



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 6-SB-21-C **AGENDA ITEM #:** 24  
6-C-21-UR **AGENDA DATE:** 7/8/2021

POSTPONEMENT(S): 6/10/2021

▶ **SUBDIVISION:** PINE GROVE SUBDIVISION  
▶ **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.  
OWNER(S): John Mason and AK Holdings, LLC

TAX IDENTIFICATION: 84 035 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 Pine Grove Rd.

▶ **LOCATION:** North side of Pine Grove Road, due West of Union School Road

SECTOR PLAN: East County

GROWTH POLICY PLAN: Urban Growth Area

WATERSHED: Swan Pond Creek

▶ **APPROXIMATE ACREAGE:** 6.9 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single-family & Rural residential -- A (Agricultural)  
South: Single-family & Agricultural -- A (Agricultural) & RA (Low Density Residential)  
East: Single-family & Rural residential -- A (Agricultural)  
West: Single-family & Rural residential -- A (Agricultural)

▶ **NUMBER OF LOTS:** 26

SURVEYOR/ENGINEER: Chris Sharp, P.E. / Urban Engineering, Inc.

ACCESSIBILITY: Access is via Pine Grove Rd, a local street with 15' of pavement width within 40' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL:

1) INCREASE THE INTERSECTION GRADE FROM 1% TO 1.5% AT THE INTERSECTION OF ROAD 'A' AND PINE GROVE ROAD.

## STAFF RECOMMENDATION:

▶ **POSTPONE** the request until the August 12, 2021 Planning Commission meeting as requested by the applicant.

The applicant has requested postponement to allow additional time to consider development options.

- **POSTPONE the request until the August 12, 2021 Planning Commission meeting as requested by the applicant.**

**COMMENTS:**

This proposal is to subdivide this 6.9-acre tract into 26 detached residential lots at a density of 3.8 du/ac. The property was rezoned in May 2021 from A (Agricultural) to PR (Planned Residential) up to 5 du/ac (4-E-21-RZ). Access to the site is via Pine Grove Road, a local street with approximately 16-FT of pavement width and located approximately .5 miles from the Strawberry Plains Pike intersection. The new road will be a single cul-de-sac road that is approximately 620-FT long with 26-FT of pavement width.

ESTIMATED TRAFFIC IMPACT: 301 (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.

