



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 5-SB-20-C **AGENDA ITEM #:** 16
 POSTPONEMENT(S): 5/14/2020 - 8/13/2020 **AGENDA DATE:** 9/10/2020
 ▶ **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:

▶ **TABLE the concept plan as requested by the applicant.**

The applicant is requesting to table to application to allow additional time to address comments from staff. The application can remain on the table for 1 year and the applicant can request a 1 year extension (2 years total).

COMMENTS:

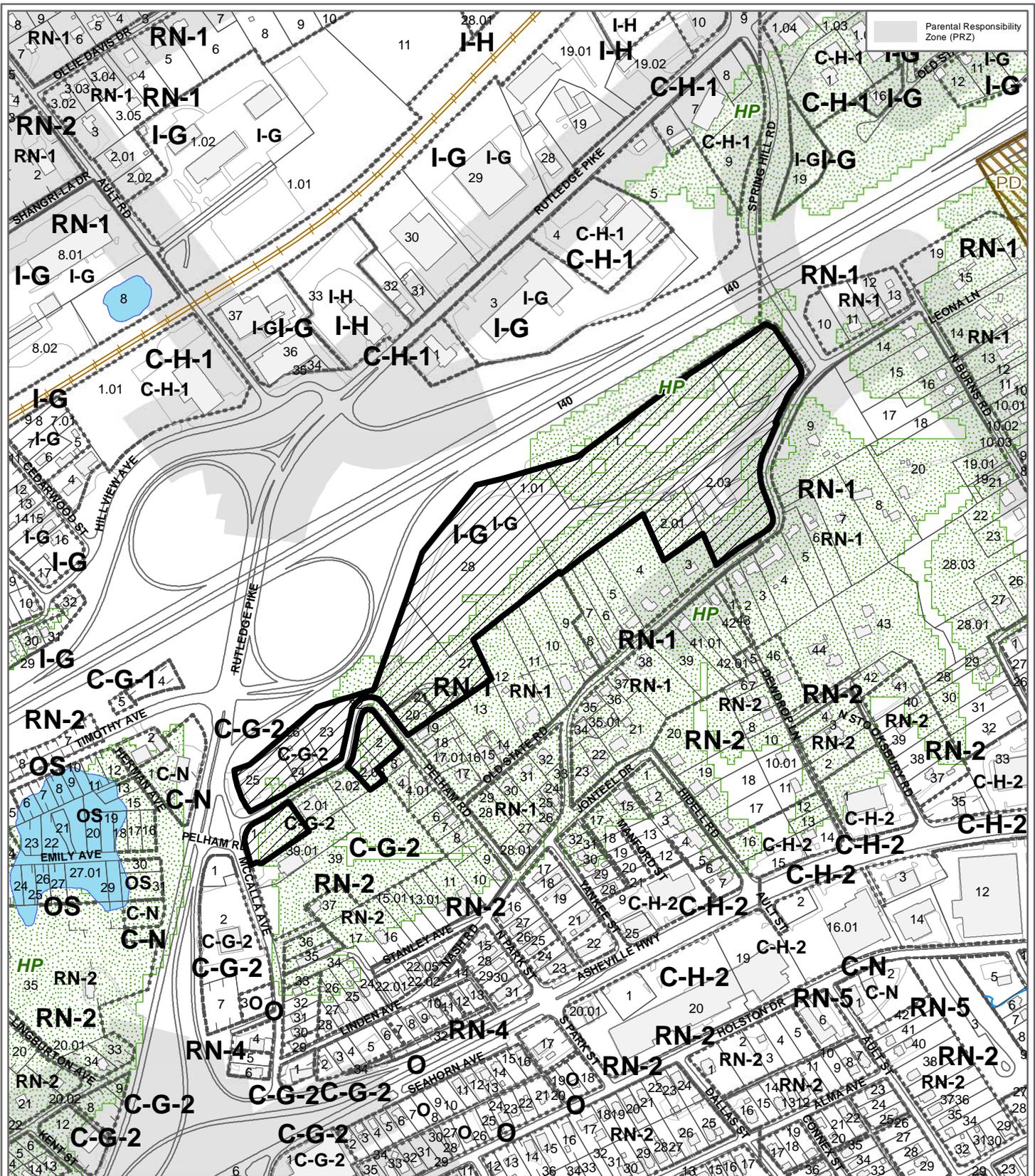
The applicant has submitted a concept plan for a proposed nonresidential subdivision located on the south side I-40 and on the east side of the I-40 / Rutledge Pike interchange. The proposed subdivision includes a new public street that will provide a connection between Spring Hill Road on the east and 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: 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: 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

Original Print Date: 4/6/2020
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 70
 Jurisdiction: City





Request to Postpone • Table • Withdraw

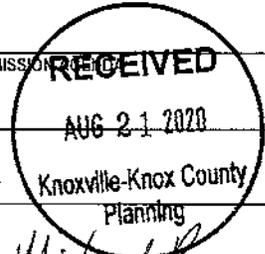
Name of Applicant: Rock Pointe Development, LLC

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION RECORD

Original File Number(s): 5-SB-20-C

Date Scheduled for Planning Review: ~~May 14, 2020~~ 9/10/2020

Date Request Filed: 8/21/2020 Request Accepted by: Michael Reynolds



REQUEST

Postpone

Please postpone the above application(s) until:

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

MPC Recommendation

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: Christopher Gollher

PLEASE PRINT

Name: Christopher Gollher, PE

Address: 10330 Hardin Valley Road, Suite 201

City: Knoxville State: TN Zip: 37932

Telephone: 865.690.6419

E-mail: gollher@fulghummacindoe.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

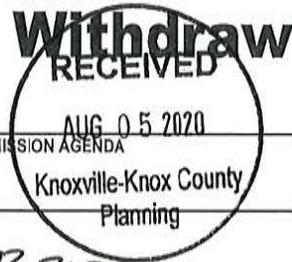
Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Monday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

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.



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 August 13, 2020

Date Request Filed: 8/5/2020 Request Accepted by: Michael Reynolds

REQUEST

Postpone
 Please postpone the above application(s) until:

September 10, 2020
DATE OF FUTURE PUBLIC MEETING

Table
 Please table the above application(s).

Withdraw
 Please withdraw the above application(s).

