

# SUBDIVISION REPORT - CONCEPT

|                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |           |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-----------|
| ▶ FILE #:                         | 4-SC-21-C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | AGENDA ITEM #:                   | 22        |
| POSTPONEMENT(S):                  | 4/8/2021-7/8/2021                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | AGENDA DATE:                     | 8/12/2021 |
| ▶ SUBDIVISION:                    | NICKLE ROAD SUBDIVISION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |           |
| ▶ APPLICANT/DEVELOPER:            | CHRIS SHARP, PE. / URBAN ENGINEERING                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                  |           |
| OWNER(S):                         | BLD Properties, LLC                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                  |           |
| <hr/>                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |           |
| TAX IDENTIFICATION:               | 79 E B 005                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <a href="#">View map on KGIS</a> |           |
| 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 acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                  |           |
| <hr/>                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |           |
| ▶ 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: Residences, vacant land -- AG (General Agricultural), RN-1 (Single-Family Residential Neighborhood), and HP (Hillside Protection Overlay)<br>South: Residences -- RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay)<br>East: Agricultural land, residence -- AG (General Agricultural) and HP (Hillside Protection Overlay)<br>West: Residences -- RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay)                                                                          |                                  |           |
| <hr/>                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                  |           |
| ▶ NUMBER OF LOTS:                 | 18                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |           |
| SURVEYOR/ENGINEER:                | Urban Engineering                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |           |
| ACCESSIBILITY:                    | Access is via Nickle Rd, a local road with 14-18ft of pavement width within 50ft of right-of-way.                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |           |
| ▶ SUBDIVISION VARIANCES REQUIRED: | 1) REDUCE THE TANGENT BETWEEN REVERSE CURVES FROM 50-FT TO 1-FT BETWEEN STATIONS 0+73.69 AND 0+74.65.<br>2) REDUCE THE TANGENT BETWEEN BROKEN BACK CURVES FROM 150-FT TO 81-FT BETWEEN STATIONS 1+25.28 AND 2+07.11.<br>3) REDUCE THE TANGENT BETWEEN REVERSE CURVES FROM 50-FT TO 37-FT BETWEEN STATIONS 2+73.96 AND 3+11.61.<br>4) REDUCE THE TANGENT BETWEEN BROKEN BACK CURVES FROM 150-FT TO 3-FT BETWEEN STATIONS 3+73.44 AND 3+76.61.<br>5) REDUCE THE TANGENT BETWEEN REVERSE CURVES FROM 50-FT TO 16-FT BETWEEN STATIONS 4+88.13 AND 5+04.80. |                                  |           |

## STAFF RECOMMENDATION:

- **Approve variances 1-5 because the site conditions restrict compliance with the Subdivision Regulations and the proposed variances will not create a traffic hazard.**

### **Approve the concept plan subject to 8 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Establishing sight distance easements and identifying driveway locations for lots with these easements during design plan review, as required by the Knoxville Department of Engineering. The easements and driveway locations shall be shown on the final plat.
4. Meeting all applicable requirements of the Knoxville Department of Engineering, including but not limited to the roadway design meeting the applicable AASHTO standards and for the installation of the proposed speed humps.
5. Meeting the land disturbance limitations of the HP (Hillside Protection Overlay) zone district and adding the disturbance limitation line on the final plat(s) for the subdivision, as shown on the Concept Plan. Adjustments to the disturbance limitation line can be reviewed and approved by Planning Commission staff provided the overall development does not exceed the maximum allowed land disturbance.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities, required landscaping, and drainage facilities.
7. Placing a note on the final plat that all lots will have access only to the internal street system.
8. Submitting the certification of design plan approval form to Planning staff as required by the Knoxville-Knox County Subdivision Regulations prior to final plat approval.

## COMMENTS:

This proposal is for an 18-lot residential subdivision on this 9.0-acre tract at a density of 2 du/ac. The development includes 3.82 acres of common area, most of which is located on the south side of the property where the steepest slopes are located, and TVA and KUB powerline easements. The property is zoned RN-2 (Single-Family Residential Neighborhood) / HP (Hillside Protection Overlay) district. The RN-2 zone requires a minimum lot size of 5,000 sqft and the proposed lot sizes range from approximately 6,300 to 14,500 sqft.

The proposed public roads are designed to a 25 MPH speed limit with speed humps to limit vehicles to the design speed. The road design also features several curves which to help reduce vehicle speeds. The road curves will require several variances for separation (tangents) between the curves. Staff is recommending approval of these variances because they will not create a traffic hazard on a street with the proposed design speed.

The entire 9-acre property is within the HP (Hillside Protection Overlay) zone, except for .04 acres on the southern portion of the property. The maximum disturbance allowed is 6.5 acres, and this is for the grading required to install the infrastructure and the house lots, and post-construction once the properties are sold. The preliminary grading plan (Sheet C-2) has a dark dashed line that is the maximum limits of disturbance, which is an allocation of the entire 6.5 acres of allowed disturbance across the entire development. The actual disturbance required for the installation of infrastructure and grading for the lots will be approximately 5.1 acres. It is necessary to show the maximum limits of disturbance because each lot must be allocated a certain amount of land disturbance which will be shown on the final plat. This is so the entire development stays in compliance with the HP overlay standards over time.

