



# SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 4-SC-21-C

**AGENDA ITEM #:** 27

**AGENDA DATE:** 4/8/2021

▶ **SUBDIVISION:** NICKLE ROAD SUBDIVISION

▶ **APPLICANT/DEVELOPER:** CHRIS SHARP, PE. / URBAN ENGINEERING

OWNER(S): BLD Properties, LLC

TAX IDENTIFICATION: 79 E B 005

[View map on KGIS](#)

JURISDICTION: City Council District 3

STREET ADDRESS: 0 Nickle Rd.

▶ **LOCATION:** South side of Nickle Rd., east of Flint Rd.

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: N/A

WATERSHED: Third Creek

▶ **APPROXIMATE ACREAGE:** 9.19 acres

▶ **ZONING:** RN-2 (Single-Family Residential Neighborhood) (C) / HP (Hillside Protection Overlay)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single detached dwellings, Vacant land - AG (General Agricultural), RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
South: Single detached dwellings - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)  
East: Agricultural land and dwelling - AG (General Agricultural), HP (Hillside Protection Overlay)  
West: Single detached dwellings - RN-1 (Single-Family Residential Neighborhood), HP (Hillside Protection Overlay)

▶ **NUMBER OF LOTS:** 18

SURVEYOR/ENGINEER: Urban Engineering

ACCESSIBILITY: Access is via Nickle Rd, a local road with 14-18ft of pavement within 50ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

## STAFF RECOMMENDATION:

▶ **POSTPONE** the application until the May 13, 2021 Planning Commission meeting as requested by the applicant.

The applicant has requested postponement to allow additional time to submit a Special Use application to request additional land disturbance in the HP (Hillside Protection Overlay) district.

**COMMENTS:**

This proposed residential subdivision includes 18 lots on 9.19 acres with access to Nickle Road. The property is zoned RN-2 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) district, however, it also has the (C) zoning designation because it was formerly zoned RP-1 (Planned Residential). The former RP-1 zoning still applies to this property but the applicant submitted a separate Special Use application (4-F-21-SU) requesting removal of the RP-1 zoning so they can develop under the new RN-2 zoning on the property.

ESTIMATED TRAFFIC IMPACT: 215 (average daily vehicle trips)

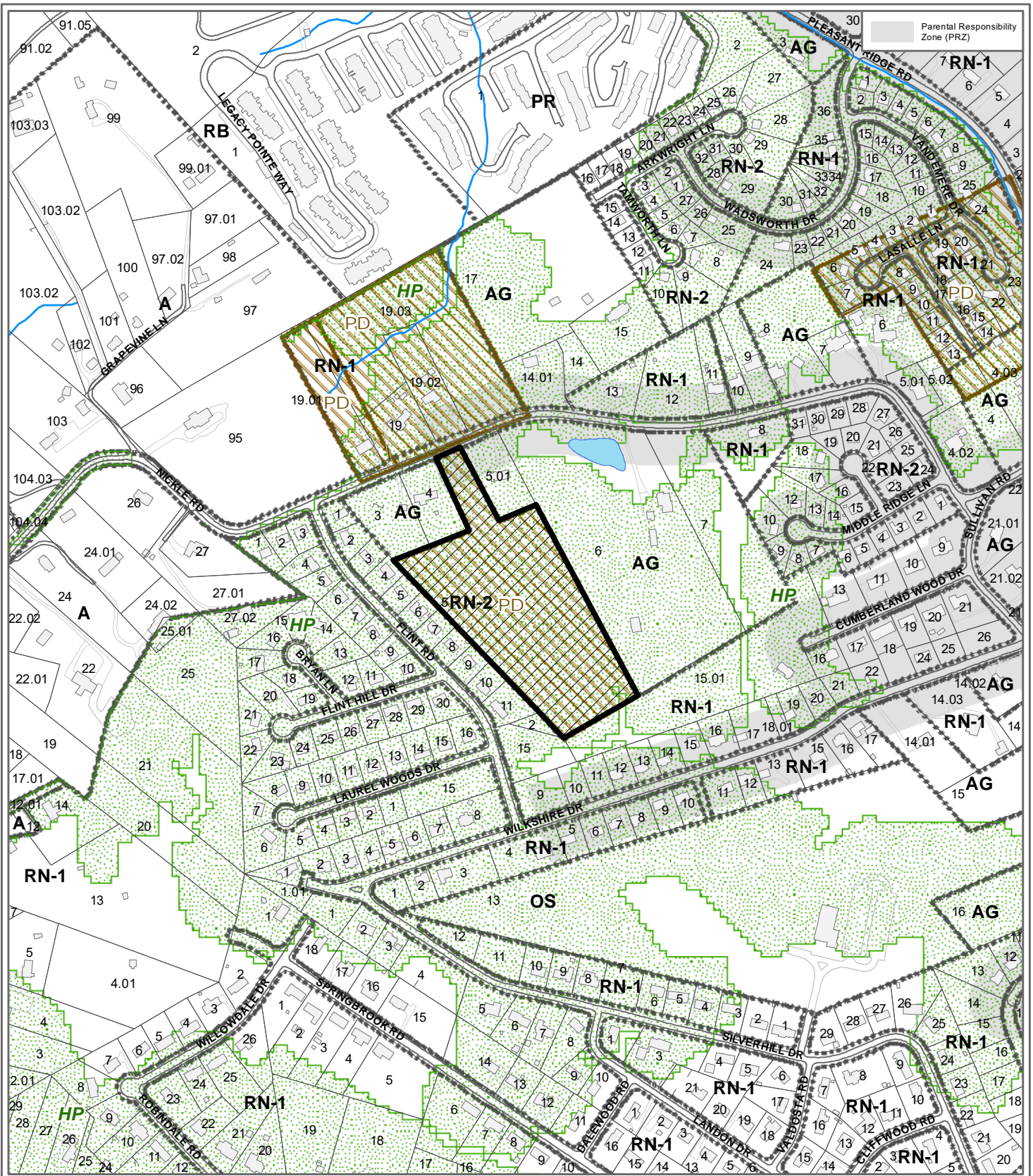
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 6 (public school children, grades K-12)