State reason for request:

MPC Recommendation

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: Christopher Gollieher

PLEASE PRINT

Name: Christopher Gollieher, PE

Address: 10330 Hardin Valley Road, Suite 201

City: Knoxville State: TN Zip: 37932

Telephone: 865.690.6419

E-mail: gollieher@fulghummacindoe.com

PLEASE NOTE

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TABLINGS

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WITHDRAWALS

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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

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TABLINGS

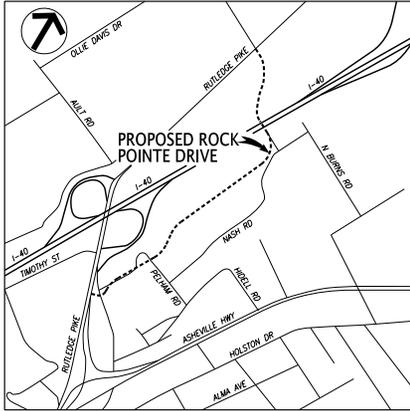
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

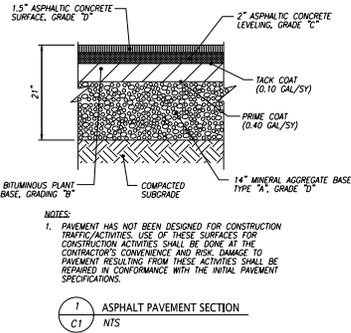
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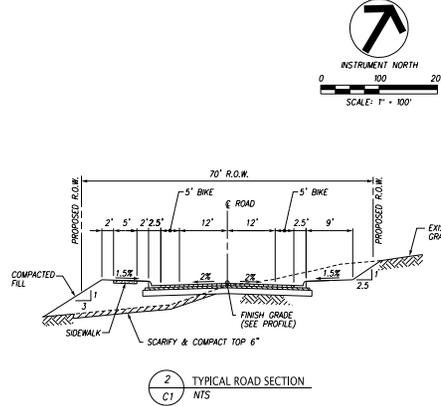
Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



LOCATION MAP
(NOT TO SCALE)

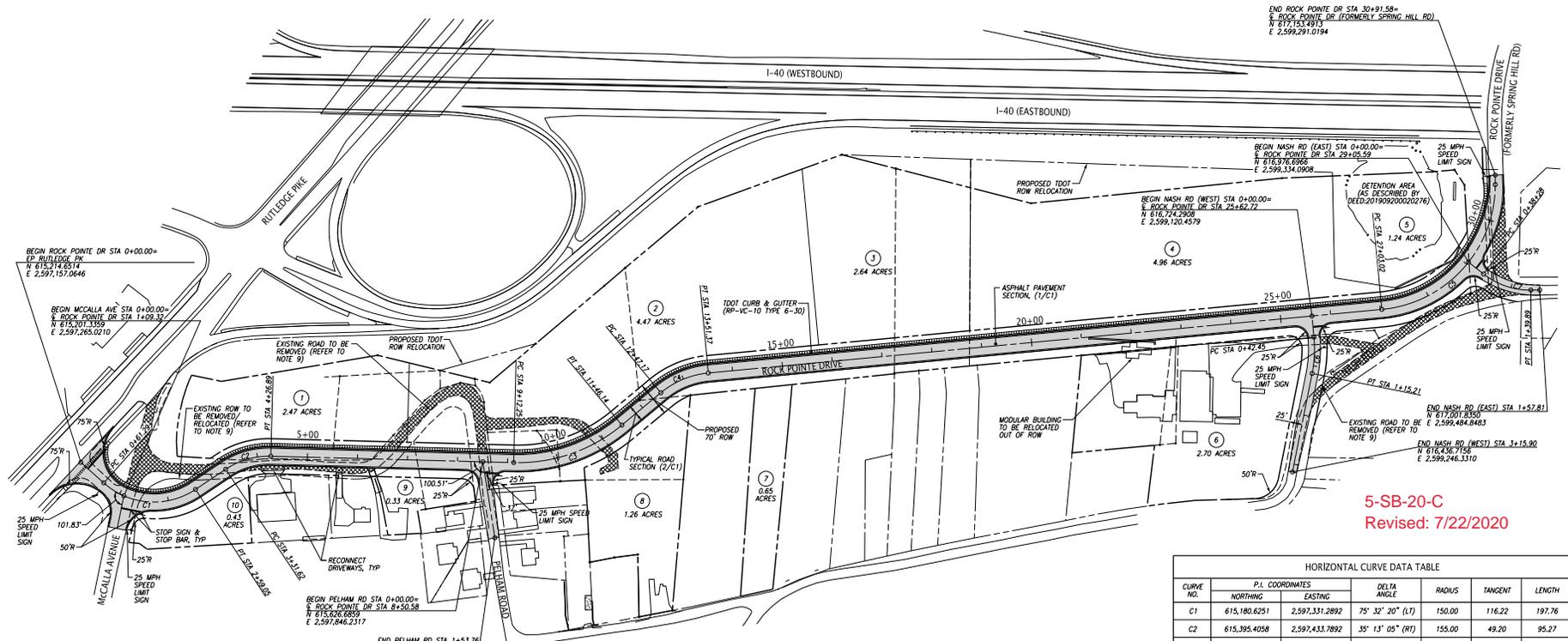


1 ASPHALT PAVEMENT SECTION
C1 NTS



2 TYPICAL ROAD SECTION
C1 NTS

- NOTES:
1. THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM SMOKY 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 ASPHALTIC 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 102. ZONING FOR THE PROPERTIES IS C-2, R-1, & I-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: 7/22/2020

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 PIKE TO 100'.
3. REDUCE DISTANCE FROM EDGE OF PAVEMENT OF ROCK POINTE DRIVE TO PELHAM ROAD DRIVEWAY FROM 50' TO 37'.

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.: 865.329.2322
EMAIL: CHRISB@SHORESOUTH.COM

CONCEPT PLAN

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
398.007	HW	07/15/20	
	HW	06/24/20	
	HW	05/26/20	
	HW	03/19/20	

C1

Scale
1" = 100'

Full Name: J. FULGHUM, INC. PROJECT: 10330 HARDEN VALLEY ROAD SUITE 201
 File Name: 7/22/2020