ESTIMATED TRAFFIC IMPACT: 215 (average daily vehicle trips)

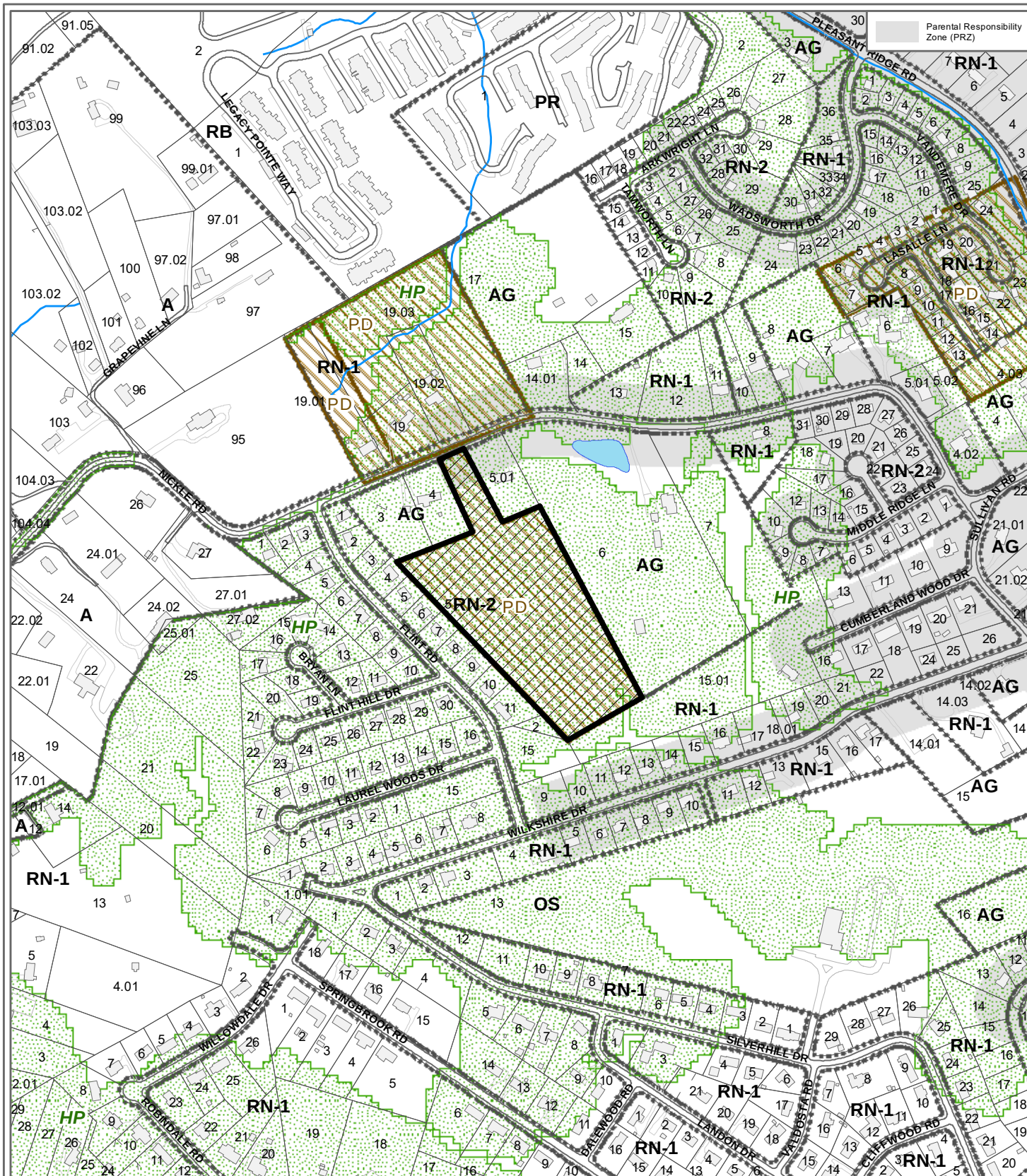
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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**



Approval of Concept Plan

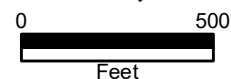
Original Print Date: 3/10/2021  
 Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Subdivision: Nickle Road Subdivision