Schools affected by this proposal: Pleasant Ridge Elementary, Northwest Middle, and Karns 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.



**4-SC-21-C  
CONCEPT PLAN**

Subdivision: Nickle Road Subdivision



Approval of Concept Plan

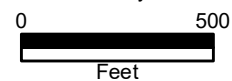
Map No: 79

Jurisdiction: City

Original Print Date: 3/10/2021

Revised:

Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902





# Request to Postpone • Table • Withdraw

21

AP

Name of Applicant: URBAN ENGINEERING, INC.  
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 4-SC-21-C

Date Scheduled for Planning Review: 4/8/2021

Date Request Filed: 3/31/2021 Request Accepted by: Mike Reynolds

### REQUEST

Postpone

Please postpone the above application(s) until:

5/13/2021

DATE OF FUTURE PUBLIC MEETING

Table

Please table the above application(s).

Withdraw

Please withdraw the above application(s).

State reason for request:

NEED MORE TIME TO RESOLVE STORMWATER QUESTIONS.

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 Sharp

PLEASE PRINT

Name: CHRIS SHARP, PE

Address: 11852 KINGSTON PK

City: KNOXVILLE State: TN Zip: 37924

Telephone: 966-1924

Fax: \_\_\_\_\_

E-mail: CHRIS@URBAN-ENG.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 Friday 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 Friday 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:

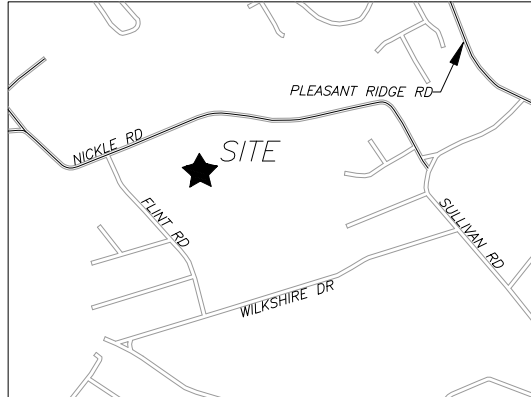
Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

CONCEPT/USE ON REVIEW

U.E.I. PROJECT NO. 2003001

NICKLE ROAD SUBDIVISION

SITE ADDRESS: 0 NICKLE ROAD, KNOXVILLE, TENNESSEE 37921  
 WARD NO. 42, CITY BLOCK NO. 42040  
 CLT MAP 79, INSERT E, GROUP D, PARCEL 5



LOCATION MAP

OWNER:  
**BLD PROPERTIES LLC**  
 916 GETTSYVUE DRIVE  
 KNOXVILLE, TN 37922  
 (615) 369-5050

 SITE ENGINEER:  
**URBAN ENGINEERING, INC.**  
 CHRIS SHARP  
 11852 KINGSTON PIKE  
 FARRAGUT, TENNESSEE 37934  
 (865) 966-1924

**SPECIFICATIONS**  
 EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP  
 AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS  
 PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS  
 AND STANDARDS.

