



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 4-SI-21-C **AGENDA ITEM #:** 33
4-H-21-UR **AGENDA DATE:** 4/8/2021

▶ **SUBDIVISION:** M & M PARTNERS - PEBBLEPASS LANE
▶ **APPLICANT/DEVELOPER:** M & M PARTNERS / WALLACE MCCLURE
OWNER(S): Wallace McClure

TAX IDENTIFICATION: 76 031 090 001 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 9922 W. Emory Rd. (8609 Diamondview Way)

▶ **LOCATION:** South side of West Emory Rd., North terminus of Pebblepass Road, east of Oak Ridge Hwy.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 29.31 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single detached dwellings - A (Agricultural)
South: Vacant land - I (Industrial) & A (Agricultural)
East: Mobile home park, Vacant land and residence - RB (General Residential) & A (Agricultural)
West: Single detached dwellings - A (Agricultural) & I (Industrial)

▶ **NUMBER OF LOTS:** 78

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via W Emory Rd, minor collector road with 20 ft of pavement width within 50 ft of right-of-way, and via Pebblepass Rd, a local road with 26 ft of pavement width within 50-65ft 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 is requesting postponement to allow additional time to address comments from staff.

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

COMMENTS:

This proposal is for a 78 lot residential subdivision on 29.31 acres (2.66 du/ac). Access to the site will be from Pebblepass Road.

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: 26 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns 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 concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



Request to Postpone • Table • Withdraw

Name of Applicant: Pebble Pass Lane

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 4-SI-21-C / 4-H-21-UR

Date Scheduled for Planning Review: APRIL 8, 2021

Date Request Filed: 3.24.21 Request Accepted by: _____

REQUEST

Postpone

Please postpone the above application(s) until:

May 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:

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: David Harbin

PLEASE PRINT

Name: DAVID HARBIN BHNIP

Address: 4334 Papermill dr

City: KNOXVILLE State: TN zip: 37909

Telephone: 865-588-6472

Fax: 865-588-6473

E-mail: harbin@bhn-p.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

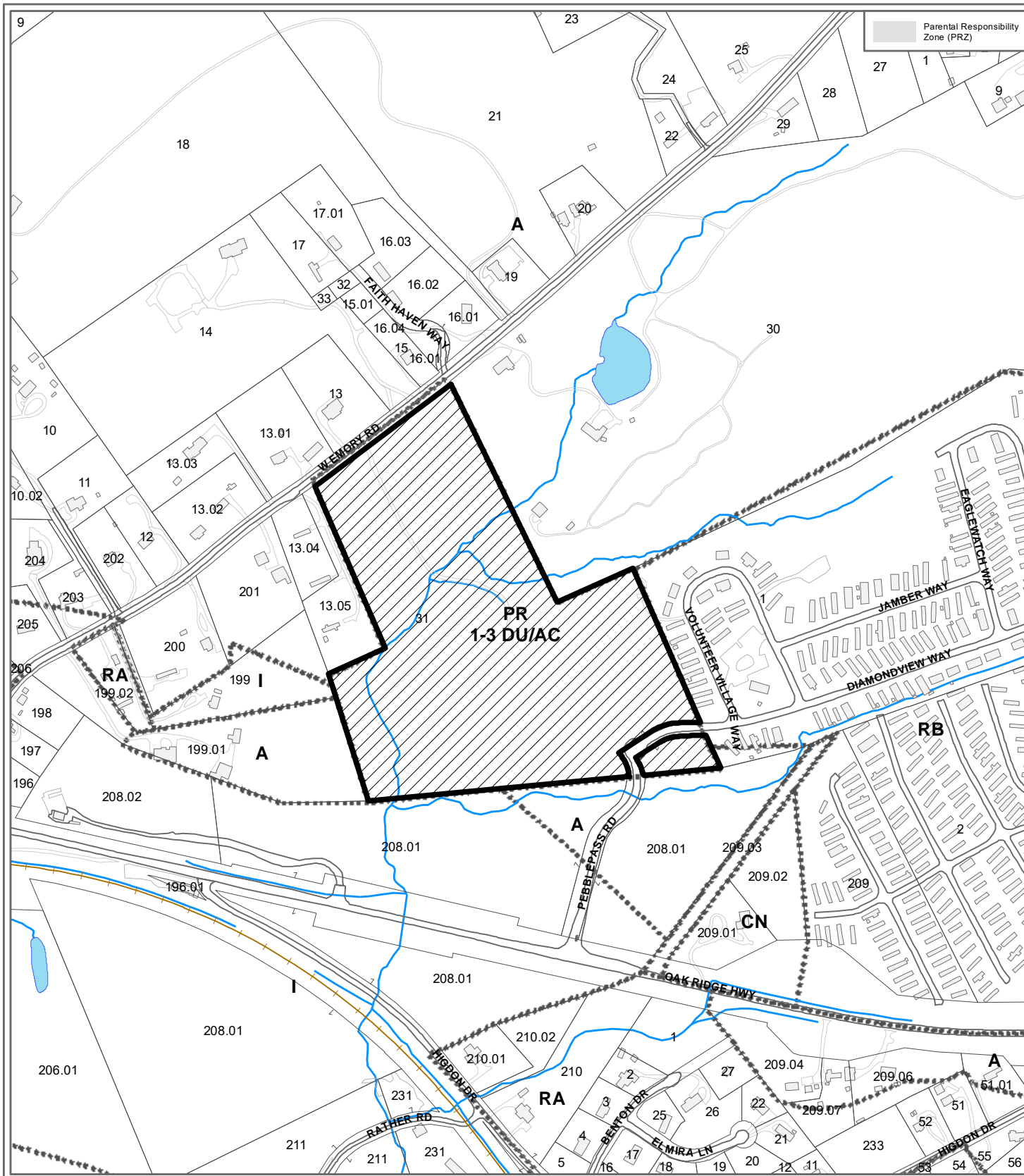
Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

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.



**4-SI-21-C / 4-H-21-UR
CONCEPT PLAN/USE ON REVIEW**



Detached residential subdivision in PR (Planned Residential)

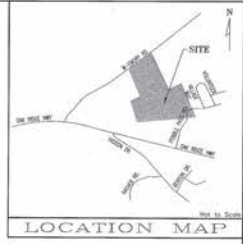
Original Print Date: 3/10/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: M & M Partners / Wallace McClure
M & M Partners - Pebblepass Lane

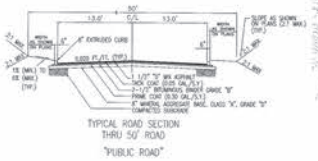
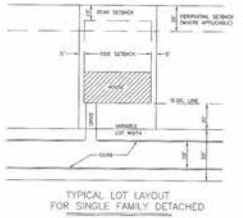
Map No: 76

Jurisdiction: County





- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 30" DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF EXTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 29.31 ACRES SUBDIVIDED INTO 82 SINGLE FAMILY DETACHED LOTS AND 4 COMMON AREAS CONTAINING 5.77 ACRES.
 5. THIS PROPERTY IS ZONED PR AT 3 UNITS PER ACRE.
 6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
 7. UTILITIES:
 NORTH WEST KNOX UTILITY DISTRICT
 SOUTHWEST KNOX UTILITY DISTRICT
 ELECTRIC: KNOXVILLE UTILITIES BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: BELLSOUTH
 8. BOUNDARY SURVEY BY OTHERS.
 9. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 30' BUFFER AREA SURROUNDING THE SHIMULES.
 10. VARIANCES APPROVED BY KNOXVILLE KNOX COUNTY PLANNING AT THE MAY 13, 2021 MEETING ARE AS FOLLOWS:
 a. TANGENT LENGTH BETWEEN REVERSE CURVES FROM 50' TO 25'; STA. 0+45 TO STA. 1+10; ROAD "B"
 b. VERTICAL CURVE LENGTH FROM 150' TO 80' (X VALLEY FROM 25 TO 15) AT STA. 7+00 ROAD "C"
 11. ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOXVILLE KNOX COUNTY PLANNING AT THE MAY 13, 2021 MEETING ARE AS FOLLOWS:
 12. ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AT THE MAY 13, 2021 MEETING ARE AS FOLLOWS:
 ROADWAY GRADES AT INTERSECTIONS BETWEEN 1 AND 3 PERCENT.
 13. GEOTECHNICAL ENGINEER SHALL VERIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 14. BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: 20'
 REAR: 5'
 SIDE: 10'
 (A 30' PERIMETER SETBACK SUPERSEDES ALL OTHER SETBACKS)
 15. 500' TO ROAD: SETBACK TO PROVIDE ACCESS TO ADJACENT LANDS.
 16. 15.07 ACRES IS WITHIN THE HILL SIDE PROTECTION AREA OF WHICH 8.64 ACRES WILL BE GRADED.