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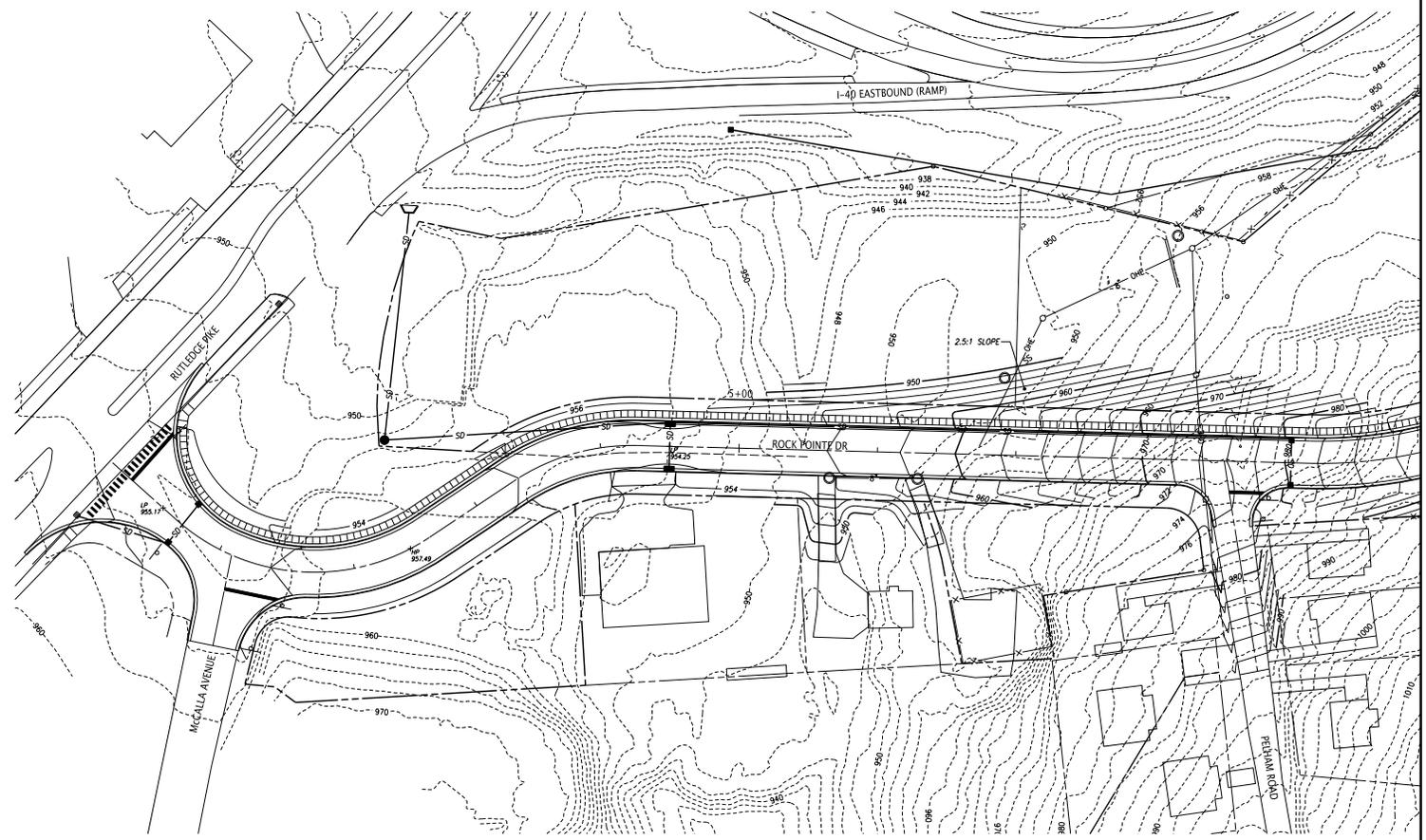
ROCK POINT CROSSING
MCCALLA AVE
KNOXVILLE, TENNESSEE 37914

ROCK POINT DEVELOPMENT, LLC
900 SOUTH CLAY STREET, SUITE 1900
KNOXVILLE, TN 37903
CONTACT: CHRIS BURKHART
TELEPHONE NO.: 865.329.3232
EMAIL: CHRISB@SHORESOUTH.COM

CONCEPTUAL GRADING

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
1007.9 ^B	WCF	07/15/20	
	CDC	06/24/20	
	HNU	05/26/20	
		03/19/20	

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



5-SB-20-C
Revised: 7/22/2020

LEGEND:

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

File Name: I:\1918\19180517\19180517\19180517.dwg
Plot Name: 7/22/2020

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KNOXVILLE, TN 37903
CONTACT: CHRIS BURKHART
TELEPHONE NO.: 865.329.2332
EMAIL: CHRISB@SHORESOUTH.COM

CONCEPTUAL GRADING

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
	CHC	07/15/20	
	MCF	06/24/20	
	MCF	05/26/20	
	MCF	03/19/20	