- ELECTRICAL - AS DIRECTED BY KUB
- SEWER - AS DIRECTED BY KUB
- WATER - AS DIRECTED BY KUB
- CABLE TV - AS DIRECTED BY COMCAST
- TELEPHONE - AS DIRECTED BY AT&T
- CITY OF KNOXVILLE - AS PER CITY OF KNOXVILLE STANDARDS AND SPECIFICATIONS

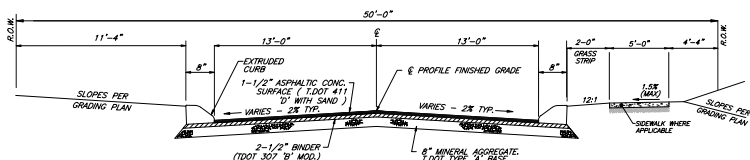
SHEET INDEX

<u>TITLE</u>	<u>SHEET</u>
TITLE SHEET	C-0
CONCEPT PLAN	C-1
PRELIMINARY GRADING PLAN	C-2
ROAD PROFILES	C-3

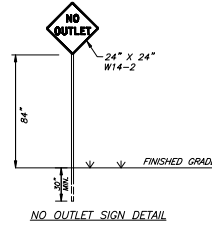
4-SC-21-C  
 2/22/2021

MPC FILE# X-X-XX-UR

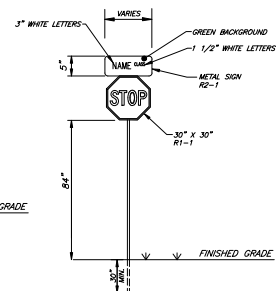
ISSUE NO.	DATE	DESCRIPTION



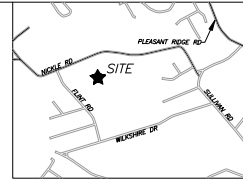
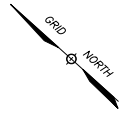
TYPICAL SECTION - INTERNAL STREETS  
N.T.S.