Planning
 File No.: **4-SI-21-C / 4-H-21-UR**
 Date submitted: **3/24/2021**
 These plans have not been reviewed by Planning Staff and may not be finalized.



DEVELOPER:
 M & M PARTNERS
 WALLACE McCULLURE, JR., TRUSTEE
 114 DUNWOOD RD.
 KNOXVILLE, TN 37922
 PHONE: (865) 693-3000

CERTIFICATION OF CONCEPT PLAN:
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING IN THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING INFORMATION, SPECIFICATIONS AND CONDITIONS SUBMITTED TO THE KNOXVILLE PLANNING COMMISSION ARE CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I AM NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO ANY OTHER PARTY.
 REGISTERED ENGINEER: **David B. Harbin**
 TENNESSEE LICENSE NO.: **101812S**

4-SA-21-C/4-A-21-UR

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PATTERSON DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 bh@batson-himes.com

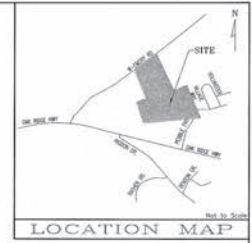
DESIGNED	DBH								
DRAWN	CJS								
CHECKED	DBH	1	3/24/21	KNOXVILLE/KNOX COUNTY PLANNING COMMENTS	APPR	IND	DATE	REVISION	APPR

SCALE
 HORIZONTAL: 1" = 100'
 VERTICAL: 2" INTERVAL
 DATE
 03/22/21

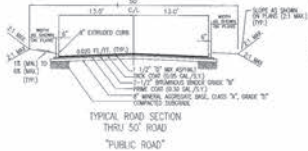
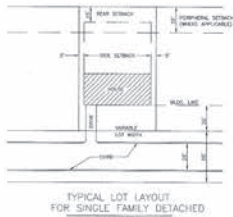


CONCEPT & DEVELOPMENT PLAN FOR
M & M PARTNERS - PEBBLEPASS LANE
 TAX MAP 76 PARCEL 31
 DISTRICT 6, KNOX COUNTY, TENNESSEE