Map No: 79

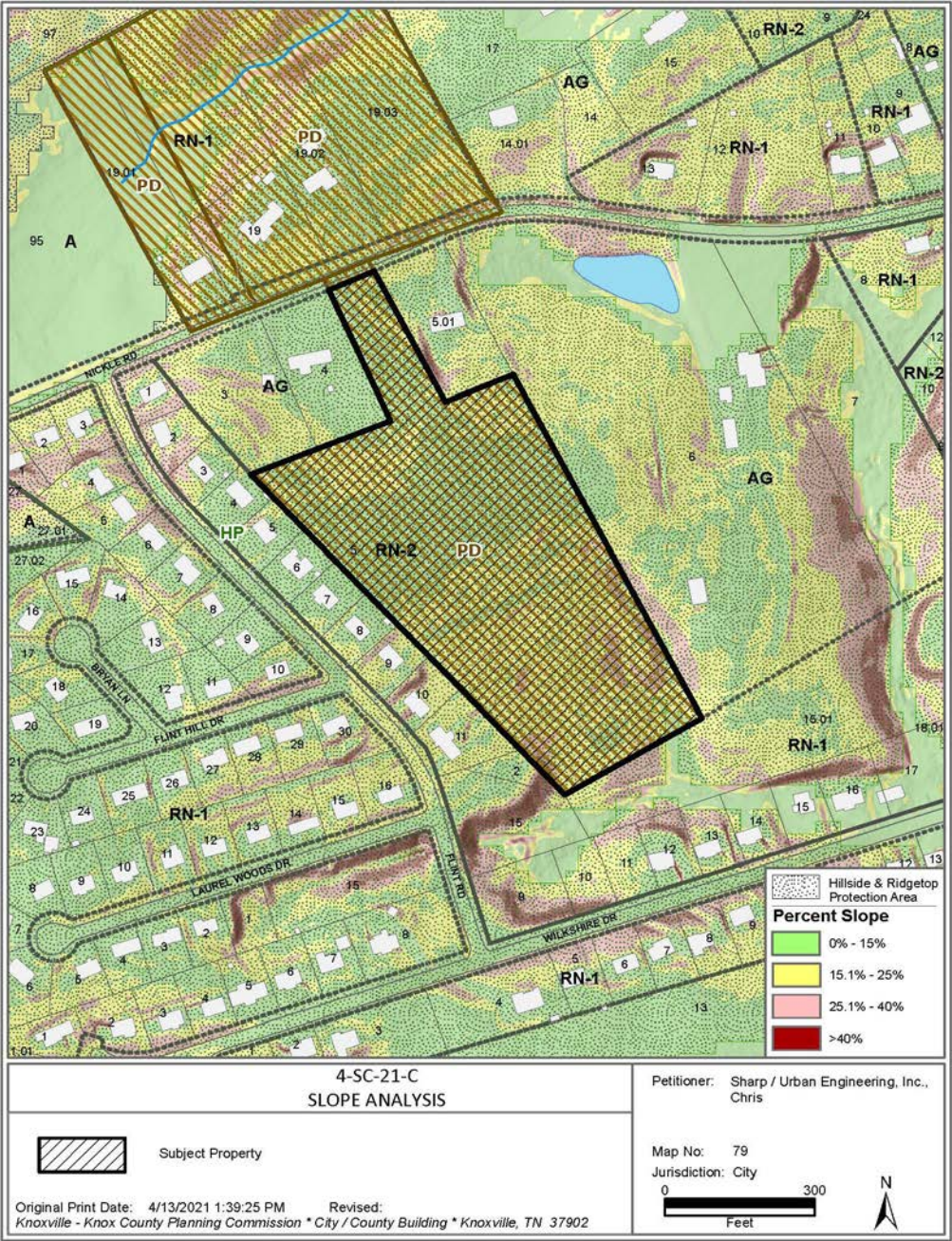
Jurisdiction: City





| CATEGORY                                                                    | ACRES | RECOMMENDED LAND DISTURBANCE FACTOR | ACRES OF DISTURBANCE |
|-----------------------------------------------------------------------------|-------|-------------------------------------|----------------------|
| Non-Hillside                                                                | 0.04  | N/A                                 | 0.0                  |
| 0-15% Slope                                                                 | 4.30  | 1.00                                | 4.3                  |
| 15-25% Slope                                                                | 4.21  | 0.50                                | 2.1                  |
| 25-40% Slope                                                                | 0.51  | 0.20                                | 0.1                  |
| Greater than 40% Slope                                                      | 0.01  | 0.10                                | 0.0                  |
| Ridgetops                                                                   | 0     |                                     | 0.0                  |
| Maximum Land Disturbance Guideline<br>(Hillside & Ridgetop Protection Plan) | 9.03  |                                     | 6.5                  |
| Proposed Land Disturbance<br>(Applicant)                                    |       |                                     | 6.5 *                |

\* The actual disturbance to install the road infrastructure and grade for the lots is approximately 5.1 acres. The applicant has allocated the remaining disturbance to the residential lots. See the Preliminary Grading Plan, sheet C-2.

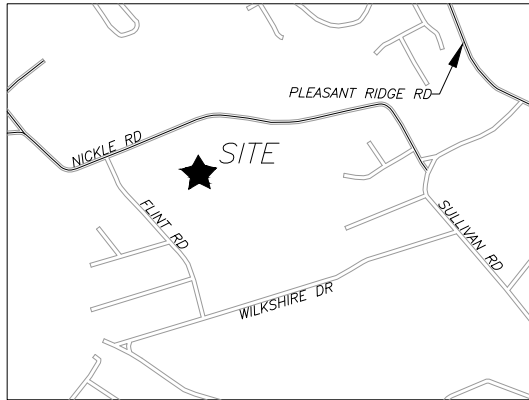


CONCEPT/USE ON REVIEW

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 B, PARCEL 5



LOCATION MAP

OWNER:  
BLD PROPERTIES LLC  
916 GETTYSVUE 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<br>STANDARDS AND SPECIFICATIONS |

## SHEET INDEX

| TITLE                    | SHEET |
|--------------------------|-------|
| TITLE SHEET              | C-0   |
| CONCEPT PLAN             | C-1   |
| PRELIMINARY GRADING PLAN | C-2   |
| ROAD PROFILES            | C-3   |