NO OUTLET SIGN DETAIL



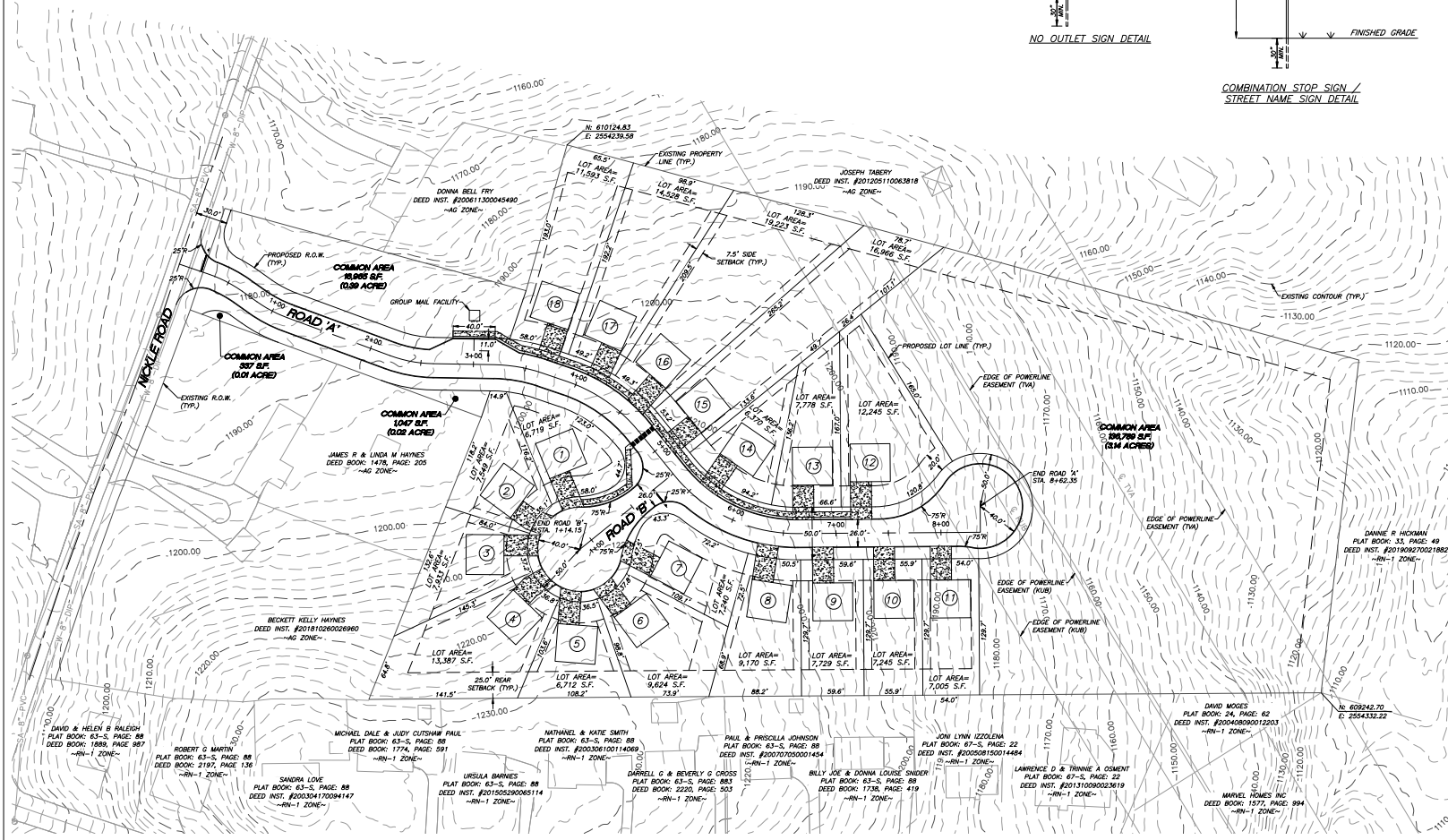
COMBINATION STOP SIGN /  
STREET NAME SIGN DETAIL



LOCATION MAP  
N.T.S.

**SITE PLAN NOTES:**

1. THIS PROPERTY IS ZONED RN-2 SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT: +/- 10' OF THE AVERAGE OF BLOCKFACE; IN NO CASE LESS THAN 20'  
SIDE: 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS; IN NO CASE LESS THAN 15'  
CORNER SIDE: 12'  
REAR: 25'
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE, VERTICAL DATUM IS NAVD83.
4. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF KNOXVILLE SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 8.0 ACRES.
6. THE DEVELOPMENT PROPOSES 18 UNITS (2.0 UNITS PER ACRE).
7. PROPOSED COMMON AREA = 3.568 ACRES (39.6%).
8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREA.
10. SEE DETAIL, THIS SHEET FOR TYPICAL SECTION, INTERNAL STREETS.



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SHEET C-1 (SHEET 2 OF 4)

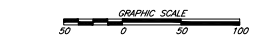
CONCEPT PLAN  
**NICKLE ROAD SUBDIVISION**  
SITE ADDRESS: 0 NICKLE ROAD (37921)

CITY OF KNOXVILLE KNOX CO., TN.  
WARD NO. 42 CITY BLOCK NO. 42040  
CLT MAP 79 INSERT E GROUP D PARCEL 5  
SCALE: 1"=50' FEBRUARY 22, 2021