25287-SP
 SHEET 1 OF 3 SHEETS
 9/3/2020 10:25:27 AM



- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE, UTILITY AND CONSTRUCTION EASEMENT EXISTS AROUND ALL EXISTING LOT LINES AND ROAD LINES ON EACH SIDE OF EXISTING ROAD LINES.
 3. A 10' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS NOTED.
 4. THE PROPERTY COVERS APPROXIMATELY 28.31 ACRES SUBDIVIDED INTO 80 SINGLE FAMILY DETACHED LOTS AND 5 COMMON AREAS CONTAINING 3.50 ACRES.
 5. THIS PROPERTY IS ZONED R1 AT 3 UNITS PER ACRE.
 6. ALL ROAD PROFILES ARE BASED ON KNOXVILLE/KNOX COUNTY US CONDITIONS.
 7. UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: KNOXVILLE UTILITIES BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: BELLSOUTH
 8. BOUNDARY SURVEY BY OTHERS.
 9. A GEOTECHNICAL REPORT WILL BE REQUIRED FOR ANY FOUNDATION DESIRED WITHIN THE 50' BUFFER AREA SURROUNDING THE DRIVEWAYS.
 10. NO VARIANCES REQUIRED.
 11. ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOXVILLE KNOX COUNTY PLANNING AS THE APRIL 6, 2021 MEETING ARE AS FOLLOWS:
A. HORIZONTAL CURVE RADII FROM 250' TO 150' AT STA. 6+30 ROAD "C"
B. HORIZONTAL CURVE RADII FROM 250' TO 100' AT STA. 7+25 ROAD "C"
C. HORIZONTAL CURVE RADII FROM 250' TO 100' AT STA. 10+75 ROAD "C"
 12. ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AS THE APRIL 6, 2021 MEETING ARE AS FOLLOWS:
ROADWAY GRADES AT INTERSECTIONS BETWEEN 1 AND 3 PERCENT.
 13. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 14. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 20'
SIDE: 5'
REAR: 15'
(A 50' PERIPHERAL SETBACK SUPERSEDES ALL OTHER SETBACKS).



Planning
 File No.: 4-SI-21-C / 4-H-21-UR
 Date submitted: 3/24/2021
 These plans have not been reviewed by Planning Staff and may not be finalized.



DEVELOPER:
 M & M PARTNERS
 WALLACE MACLEURE, JR., TRUSTEE
 114 DUNWOOD RD.
 KNOXVILLE, TN 37922
 PHONE: (865) 693-3000

CERTIFICATION OF CONCEPT PLAN:
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HAVE REVIEWED AND APPROVED THE CONCEPT PLAN AND ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATORY CODE AS APPLICABLE TO THIS PROJECT AND STIPULATED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.
 REGISTERED ENGINEER: *David Bell*
 TENNESSEE CERTIFICATE NO. 1DL26

4-SA-21-C/4-A-21-UR

BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 1434 PATTERSON DRIVE
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 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 www.bhn.com