4-SC-21-C  
7/28/2021

MPC FILE# 4-SC-21-C

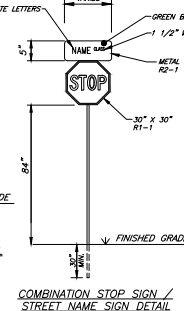
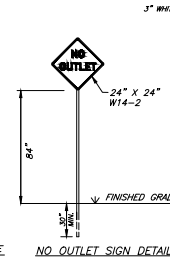
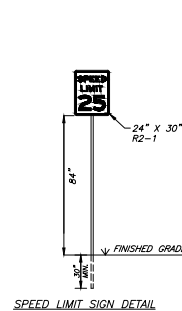
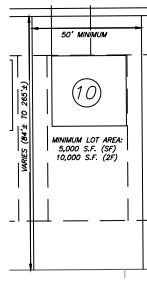
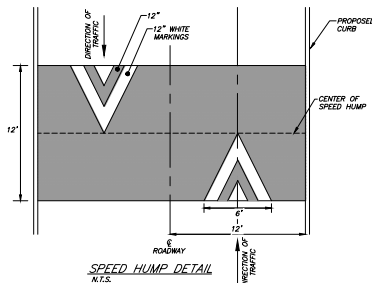
|           |         |             |
|-----------|---------|-------------|
|           |         |             |
|           |         |             |
|           |         |             |
|           |         |             |
|           |         |             |
|           |         |             |
|           |         |             |
|           |         |             |
|           |         |             |
| 2         | 7/19/21 | SUBMITTAL 2 |
| ISSUE NO. | DATE    | DESCRIPTION |

SHEET C-0 - 1 OF 4



| LOT #  | LOT AREA      |
|--------|---------------|
| LOT 1  | 6,579.7 S.F.  |
| LOT 2  | 7,544.7 S.F.  |
| LOT 3  | 7,833.5 S.F.  |
| LOT 4  | 13,587.5 S.F. |
| LOT 5  | 6,712.4 S.F.  |
| LOT 6  | 9,823.8 S.F.  |
| LOT 7  | 7,156.6 S.F.  |
| LOT 8  | 9,333.7 S.F.  |
| LOT 9  | 7,735.3 S.F.  |
| LOT 10 | 7,245.5 S.F.  |
| LOT 11 | 7,004.6 S.F.  |
| LOT 12 | 11,814.6 S.F. |
| LOT 13 | 7,798.7 S.F.  |
| LOT 14 | 6,316.9 S.F.  |
| LOT 15 | 10,716.8 S.F. |
| LOT 16 | 12,782.5 S.F. |
| LOT 17 | 14,587.2 S.F. |
| LOT 18 | 11,613.0 S.F. |

- SPEED HUMP NOTES:**
- 1) SPEED HUMPS SHALL MEET THE REQUIREMENTS OF NACTO'S UPDATED GUIDELINES FOR THE DESIGN & APPLICATION OF SPEED HUMPS.
  - 2) SLOPES SHALL NOT EXCEED 1:10 OR BE LESS STEEP THAN 1:25.
  - 3) SIDE SLOPES ON TAPERS SHOULD BE NO GREATER THAN 1:5.
  - 4) THE VERTICAL CURVE SHOULD BE NO MORE THAN 4 QUARTER-INCH PER FOOT.
  - 5) SPEED HUMP SHALL BE ACCOMPANIED BY A SIGN WARNING DRIVERS OF THE UPCOMING DEVICE (LIMITED W17-1).



#### SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED "RN-2" SINGLE-FAMILY RESIDENTIAL NEIGHBORHOOD ZONING DISTRICT.
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 CONTRACTOR 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 IRIGATION 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'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 9.0 ACRES.
6. THE DEVELOPMENT PROPOSES 18 UNITS (2.0 UNITS PER ACRE).
7. PROPOSED COMMON AREA = 3.564 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 AREAS.
10. SEE DETAIL, THIS SHEET FOR CURVE SECTION, INTERNAL STREETS.
11. THE MINIMUM RADIUS OF CURVATURE IS 167'.

| RN-2 DIMENSIONAL STANDARDS TABLE |                                                                               |
|----------------------------------|-------------------------------------------------------------------------------|
| MINIMUM LOT AREA                 | SF: 5,000 S.F.<br>SF: 10,000 S.F.<br>NONRESIDENTIAL: 10,000 S.F.              |
| MAXIMUM LOT AREA                 | N/A                                                                           |
| MINIMUM LOT WIDTH                | 50'                                                                           |
| MAXIMUM BUILDING HEIGHT          | 25'                                                                           |
| MAXIMUM BUILDING COVERAGE        | 30%                                                                           |
| MAXIMUM IMPERVIOUS SURFACE       | 40%<br>NONRESIDENTIAL: 50%                                                    |
| MINIMUM FRONT SETBACK            | 20', OR THE AVERAGE OF BLOCKFACE, WHICHEVER IS LESS, IN NO CASE LESS THAN 10' |
| MINIMUM INTERIOR SIDE SETBACK    | 5' OR 15% OF LOT WIDTH, WHICHEVER IS LESS, IN NO CASE LESS THAN 15' COMBINED  |
| MINIMUM CORNER SIDE SETBACK      | NONRESIDENTIAL: 20'                                                           |
| MINIMUM REAR SETBACK             | 25'                                                                           |

| HP OVERLAY - DISTURBED AREA TABLE |                    |            |
|-----------------------------------|--------------------|------------|
| WITHIN HP OVERLAY                 | OUTSIDE HP OVERLAY | TOTAL SITE |
| DISTURBED AREA                    | 6.5 ACRES          | 0 ACRES    |
| UNDISTURBED AREA                  | 2.5 ACRES          | 0 ACRES    |
|                                   |                    | 2.5 ACRES  |