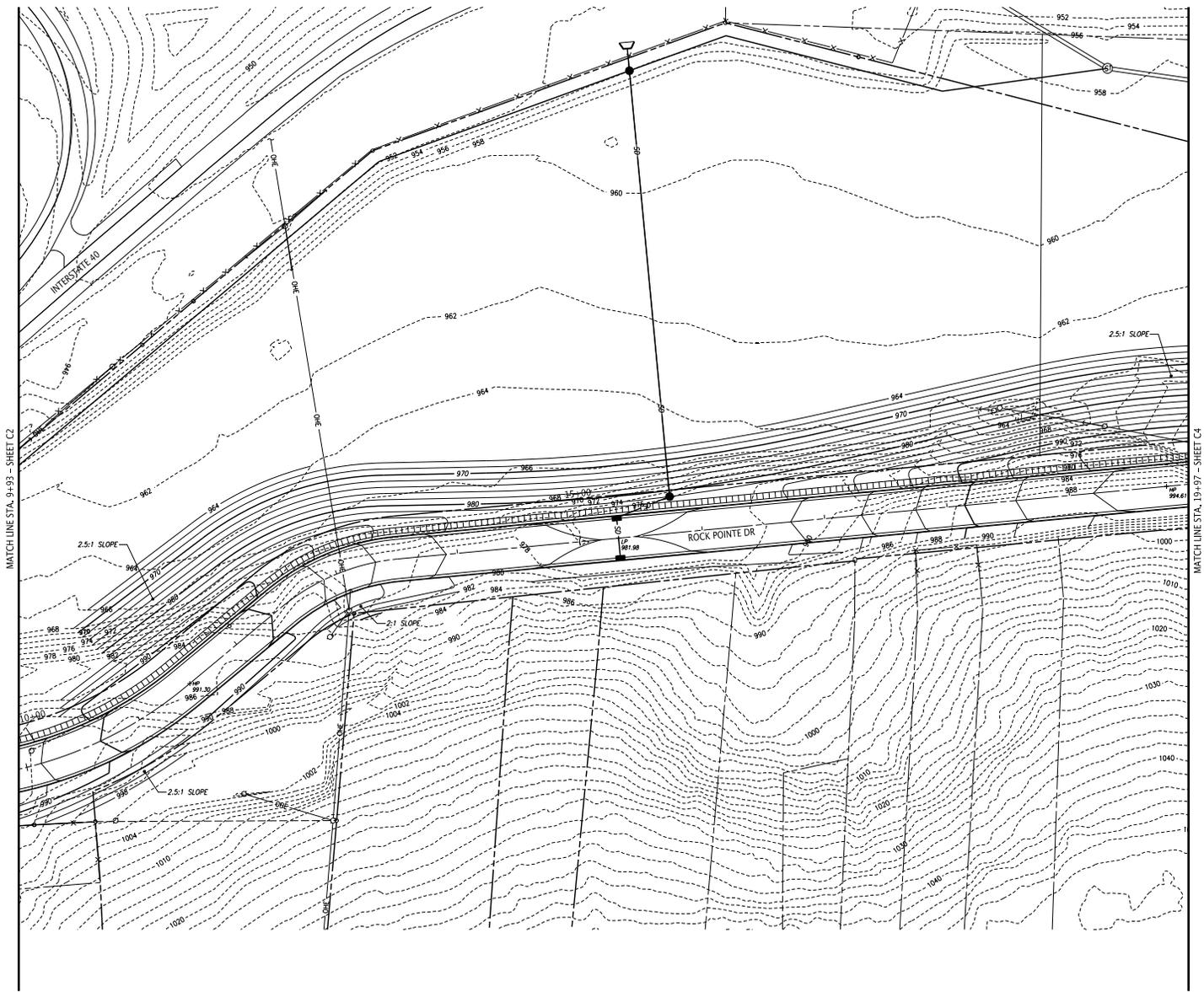
Project	Sheet
398.007	C3

Date	Scale
03/19/20	1"=40'

5-SB-20-C
Revised: 7/22/2020

LEGEND:

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



File Name: I:\2019\05\07\1005138003\05138003.dwg
Plot Name: 7/22/2020

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10330 HARDEN VALLEY ROAD
 SUITE 200
 KNOXVILLE, TN 37932
 OFFICE: 865.690.6419
 FAX: 865.690.6418
 www.fulghummacindoe.com

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

ROCK POINT CROSSING
 MCCALLA AVE
 KNOXVILLE, TENNESSEE 37914

ROCK POINT DEVELOPMENT, LLC
 900 SOUTH CLAY STREET, SUITE 1900
 KNOXVILLE, TN 37903
 CONTACT: CHRIS BURKHART