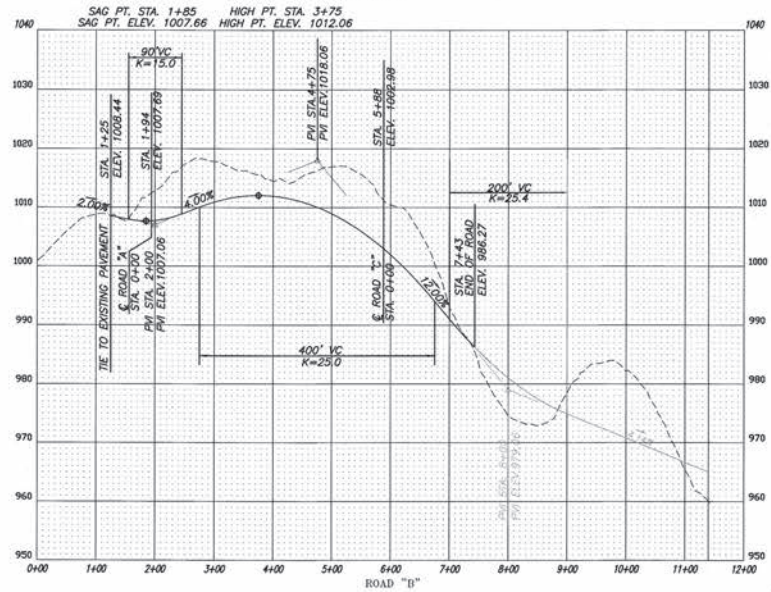
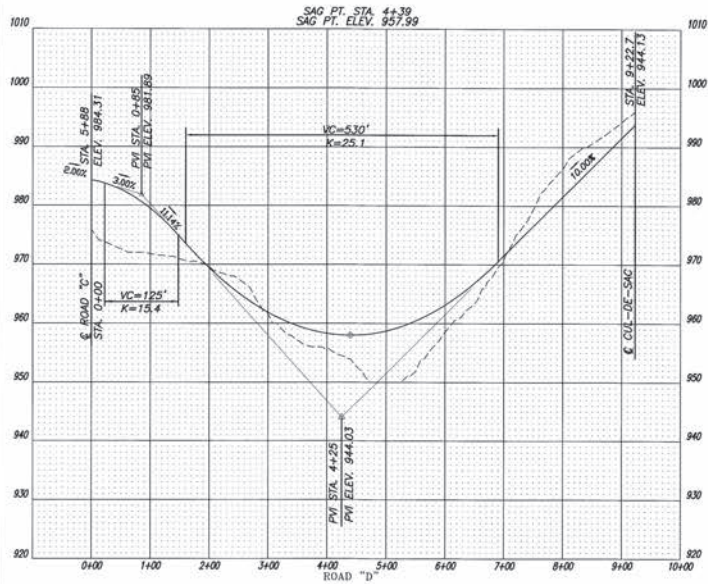
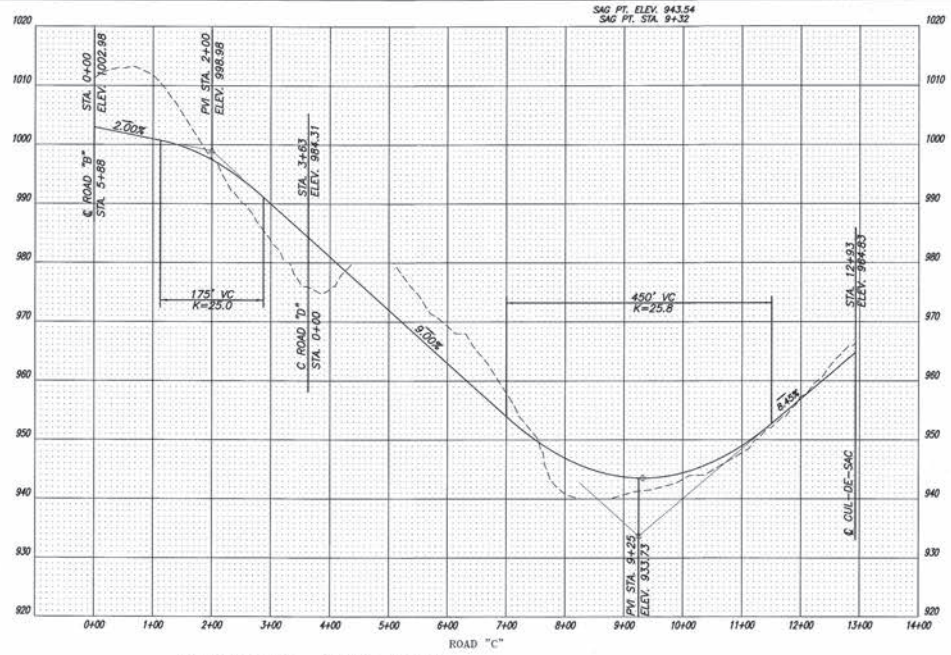
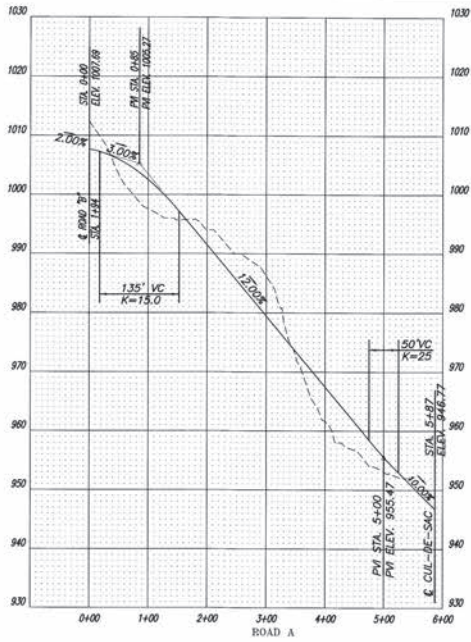
DESIGNED	DBH	DATE	REVISION
DRAWN	CJS		
CHECKED	DBH	3/24/21	KNOXVILLE/KNOX COUNTY PLANNING COMMENTS
		NO. DATE	REVISION