Revised: 8/5/2021

MPC FILE# 4-SC-21-C

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 B PARCEL 5  
SCALE: 1"=50'  
FEBRUARY 22, 2021

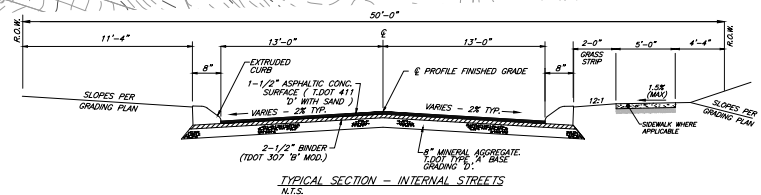
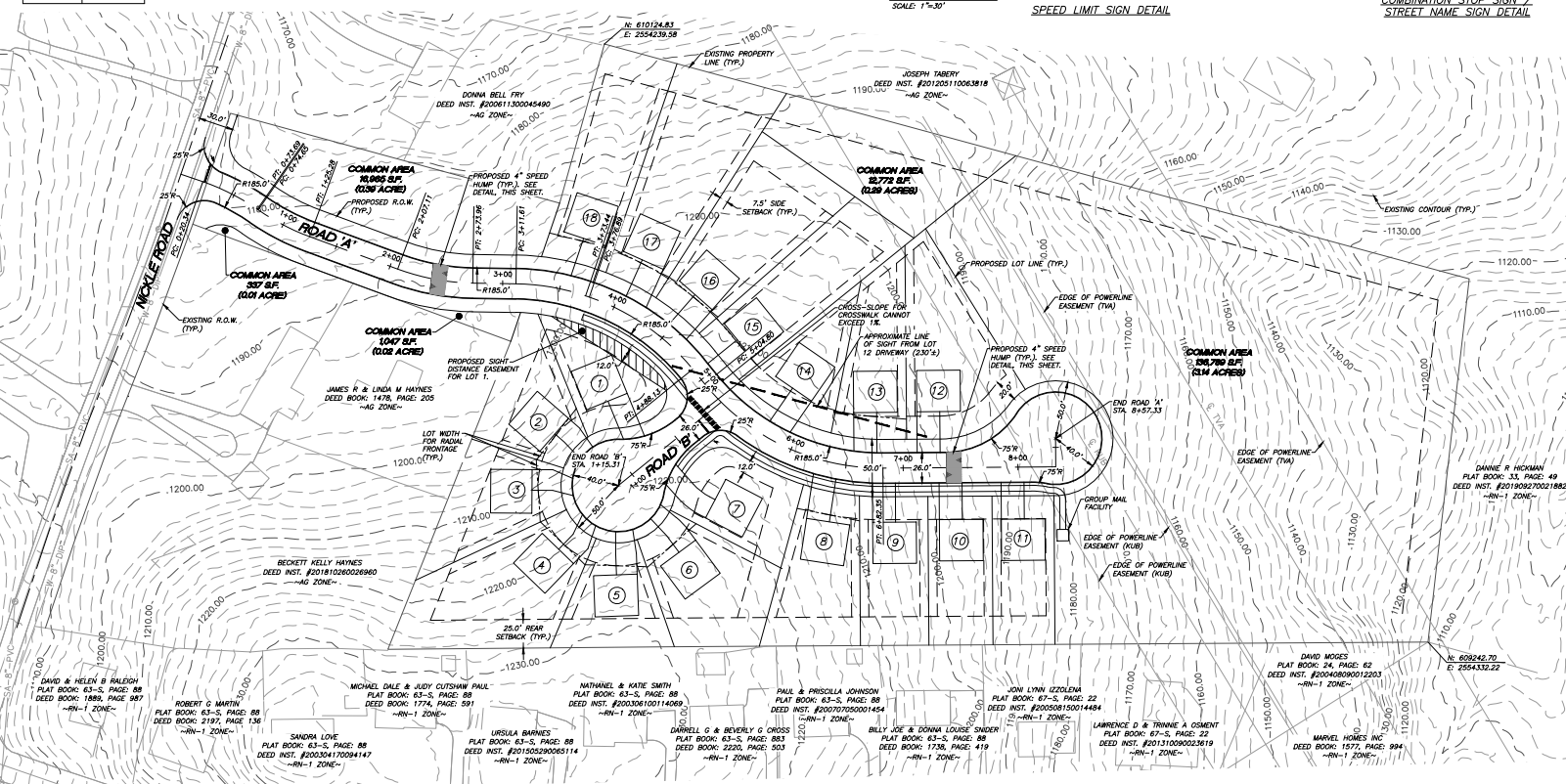
OWNER / DEVELOPER: BLD PROPERTIES LLC  
916 GETTYSBURG DRIVE  
KNOXVILLE, TN 37922  
(615) 369-5050

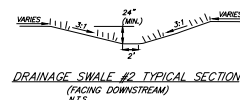
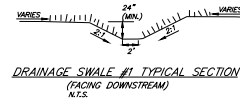
URBAN ENGINEERING, INC.  
11852 KINGSTON PIKE  
FARRAGUT, TENNESSEE 37922  
(865) 966-1924

DWG. NO. 2003001

| REVISION | DATE    | DESCRIPTION                      | BY |
|----------|---------|----------------------------------|----|
| 2        | 8/5/21  | GENERAL REVISIONS                | BS |
| 1        | 7/19/21 | REVISED PER MPC AND CON COMMENTS | BS |

REFERENCE:  
DEED INST. 20080420080793





LOCATION MAP  
N.T.S.