OWNER / DEVELOPER: BLD PROPERTIES LLC  
916 GETTYSVUE DRIVE  
KNOXVILLE, TN 37922  
(615) 369-5050



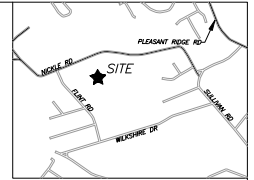
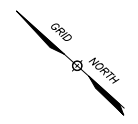
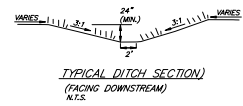
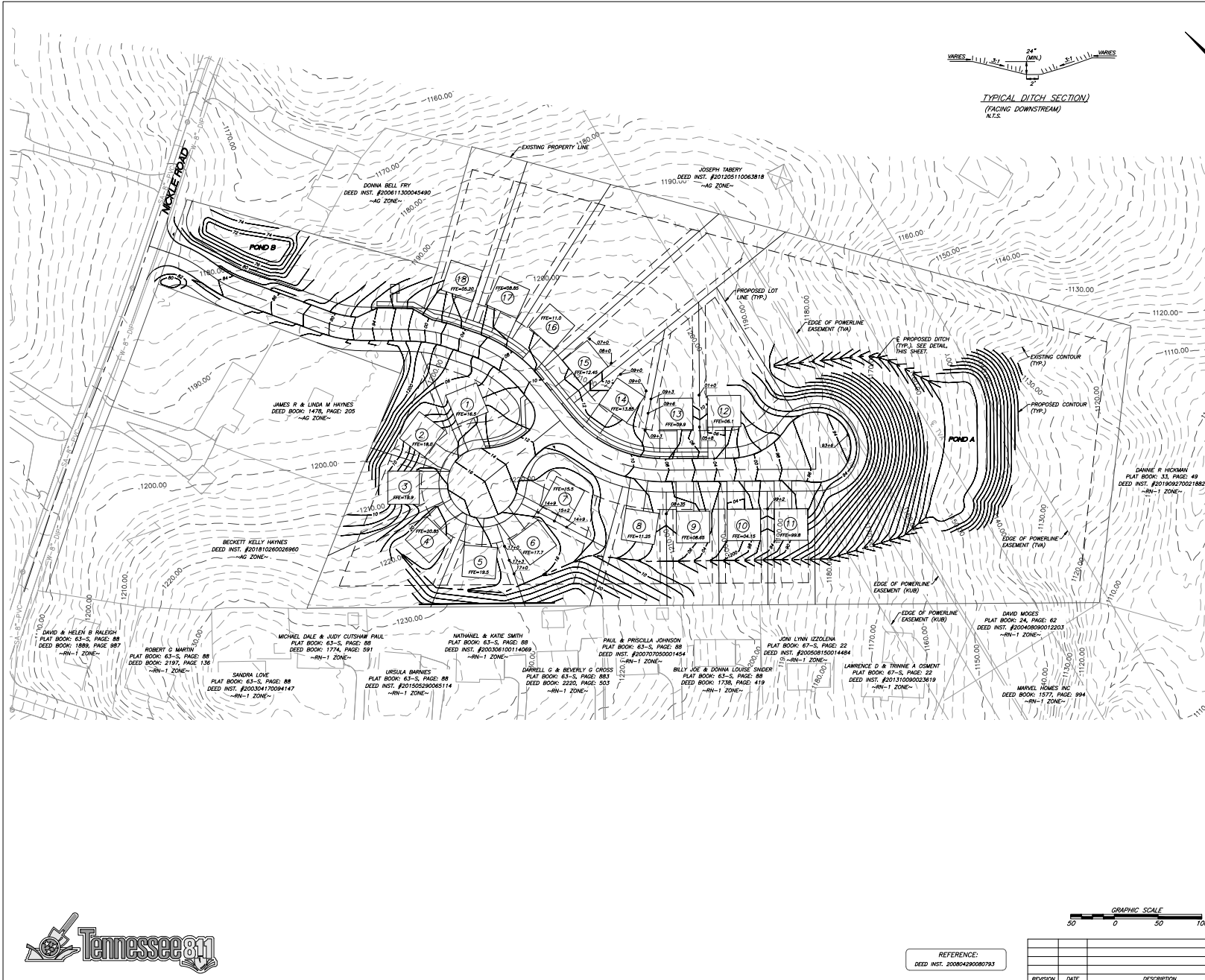
URBAN ENGINEERING, INC.  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37922  
(865) 966-1924



REFERENCE:  
DEED INST. 20080429008793

REVISION	DATE	DESCRIPTION	BY	DWG. NO.