SCALE
 HORIZONTAL: 1" = 100'
 VERTICAL: 2" INTERVAL

DATE
 03/22/21

CONCEPT GRADING PLAN FOR
M & M PARTERS - PEBBLEPANE LANE
 TAX MAP 76 PARCEL 31
 DISTRICT 6, KNOX COUNTY, TENNESSEE

25287-GP
 SHEET 2 OF 3 SHEET(S)
 0:\25287\25287.DWG



File No.: 4-SI-21-C / 4-H-21-UR

Date submitted: 3/24/2021

These plans have not been reviewed by Planning Staff and may not be finalized.

DEVELOPER:
M & M PARTNERS
WILLACE MCCLURE, JR., TRUSTEE
114 DUNWOOD RD.
KNOXVILLE, TN 37922
PHONE: (865) 693-3000



4-SA-21-C/4-A-21-UR

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
424 PROFESSIONAL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-8472
FAX: (865) 588-6473
emg@bhn-p.com

DESIGNED	DBH	DATE	NO.	REVISION	APPR.	NO.	DATE
DRAWN	CJS						
CHECKED	DBH	3/22/21	1	KNOXVILLE/KNOX COUNTY PLANNING COMMENTS			

SCALE	HORIZONTAL: 1" = 100'
	VERTICAL: 10' INTERVAL
DATE	03/22/2021

ROAD PROFILES FOR
M & M PARTERS- PEBBLEPASS LANE
TAX MAP 76 PARCEL 31
DISTRICT 6, KNOX COUNTY, TENNESSEE

25287-RP
SHEET 3 OF 3 SHEET(S)

0:\25287\25287.dwg



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

M&M Partners Co Wallace McClure
 Applicant Name

Owner
 Affiliation

Feb. 22, 2021
 Date Filed

April 8, 2021
 Meeting Date (if applicable)

File Number(s)
4-SI-21-C
4-H-21-UR

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

David Harbin
 Name

Batson Himes Norvell, Inc
 Company

4334 Papermill Drive
 Address

Knoxville
 City

TN
 State

37909
 ZIP

588-6472
 Phone

harbin@bhn-p.com
 Email

CURRENT PROPERTY INFO

Wallace McClure
 Owner Name (if different)

114 Duwood Rd
 Owner Address

Knoxville TN 37922 693-3000
 Owner Phone

9922 W. Emory Road
 Property Address

Map 76 Parcel 31
 Parcel ID

STAFF USE ONLY

South side of West Emory Road, Due East of Oak Ridge Highway

27.98

General Location

Tract Size

6th

PR 1-3 du/ac

Jurisdiction (specify district above)

- City
- County

Zoning District

Northwest County

RR

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

AgForVac

N

West Knox

West Knox

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

Home Occupation (specify) _____
 Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name M&M Partners - Pebbles Lane
Related Rezoning File Number

Unit / Phase Number _____
 Combine Parcels
 Divide Parcel
 Total Number of Lots Created 78

Other (specify) _____
 Attachments / Additional Requirements

ZONING REQUEST

Zoning Change _____
 Pending Plat File Number
 Proposed Zoning _____

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
108	2,840.00	
Fee 2		
Fee 3		
		2,840.00