 TELEPHONE NO.: 865.329.2332
 EMAIL: CHRISB@SHORESOUTH.COM

CONCEPTUAL GRADING

PROJ. NO.	DATE	BY	REVISION
	07/15/20	HNU	ISSUED BY
	06/24/20	DJC	DESIGNED BY
	05/26/20	MCF	ISSUED FOR CONCEPT PLAN
	03/19/20		ISSUED FOR CONCEPT PLAN

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



5-SB-20-C
 Revised: 7/22/2020

LEGEND:

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

File Name: I:\2020\5-SB-20-C\DWG\5-SB-20-C-04.dwg
 Plot Date: 7/22/2020

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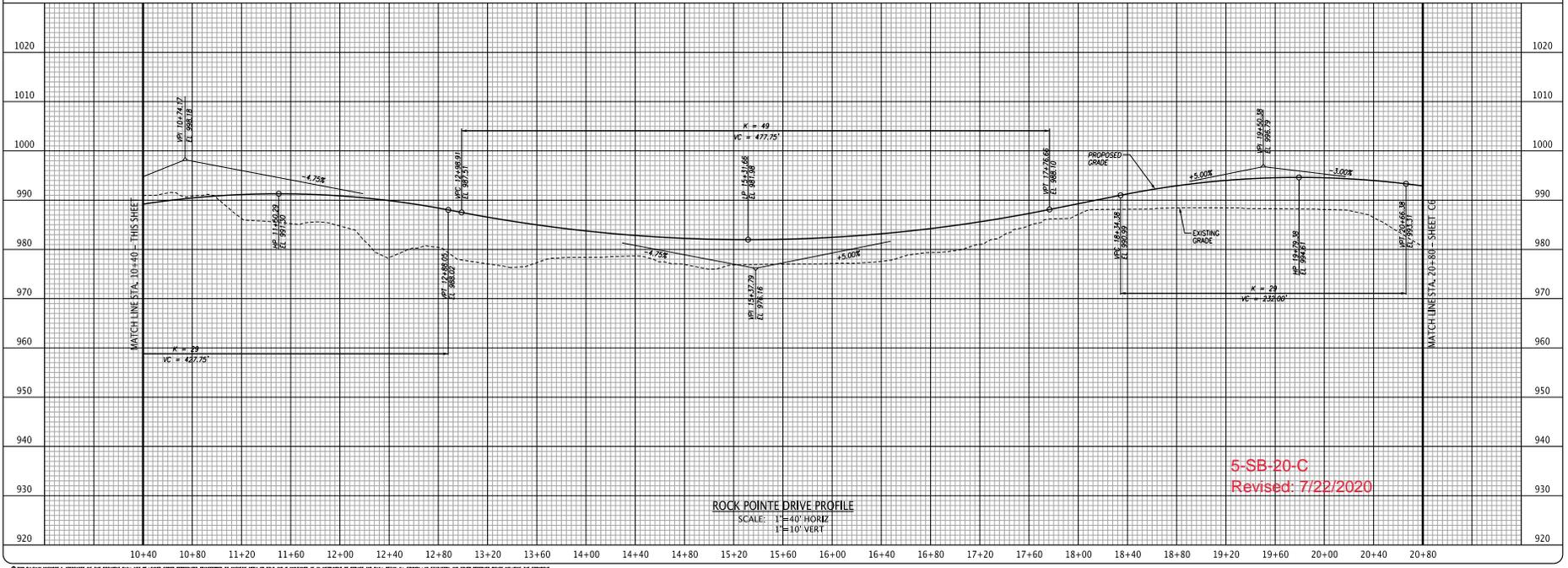
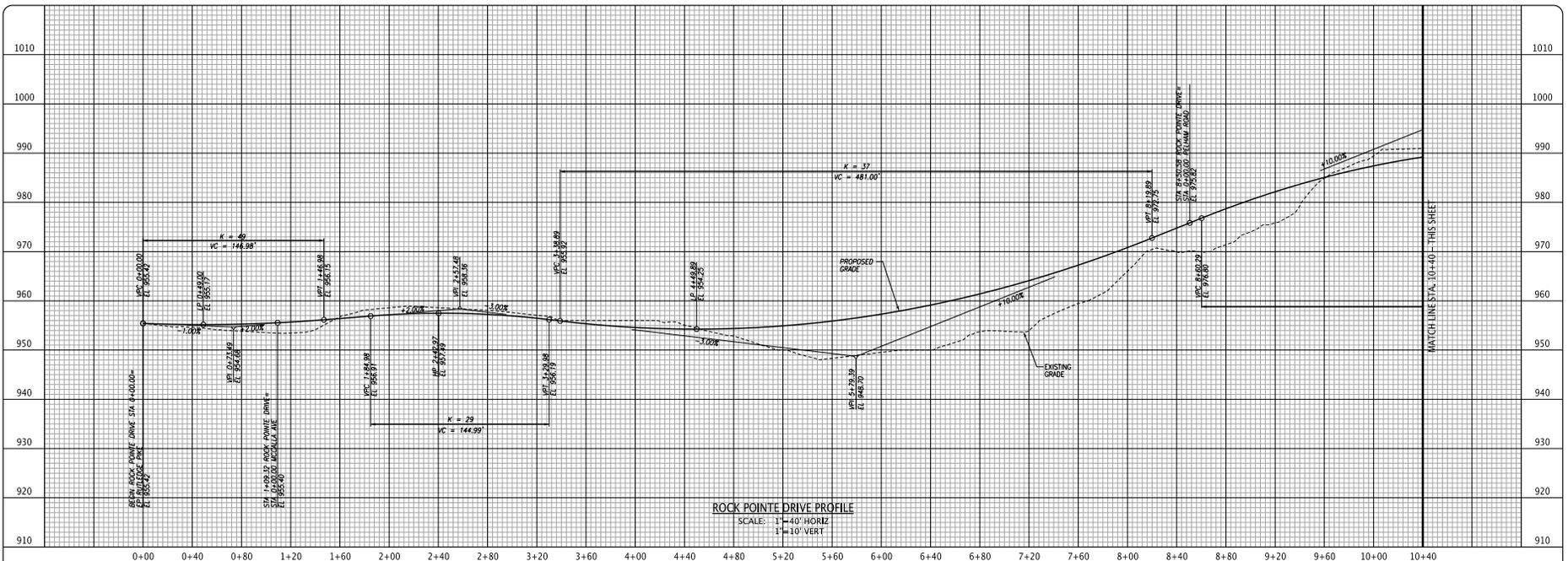
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KNOXVILLE, TENNESSEE 37914