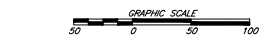
**GRADING PLAN NOTES:**

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER MAINS, ETC., AND CORRELATION INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE'S SPECIFICATIONS FOR SITE DEVELOPMENT.
3. ALL WORK SHALL BE SECURED AND COMPLETED IN ACCORDANCE WITH THE SWPPP AND RELATED PERMITS ISSUED BY TDEC.
4. CLEAR AND GRUB PER SPEEDS, REMOVE TREES, BRUSH, DEBRIS, AND STRIPS FROM THE WORK AREA. REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.
5. STUMP AND STOCKPILE TOPSOIL NEEDED FOR REGRADING AND SEEDING. SPREADING TOPSOIL FILE WITH 3:1 FENCE, STRIP BALES, TEMPORARY SEEDING OR ADDITIONAL MEASURES AS NEEDED TO PREVENT EROSION/SEDIMENTATION.
6. AFTER STRIPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH TRACTOR TRAILER ROLLERS. REMOVE ANY WEARS WHICH ARE SOFT OR YIELDING UNDER LOAD AND REPLACE WITH NEW MATERIAL. MEETING PROJECT SPECIFICATIONS.
7. IF UNSATURABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL FROM ONDOTE OR APPROVED OFFSITE BOTTOM AREA. UNSATURABLE MATERIALS ARE THOSE CLASSIFIED AS MH, CH, OH, CL, AND PEAT IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM.
8. COMACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS: (PLACE IN 8" LIFTS)
  - TOP 24 INCHES OF SUBGRADE UNDER FINISH AREAS: 100 PERCENT STANDARD PROCTOR - LOWER THAN 24 INCHES BELOW FINISH AREA: 95 PERCENT STANDARD PROCTOR.
9. ALL FINISHED YARD AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. YARD FINISHED GRASSES SHOWN AFTER PLACEMENT OF 4 INCHES OF TOPSOIL. ALL FINISHED SURFACES SHALL BE SMOOTH AND UNIFORM. UNIFORM GRADES FROM FROM UNDESIRABLES AND SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.
10. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT 5.31 ACRES.
11. PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL IN GRASSED AREAS, PAVING WITH DRIVES AND PLANTING.
12. THE VERTICAL DATUM IS NAVD83.
13. TURF REINFORCEMENT MAT SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.

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2/22/2021

SHEET C-2 (SHEET 3 OF 4)

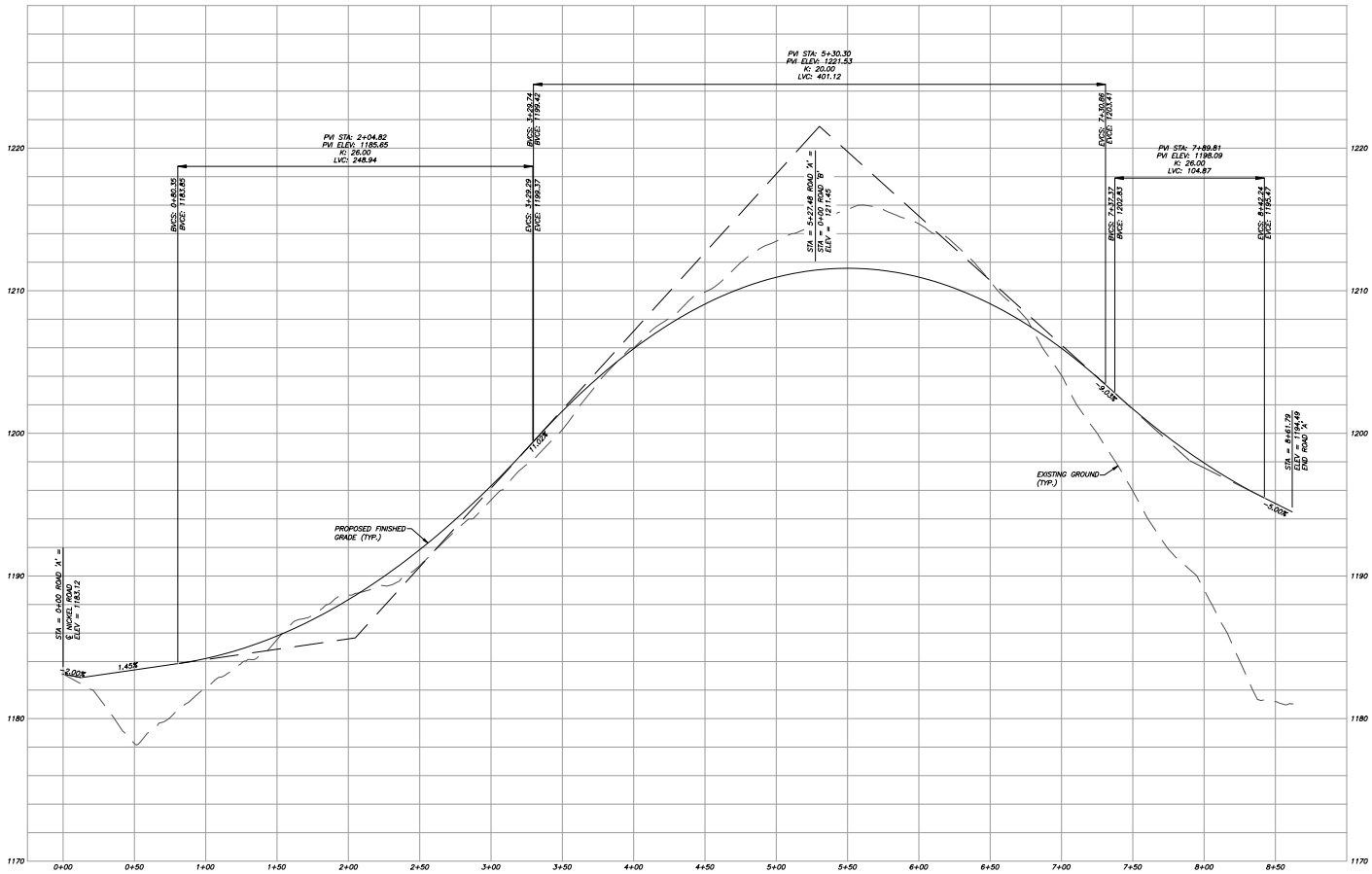
PRELIMINARY GRADING PLAN <b>NICKLE ROAD SUBDIVISION</b> SITE ADDRESS: 0 NICKLE ROAD (37921)	
CITY OF KNOXVILLE	KNOX CO., TN.
WARD NO. 42	CITY BLOCK NO. 42040
CLT MAP 79 INSERT E GROUP D PARCEL 5	SCALE: 1"=50'
	FEBRUARY 22, 2021
OWNER / DEVELOPER: BLD PROPERTIES LLC 916 GETTYSVUE DRIVE KNOXVILLE, TN 37922 (615) 369-5050	
URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (865) 966-1924	
DWG: 05	CHK: CAS
DWG. NO. 2003001	