#### GRADING PLAN NOTES:

1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF HOUSE AND STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER PIPES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. CONTRACTOR SHALL NOTIFY ALL WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TERN 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 SEQUENCED AND COMPLETED IN ACCORDANCE WITH THE SWEEP AND RELATED PERMITS ISSUED BY TDEC.
4. CLEAR AND GRUB PER SPEC. REMOVE TREES, BRUSH, DEBRIS, AND STUMPS FROM THE WORK AREA. REMOVE ALL BUILDINGS, DRIVES, CROSS FENCES, AND MISCELLANEOUS EQUIPMENT.
5. STRIP AND STOCKPILE TOPSOIL NEEDED FOR RESEEDING AND SEEDING. SURROUNDING TOPSOIL PILE WITH SILT FENCE. STRIP BALES, TEMPORARY SEEDING OR ADDITIONAL MEASURES AS NEEDED TO PREVENT EROSION/SEEDMORTALITY.
6. AFTER STRIPPING AND REMOVAL, PROOF ROLL ENTIRE DISTURBED AREA WITH TAMPING TRUCK FULLY LOADED WITH EARTH. REMOVE ANY AREAS WHICH ARE NOT ON YELLOW UNDER LANE AND REPLACE WITH NEW MATERIAL. PROJECT SPECIFICATIONS ARE ENCOUNTERED.
7. IF UNSUITABLE SUBGRADE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND REPLACEMENT WITH APPROVED MATERIAL. FROM UNDER OR AROUND OFFICE BOUNDARY AREA. UNSUITABLE MATERIALS ARE THOSE CLASSIFIED AS M1, C1, O1, L1, AND P1 IN ACCORDANCE WITH THE UNITED SOIL CLASSIFICATION SYSTEM.
8. COMPACTION REQUIREMENTS ARE SUMMARIZED AS FOLLOWS: (PLACE IN 6" LIFTS)
  - a. TOP 24 INCHES OF SUBGRADE UNDER PAVED AREAS 100 PERCENT STANDARD PROCTOR.
  - b. UNDER 24 INCHES OF SUBGRADE UNDER PAVED AREAS 95 PERCENT STANDARD PROCTOR.
9. ALL FINISHED YARD AREAS SHALL HAVE A MINIMUM 4 INCHES OF TOPSOIL. YARD FINISHED GRASS SHALL BE AFTER PLACEMENT OF A POWER TOPSOIL. ALL FINISHED YARD SURFACES SHALL BE RAPIDLY AND UNIFORM GRASS. FREE FROM IRREGULARITIES AND SHALL BE FULLY FUNCTIONAL TO PROVIDE POSITIVE DRAINAGE AT ALL LOCATIONS.
10. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT 6.52+ ACRES.
11. PROPOSED SPOT ELEVATIONS AND PROPOSED CONTOURS ARE AFTER THE INSTALLATION OF TOPSOIL IN GRASSED AREAS, PAVING WITH DRIVES AND FLAVORS.
12. THE VERTICAL DATUM IS NAVD83.
13. TYP REINFORCEMENT MAT SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 3:1.

| HP OVERLAY - DISTURBED AREA TABLE |                   |                    |
|-----------------------------------|-------------------|--------------------|
|                                   | WITHIN HP OVERLAY | OUTSIDE HP OVERLAY |
| DISTURBED AREA                    | 6.5 ACRES         | 0 ACRES            |
| UNDISTURBED AREA                  | 2.5 ACRES         | 0 ACRES            |

#### TREE PROTECTION ORDINANCE REQUIREMENTS:

- 1) WHERE A BUILDING PERMIT FOR NEW CONSTRUCTION OR SUBDIVISION APPROVAL IS REQUIRED, A MINIMUM OF SIX (6) TREES PER ACRE SHALL BE RETAINED ON THE SITE UNLESS BECAUSE OF CUT OR FILL WORK SUCH THAT TREES CANNOT BE SAVED.
- 2) WHERE TREES CANNOT BE RETAINED PURSUANT TO THE KNOXVILLE TREE PROTECTION ORDINANCE, OR DO NOT EXIST ON THE SITE, THEY SHALL BE PROVIDED, WITHIN TWELVE (12) MONTHS OF CONSTRUCTION COMPLETION, AT THE RATE OF FIFTY (50) TREES PER ACRE WITH AT LEAST ONE-HALF (1/2) OF THE REQUIRED NUMBER BEING SPECIES CAPABLE OF ATTAINING A HEIGHT OF FIFTY (50) FEET OR MORE AT MATURITY. SUCH TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF TWO (2) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING. UNLESS AN ORNAMENTAL VARIETY, WHICH SHALL HAVE A MINIMUM TRUNK DIAMETER OF ONE AND ONE-FOURTH (1 1/4) INCHES AT SIX (6) INCHES ABOVE GROUND AT PLANTING.