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KNOXVILLE, TN 37903
CONTACT: CHRIS BURKHART
TELEPHONE NO.: 865.329.3232
EMAIL: CHRISB@SHORESSOUTH.COM

ROAD PROFILES

PROJ. NO.	398.007
DATE	03/19/20
SCALE	AS SHOWN
DESIGNED BY	DWG
CHECKED BY	MCF
DRAWN BY	HNU
ISSUED FOR CONCEPT PLAN	03/19/20
REVISION/ISSUE	
NO.	
SHEET	C5



5-SB-20-C
Revised: 7/22/2020

File Name: I:\1918\1918007\191803\1918031005.dwg
Plot Name: 2/19/2020

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

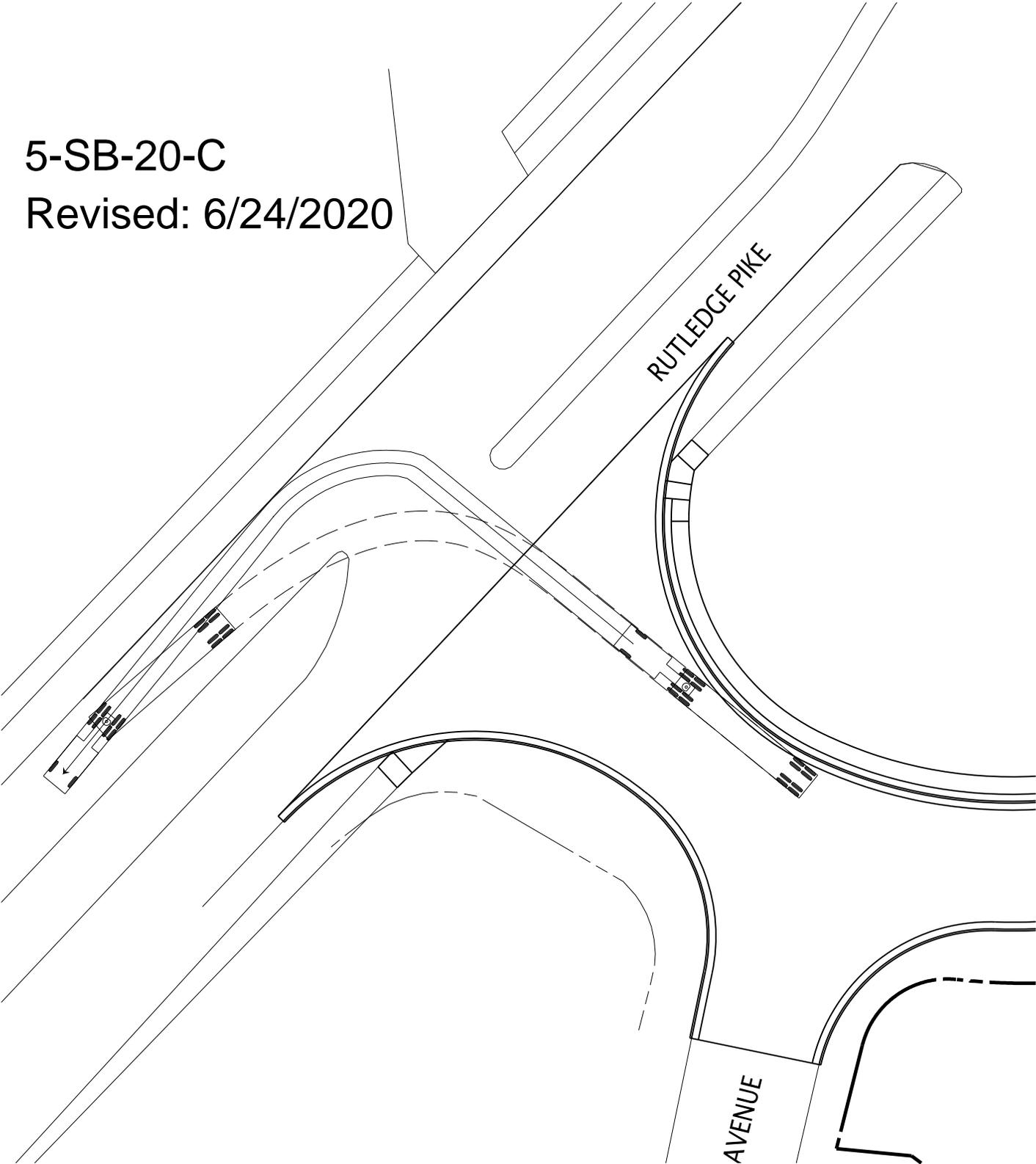


Figure 1: Rock Pointe Left Out

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

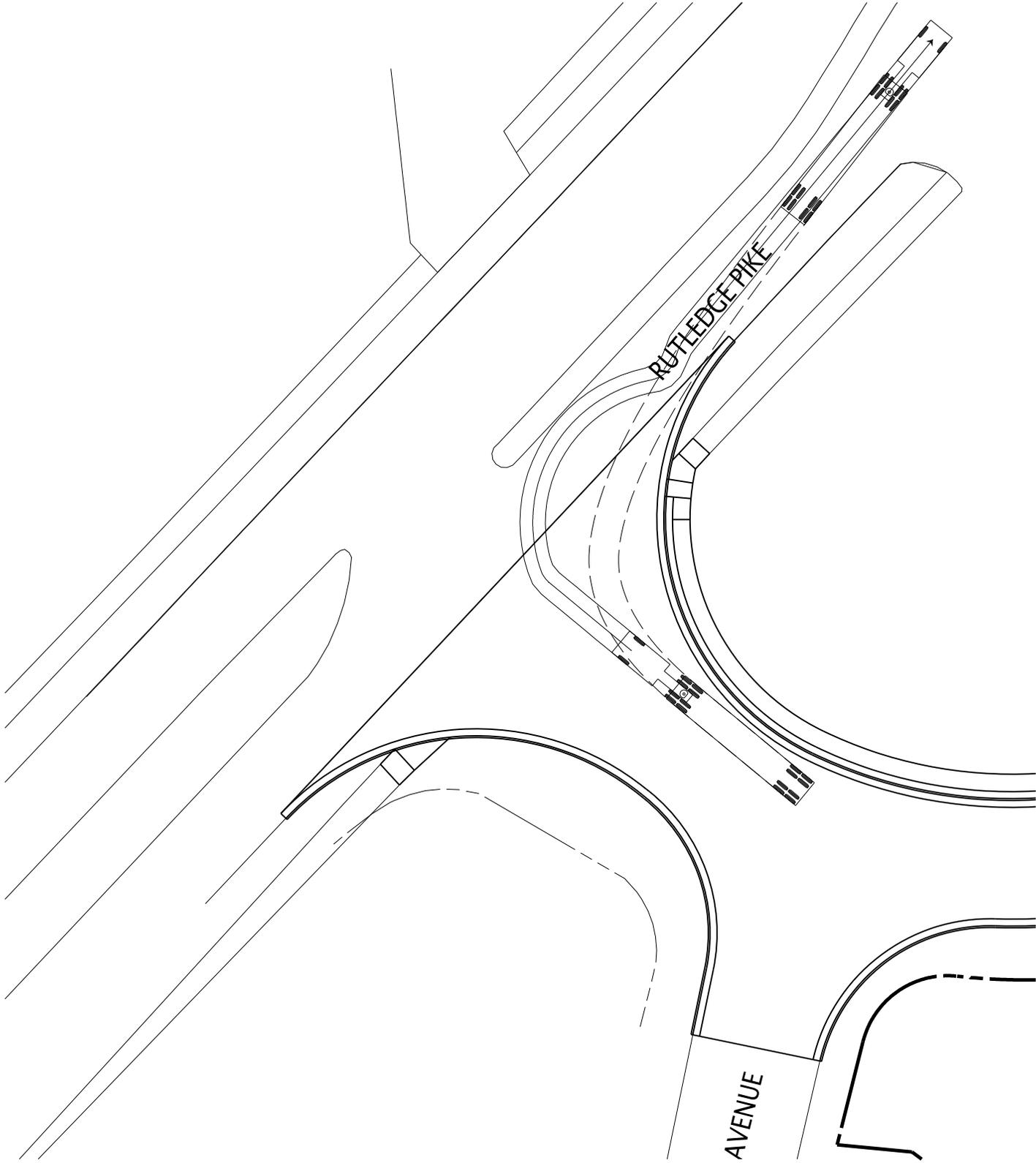


Figure 2: Rock Pointe Right Out

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

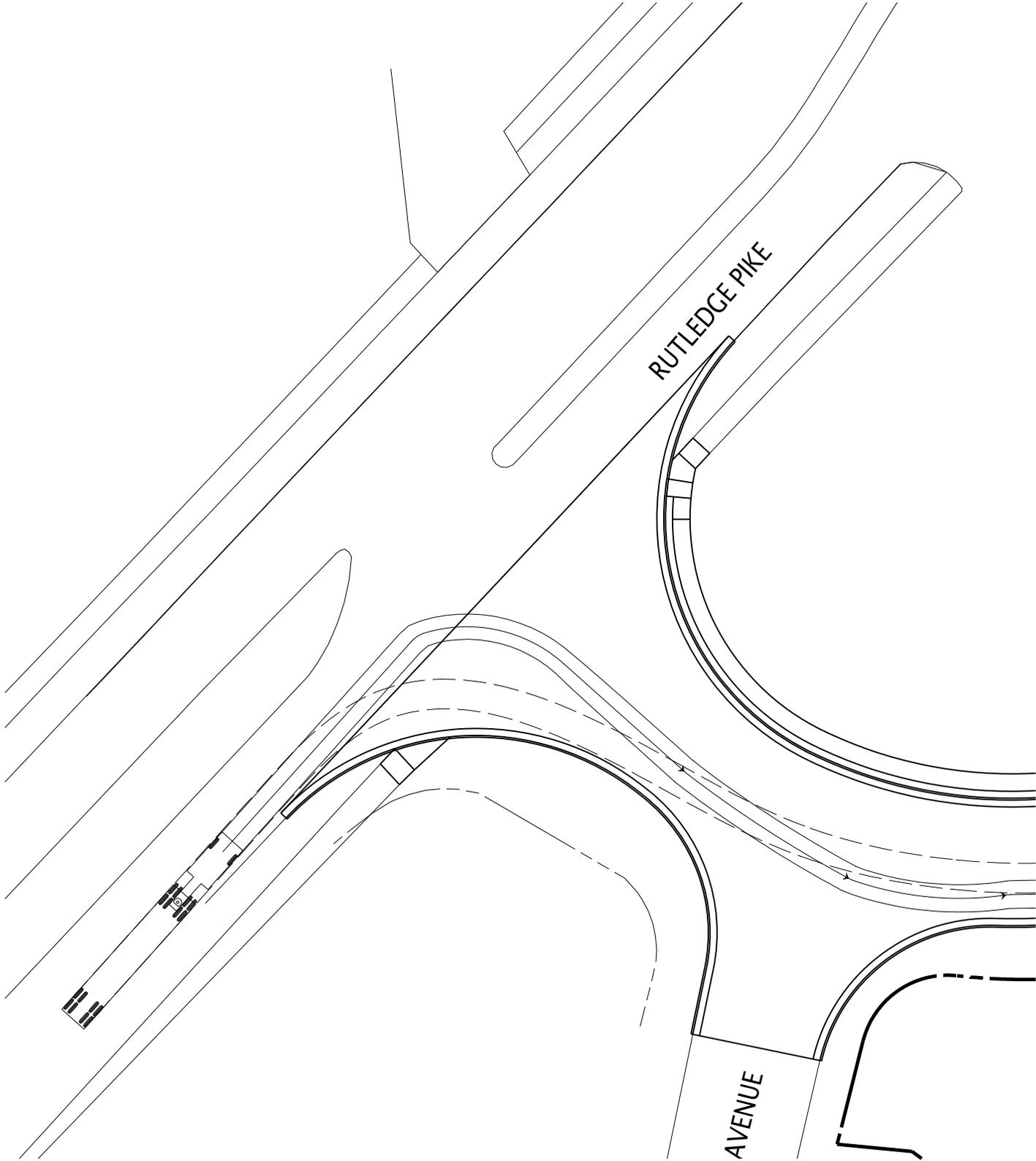