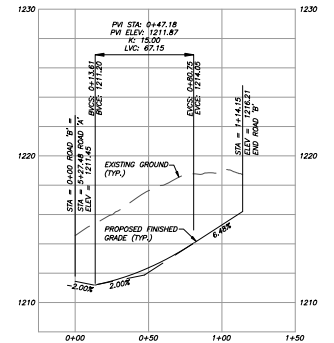
REFERENCE:  
DEED INST. 200804290080793

REVISION	DATE	DESCRIPTION	BY





ROAD 'A' PROFILE  
 1"=40' (HORIZONTAL)  
 1"=4' (VERTICAL)



ROAD 'B' PROFILE  
 1"=40' (HORIZONTAL)  
 1"=4' (VERTICAL)

4-SC-21-C  
 2/22/2021

SHEET C-3 (SHEET 4 OF 4)

ROAD PROFILES	
<b>NICKLE ROAD SUBDIVISION</b>	
SITE ADDRESS: 0 NICKLE ROAD (37921)	
CITY OF KNOXVILLE	KNOX CO., TN.
WARD NO. 42	CITY BLOCK NO. 42040
CLT MAP 79 INSERT E	GROUP D PARCEL 5
SCALE: AS NOTED	FEBRUARY 22, 2021
OWNER / DEVELOPER: BLD PROPERTIES LLC 916 GETTYSVUE DRIVE KNOXVILLE, TN 37922 (615) 369-5050	
URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (665) 966-1924	



REFERENCE:  
 DEED INST. 200804280080793

REVISION	DATE	DESCRIPTION	BY	DWN: BS	CHK: CAS	DWG. NO. 2003001





# 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

Applicant Name

Affiliation

Date Filed

Meeting Date (if applicable)

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

Name

Company

Address

City

State

ZIP

Phone

Email

## CURRENT PROPERTY INFO

Owner Name (if different)

Owner Address

Owner Phone

Property Address

Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

Related City Permit Number(s)

## SUBDIVISION REQUEST

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

- Combine Parcels    Divide Parcel

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

Total

Fee 2

Fee 3

## AUTHORIZATION

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

Applicant Signature

Please Print

Date

Phone Number

Email

Staff Signature

Please Print

Date