Revised: 8/5/2021

MPC FILE# 4-SC-21-C

SHEET C-2 (SHEET 3 OF 4)

PRELIMINARY GRADING 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 B PARCEL 5  
SCALE: 1"=50' FEBRUARY 22, 2021

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

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

DWG. NO. 2003001

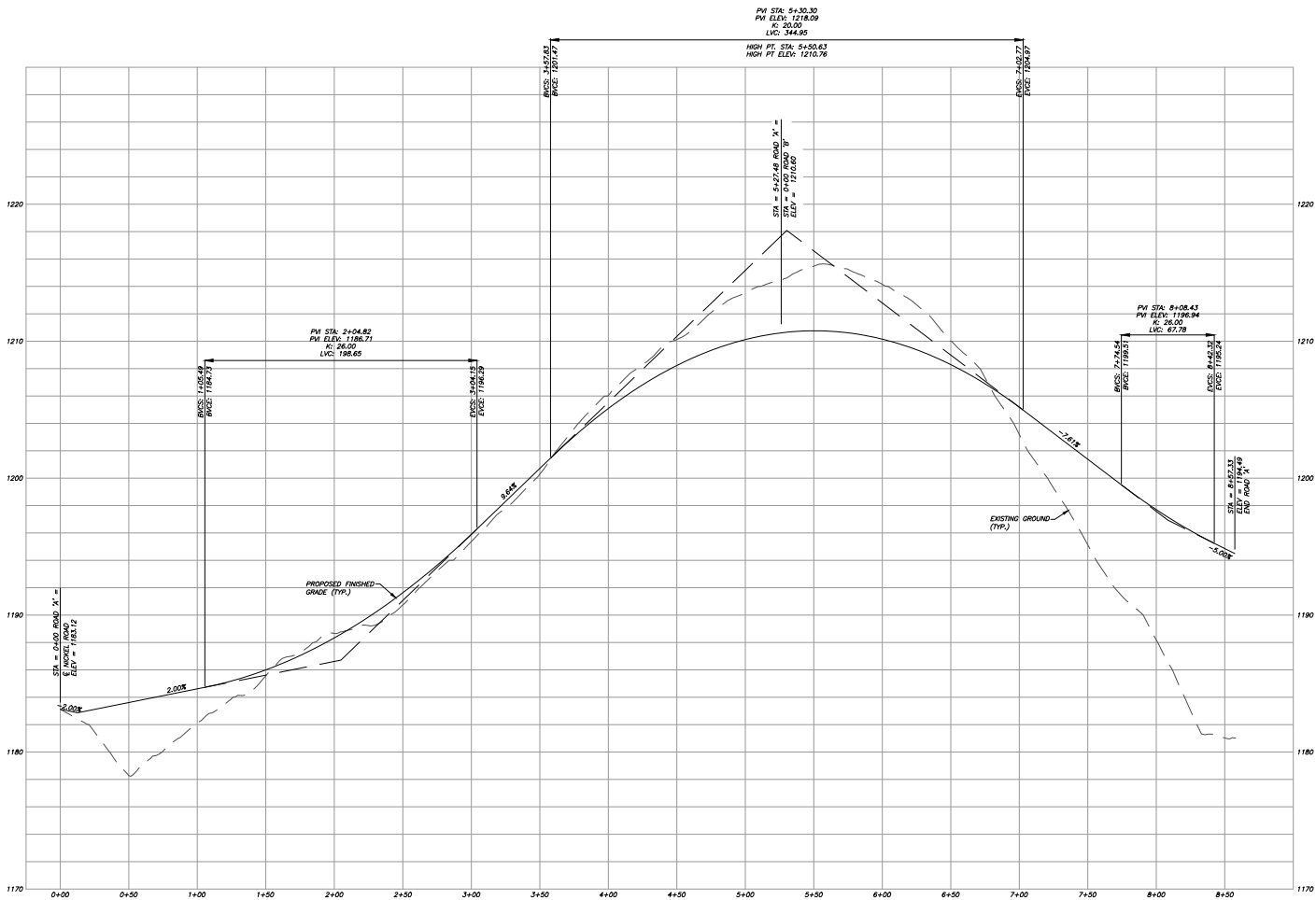
| LOT #  | ALLOWABLE DISTURBANCE |
|--------|-----------------------|
| LOT 1  | 6,980 S.F. (0.15-AC)  |
| LOT 2  | 7,480 S.F. (0.17-AC)  |
| LOT 3  | 7,740 S.F. (0.18-AC)  |
| LOT 4  | 12,680 S.F. (0.29-AC) |
| LOT 5  | 6,530 S.F. (0.15-AC)  |
| LOT 6  | 9,710 S.F. (0.22-AC)  |
| LOT 7  | 7,160 S.F. (0.16-AC)  |
| LOT 8  | 9,200 S.F. (0.21-AC)  |
| LOT 9  | 7,710 S.F. (0.18-AC)  |
| LOT 10 | 7,200 S.F. (0.17-AC)  |
| LOT 11 | 6,950 S.F. (0.16-AC)  |
| LOT 12 | 10,570 S.F. (0.24-AC) |
| LOT 13 | 7,460 S.F. (0.17-AC)  |
| LOT 14 | 6,320 S.F. (0.15-AC)  |
| LOT 15 | 10,410 S.F. (0.24-AC) |
| LOT 16 | 12,310 S.F. (0.28-AC) |
| LOT 17 | 8,910 S.F. (0.20-AC)  |
| LOT 18 | 7,690 S.F. (0.18-AC)  |