Figure 3: Rock Pointe Right In

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

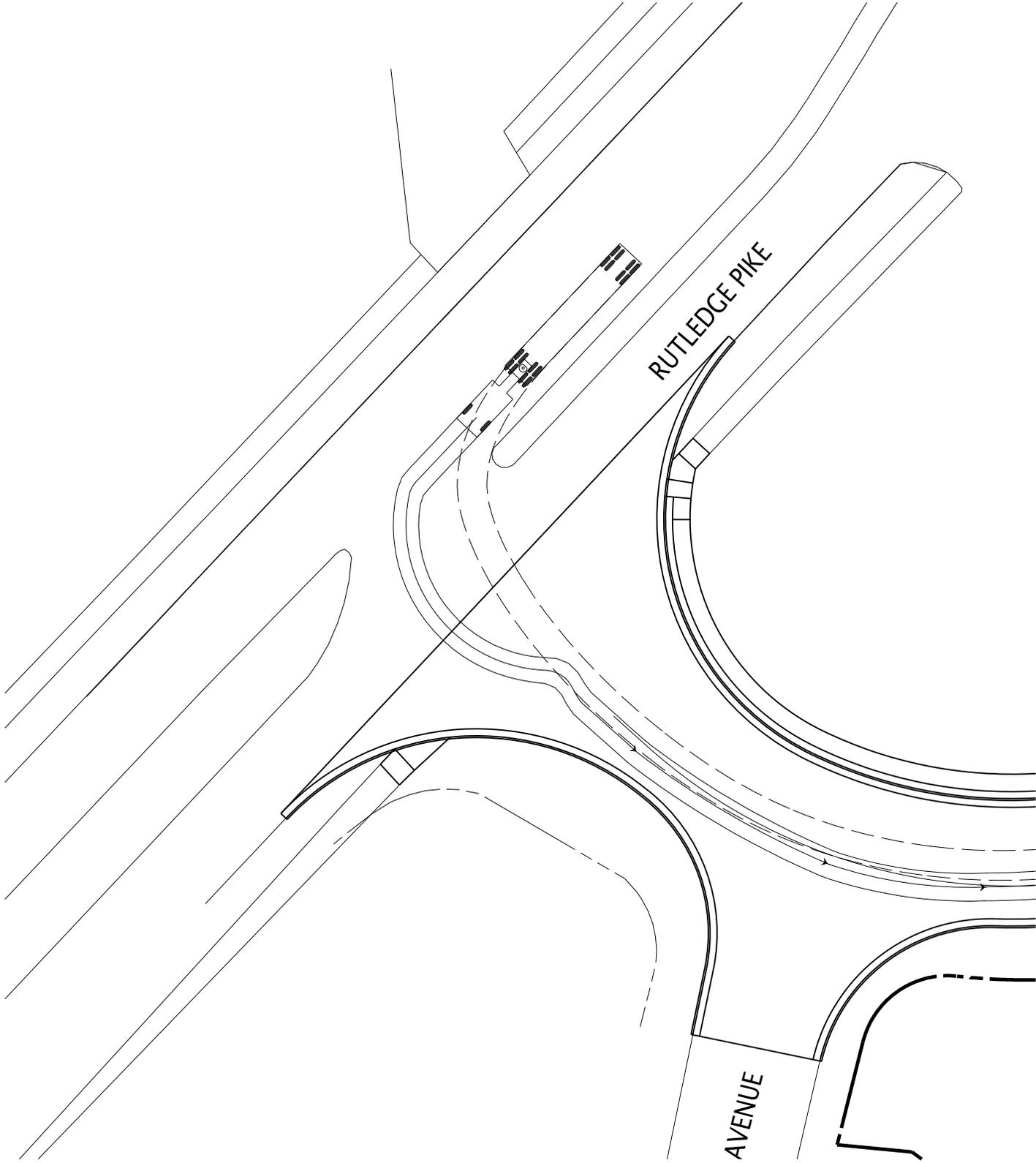


Figure 4: Rock Pointe Left In



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**

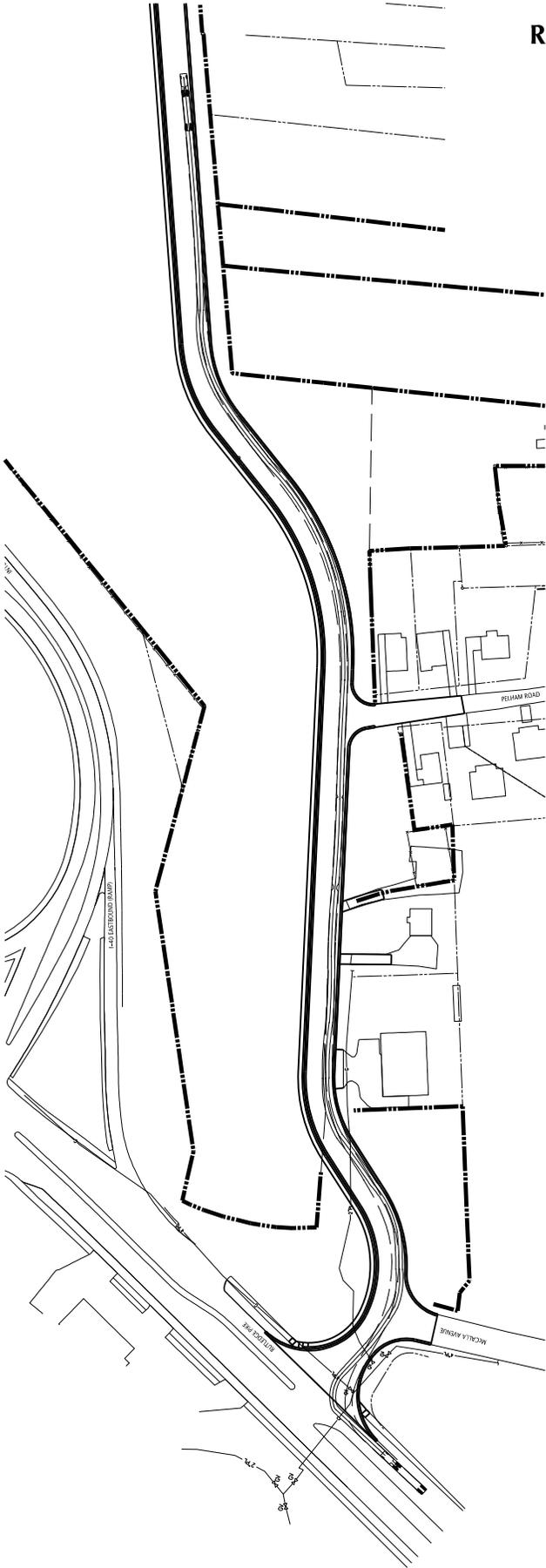


Figure 9: Tight Curve Movement



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
<i>B-23-20</i>	
Date Filed	Meeting Date (if applicable)
	<i>5-SB-20-C</i>
	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 ^I KA020-21,23-25,27-28	<i>See attached sheet</i>
Property Address	Parcel ID	
Property bounded by 1-40, Nash Road, Spring Hill Road & Rutledge Pike		<i>~19</i> acres
General Location		Tract Size
<i>City Council 6</i>	<i>C-G-2, RN-1</i>	I-G, HP: General Industrial & Hilltop Protection