AUTHORIZATION

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

David Hahn
 Applicant Signature

David Hahn
 Please Print

2/22/21
 Date

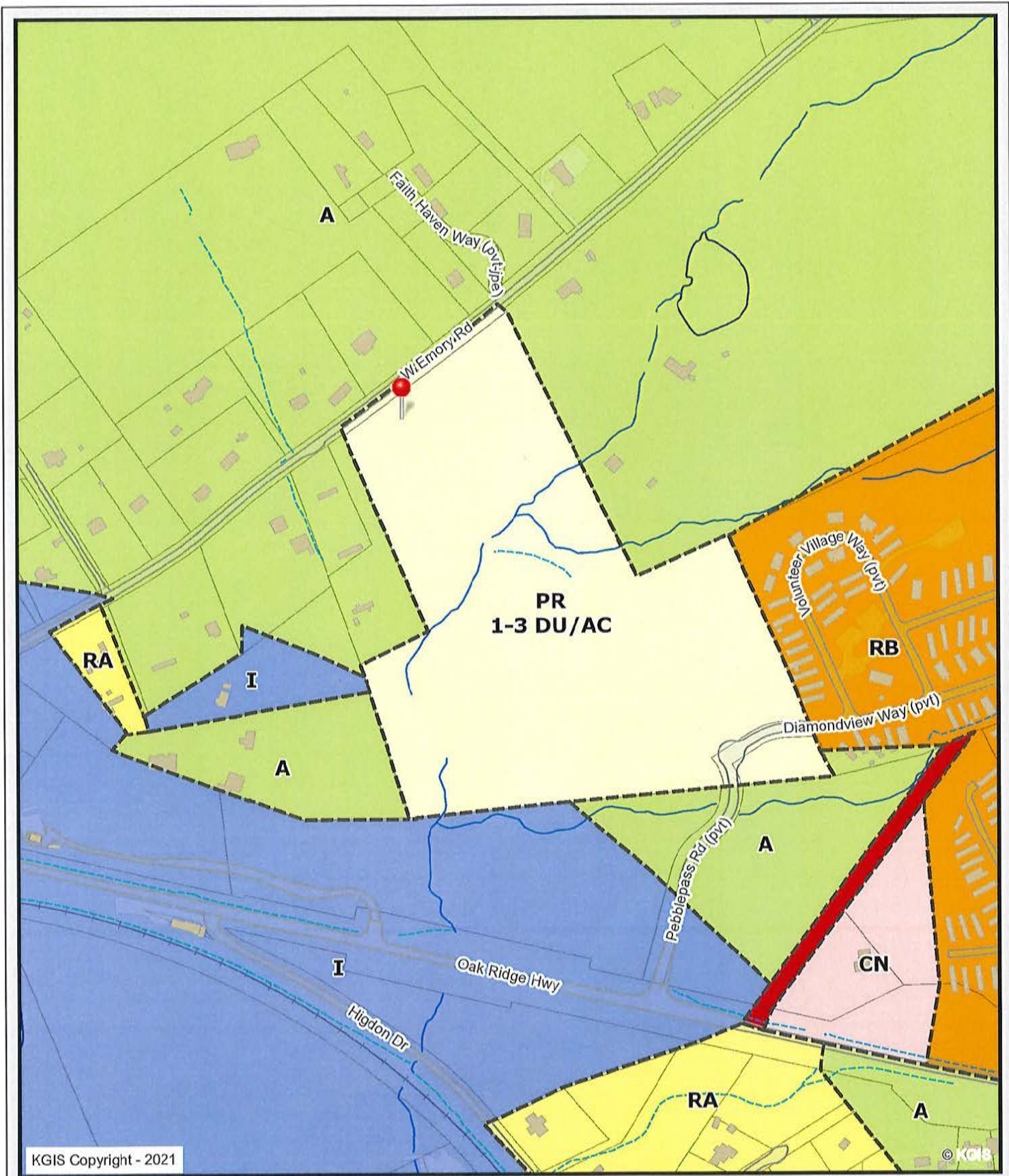
588-6472
 Phone Number

hahn@john-p.com
 Email

Marc Payne
 Please Print

2/24/2021
 Date

[Signature]
 Staff Signature



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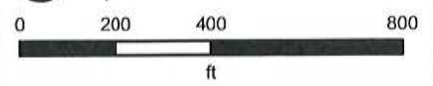
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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