REFERENCE:  
DEED INST. 20080490080793

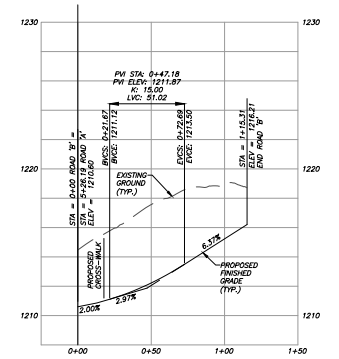
| REVISION | DATE    | DESCRIPTION                      | BY |
|----------|---------|----------------------------------|----|
| 3        | 8/5/21  | GENERAL REVISIONS                | BS |
| 2        | 8/3/21  | GENERAL REVISIONS                | BS |
| 1        | 7/19/21 | REVISED PER MPC AND CLK COMMENTS | BS |







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



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

Revised: 8/5/2021

MPC FILE# 4-SC-21-C

SHEET C-3 (SHEET 4 OF 4)

|                                                                                                        |                           |
|--------------------------------------------------------------------------------------------------------|---------------------------|
| ROAD PROFILES                                                                                          |                           |
| 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 B PARCEL 5 |
| SCALE: AS NOTED                                                                                        | FEBRUARY 22, 2021         |
| OWNER / DEVELOPER: BLD PROPERTIES LLC<br>916 GETTYSBURG DRIVE<br>KNOXVILLE, TN 37922<br>(615) 369-5050 |                           |
| URBAN ENGINEERING, INC.<br>11852 KINGSTON PIKE<br>FARRAGUT, TENNESSEE 37922<br>(865) 966-1924          |                           |
| DWN: BS                                                                                                | CHK: CAS                  |
| DWG. NO. 2003001                                                                                       |                           |



REFERENCE:  
DEED INST. 20080420080783

| REVISION | DATE    | DESCRIPTION                      | BY |
|----------|---------|----------------------------------|----|
| 2        | 8/5/21  | GENERAL REVISIONS                | BS |
| 1        | 7/19/21 | REVISED PER MPC AND COK COMMENTS | BS |



# Request to Postpone • Table • Withdraw

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

Original File Number(s): 4-52-21 C

Date Scheduled for Planning Review: 7/8/2021

Date Request Filed: \_\_\_\_\_ Request Accepted by: **PAID**

## REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

8/12/21

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

**State reason for request:**

STORMWATER

**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 A. Sharp

PLEASE PRINT

Name: CHRIS SHARP

Address: 11852 KINSTON PK.

City: KNOXVILLE State: TN Zip: 37934

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.





# Request to Postpone • Table • Withdraw

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

Original File Number(s): 4-5C-21-C

Date Scheduled for Planning Review: 6/10/21

Date Request Filed: \_\_\_\_\_

Request Accepted by: \_\_\_\_\_

## REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

7/2/2021

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

**State reason for request:**

WORKING OUT STORMWATER  
ISSUES.

**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

Address: 11852 KINGSTON PK

City: KNOXVILLE State: TN Zip: 37934

Telephone: 966-1924

Fax: 315-7011

E-mail: CHARIS@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.





# Request to Postpone • Table • Withdraw

Name of Applicant: URBAN ENGINEERING

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 4-50-21-C / 5-A-21-HPA

Date Scheduled for Planning Review: 5/13/21

Date Request Filed: 4/22/21 Request Accepted by: Sherry Michienzi

## REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

6/10/21

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

WORKING ON DRAINAGE  
DETAILS

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: Christy A. Sharp

PLEASE PRINT

Name: CHRIS SHARP

Address: 11852 KINGSTON PK

City: KNOXVILLE State: TN Zip: 37934

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.





# Request to Postpone • Table • Withdraw

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: 37934

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.



# 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

Chris Sharp, P.E. (Urban Engineering, Inc.)

Engineer

Applicant Name

Affiliation

2/19/21

4/8/21

Date Filed

Meeting Date (if applicable)

File Number(s)

4-SC-21-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

Chris Sharp, P.E.

Urban Engineering, Inc.

Name

Company

11852 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

## CURRENT PROPERTY INFO

BLD Properties, LLC

1728 Garland Road (37922)

(615) 369-5050

Owner Name (if different)

Owner Address

Owner Phone

0 Nickle Road

079EB005

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

South side of Nickle Road, east of Flint Road

9.19

General Location

Tract Size

3

RN-2 / HP

Vacant

☒ City ☐ County

District

Zoning District

Existing Land Use

Northwest City

LDR & HP

N/A

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

### Nickle Road Subdivision

Proposed Subdivision Name

1

☐ Combine Parcels

☒ Divide Parcel

Unit / Phase Number

18

Total Number of Lots Created

Related Rezoning File Number

8-G-20-RZ

☐ Other (specify) \_\_\_\_\_

☐ Attachments / Additional Requirements

## ZONING REQUEST

☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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  | Concept Plan | \$1,040 |
| Fee 2 |              |         |
| Fee 3 |              |         |

## AUTHORIZATION

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

Chris Sharp

Digitally signed by Chris Sharp  
Date: 2021.02.19 12:05:37 -05'00'

Applicant Signature

Chris Sharp, P.E. (Urban Engineering, Inc.) 2/19/21

Please Print

Date

(865) 966-1924

Phone Number

chris@urban-eng.com

Email

Erin Kelbly

Digitally signed by Erin Kelbly  
Date: 2021.02.22 11:22:58 -05'00'

Staff Signature

Erin Kelbly

Please Print

2/22/2021

Date