Jurisdiction (specify district above)	<input checked="" type="checkbox"/> City <input type="checkbox"/> County	Zoning District
East City	<i>MU-SD/EC-2, MDR, LDR</i>	LI - Light Industrial
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
Vacant <i>and Existing Businesses</i>	No	KUB
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

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.

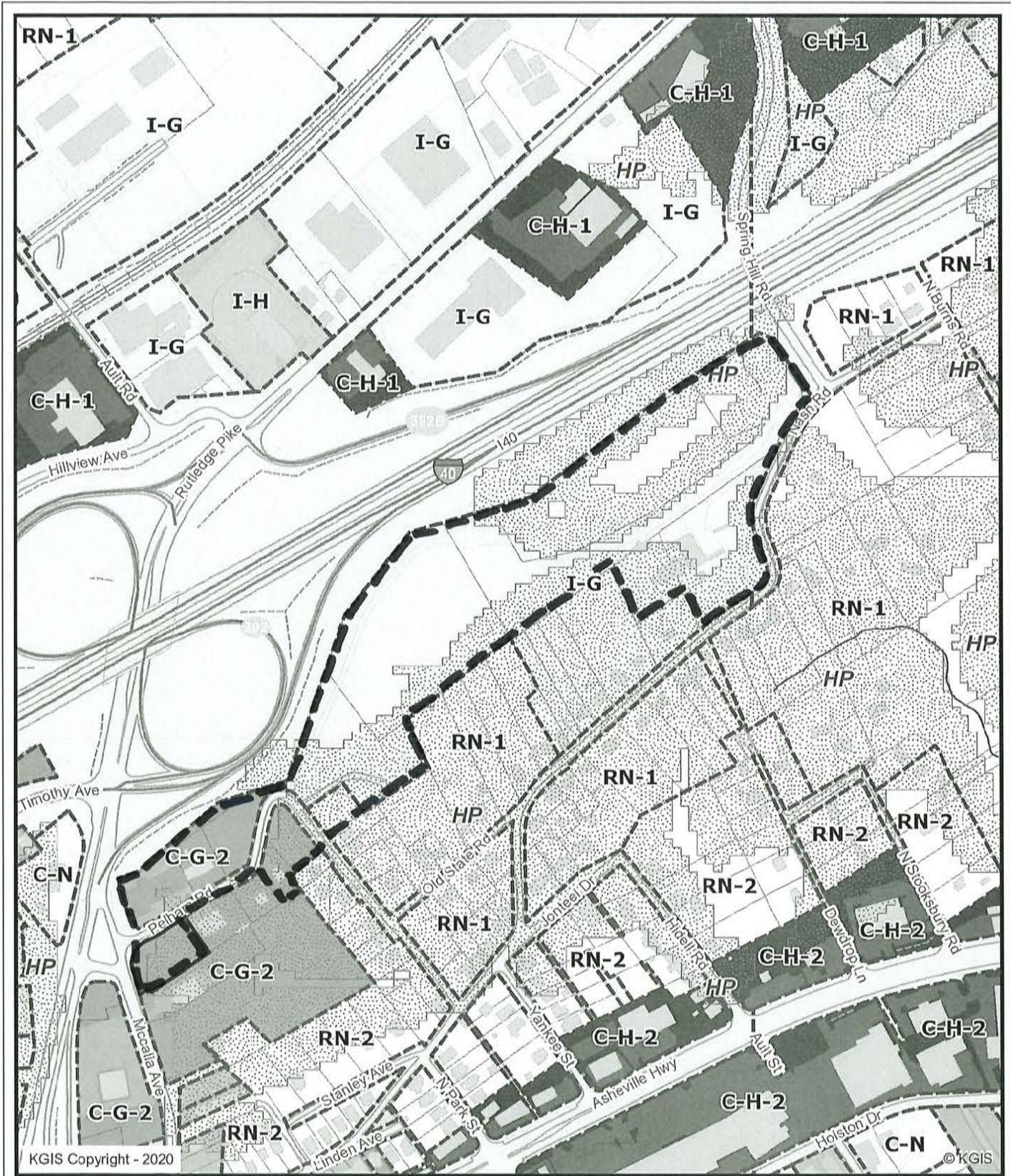
I-G 071 IA 001 1013 Spring Hill Rd MPV Knoxville
 I-G 071 IA 00101 1001 Spring Hill Rd 1-40 Construction Ser.
 I-G ? 071 IA 00201 0 Nash Rd 1-40 Const Ser.
 I-G 071 IA 00203 383 Nash Rd Rock Pointe Dev.

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.

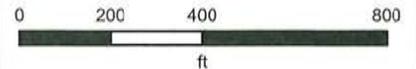


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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