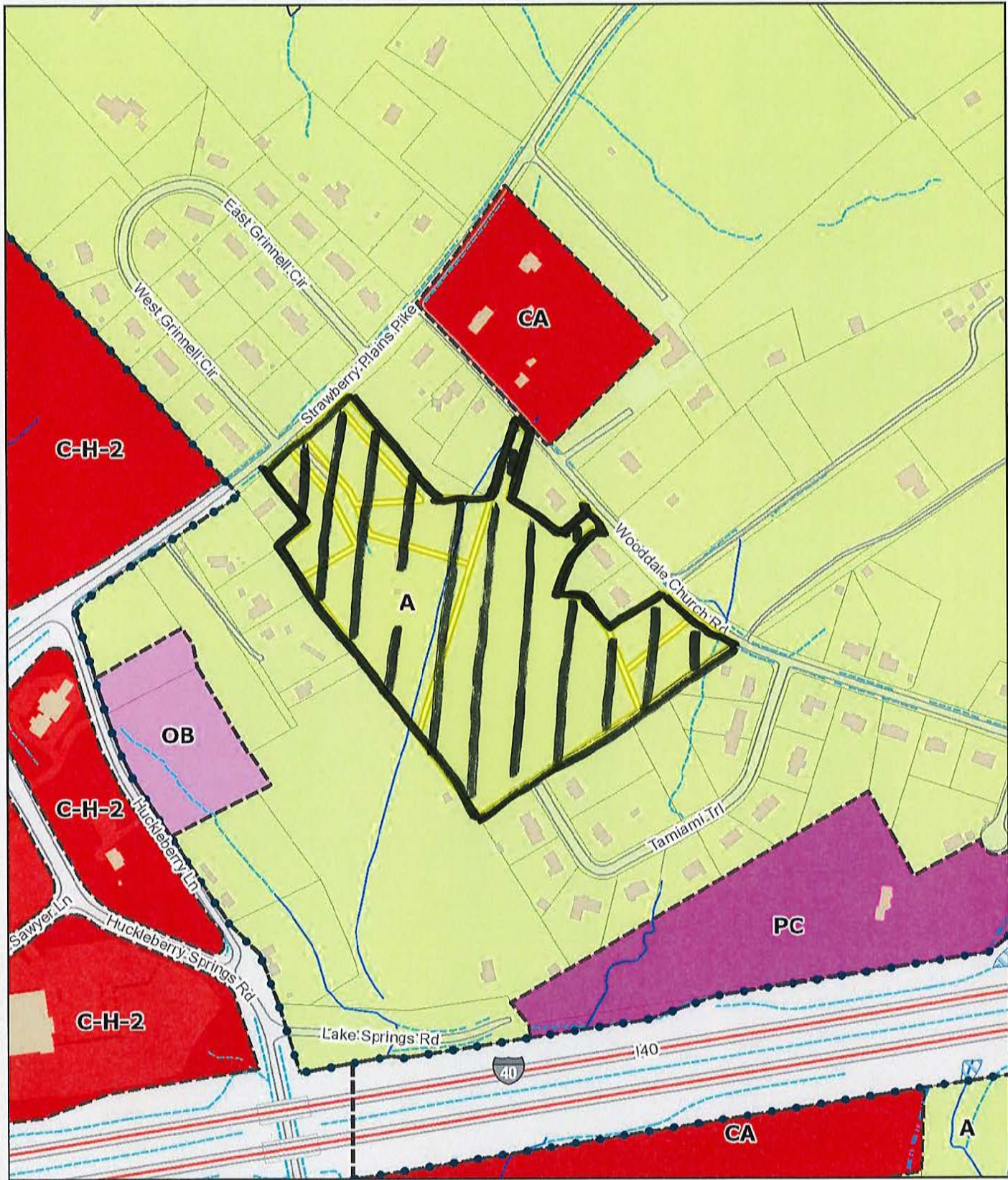
Marc Payne

9/25/20

Staff Signature

Please Print

Date



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Printed: 10/5/2020 8:18:19 AM

Memorandum

TO: File
FROM: Mike Reynolds, Senior Planner *MR*
DATE: October 1, 2020
SUBJECT: Partial refund of application fee (11-SB-20-C)

STAFF COMMENTS:

The application was accidentally assigned a Use on Review file number (11-D-20-UR) as well as a Concept Plan file number (11-SB-20-C). The applicant paid a fee of \$3,000, however, the fee should have been \$1,670.

The reimbursement amount to the applicant is \$1,330.

Refund: Wood Duck Construction
10204 Loma Dr.
Knoxville, TN 37922

*ok
Jmo
10/2/2020*

RECEIPT

Date: 9/28/2020

Receipt Number: 37100



PAID

ORIGINAL STATEMENT

CUSTOMER AND FILE INFORMATION		PAYMENT DETAILS	
NAME AND ADDRESS		Date Payment Received: 9/28/2020	
Wood Duck Constructions 10204 Loma Dr Knoxville, TN 37922 Email:		Payment Type: Check	
Phone:		Check Issued By: Wood Duck Constructions	
FILE REFERENCE		Check Number: 2660	
File Number: 11-SB-20-C		Payment ID: 239708	
Add'l. File Numbers: 11-D-20-UR		Customer Signature 	
Applicant:			
Subdivision:			
Staff Assistance: mpayne			
NOTES/PUBLICATIONS			

Code	Product/Service	Qty	Cost	Total
0406	UOR: Residential Zone: More than 10 Acres (\$1300 + \$100 per acre (\$7500 max))	1	\$3,000.00	\$3,000.00
TOTAL AMOUNT DUE				\$3,000.00



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Holston Investments

Developer

Applicant Name

Affiliation

9-25-20

11-12-20

Date Filed

Meeting Date (if applicable)

File Number(s)

11-SB-20-C / ~~11-D-20-UR~~

Delete

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- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

John Patteson

MBI Companies

Name

Company

299 N. Weisgarber Road

Knoxville

TN

37919

Address

City

State

ZIP

865-584-0999

johnp@mbicompanies.com

Phone

Email

CURRENT PROPERTY INFO

Attached (Multiple addresses and owners)

Owner Name (if different)

Owner Address

Owner Phone

Multiple parcel numbers

Property Address

Parcel ID

STAFF USE ONLY

s/e side of Strawberry Plains Pike ; s/w side of Wooddale Church Road 17 ac. +/-

General Location

Tract Size

8th

RA

Jurisdiction (specify district above)

City

County

Zoning District

East County

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Urban

Planning Sector

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Sewer Provider

Water Provider

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 Residential
 Non-Residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Hunters Woods

Proposed Subdivision Name

Unit / Phase Number

- Combine Parcels
 Divide Parcel

39

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1	406	\$3000.00	Total $39 \times 30 = 1170$ $1170 + 500 = 1670$ <i>Concept</i> $100 \times 17 = 1700$ $1700 - 300 = 1400$ 3000.00
Fee 2			
Fee 3			

AUTHORIZATION

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

Applicant Signature

865-696-1101

Phone Number

Staff Signature

Levi Rowlett

Please Print

woodducktn@gmail.com

Email

Marc Payne

Please Print

9-25-20

Date

9/25/20

Date