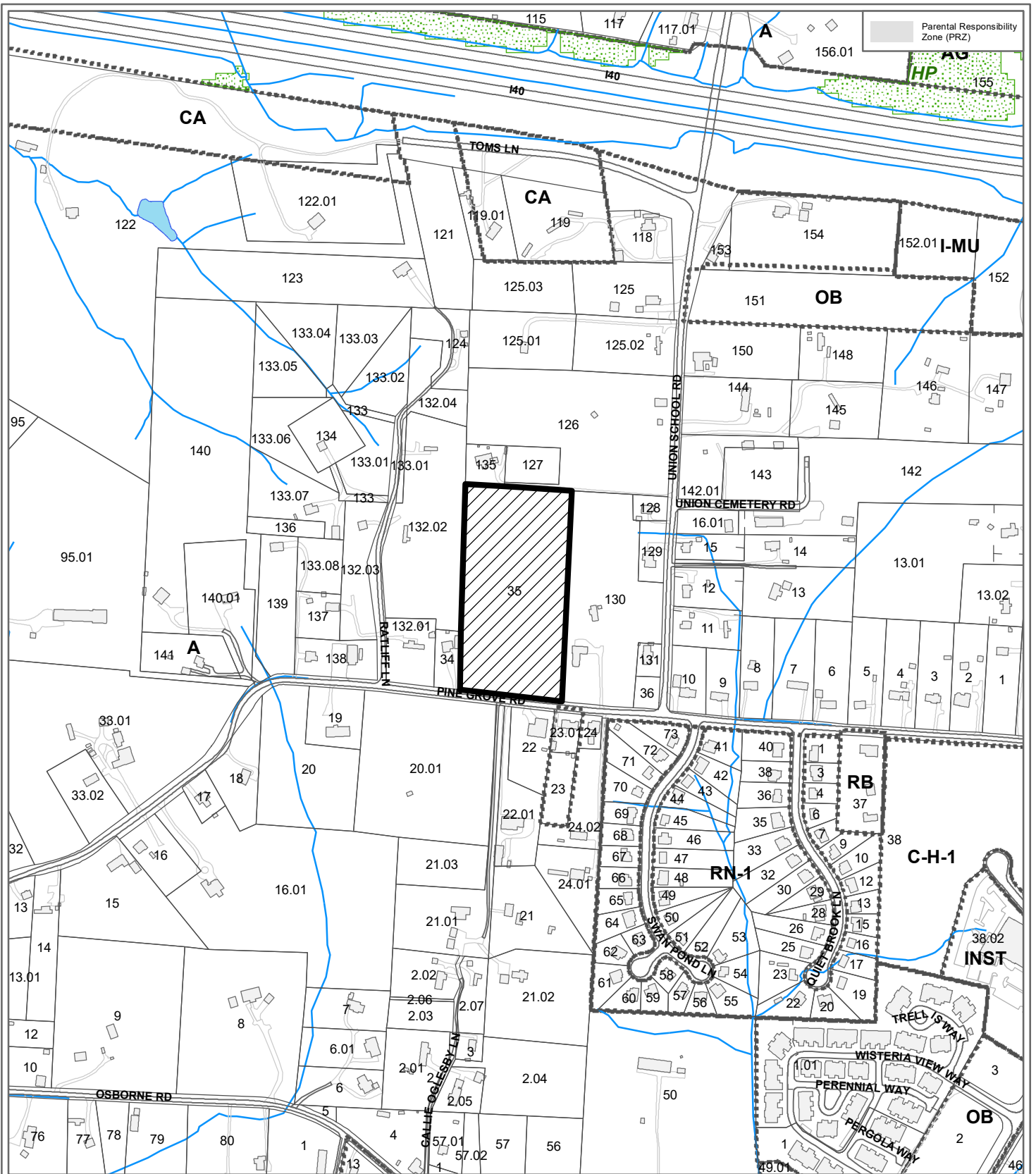
ESTIMATED STUDENT YIELD: 9 (public school children, grades K-12)

Schools affected by this proposal: Sunnyview Pr/Chilhowee Int, Carter Middle, and Carter High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this 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.



**6-SB-21-C / 6-C-21-UR  
CONCEPT PLAN/USE ON REVIEW**

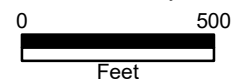


Detached residential subdivision in PR (Planned Residential) pending

Petitioner: Urban Engineering, Inc.  
Pine Grove Subdivision

Map No: 84

Jurisdiction: County



Original Print Date: 5/6/2021      Revised:  
Knoxville - Knoxville Planning Commission \* City / County Building \* Knoxville, TN 37902

A-24

P30



# Request to Postpone • Table • Withdraw

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

Original File Number(s): 6-5B-21-C / 6-C-21-UR

Date Scheduled for Planning Review: 7/8/2021

**PAID**

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

| REQUEST  | PLEASE NOTE  |
|--|--|
| <p><input checked="" type="checkbox"/> <b>Postpone</b><br/>Please postpone the above application(s) until:<br/><u>8/12/2021</u><br/><small>DATE OF FUTURE PUBLIC MEETING</small></p> <p><input type="checkbox"/> <b>Table</b><br/>Please table the above application(s).</p> <p><input type="checkbox"/> <b>Withdraw</b><br/>Please withdraw the above application(s).</p>   | <p><b>Consistent with the guidelines set forth in Planning's Administrative Rules and Procedures:</b></p> <p><b>POSTPONEMENTS</b><br/>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.</p> |
| <p><b>State reason for request:</b></p> <p><u>WORKING OUT LAYOUT</u></p>   | <p><b>TABLINGS</b><br/>Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.</p>  |
| <p><b>Eligible for Fee Refund?</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No<br/>Amount: _____<br/>Approved by: _____<br/>Date: _____</p>  | <p><b>WITHDRAWALS</b><br/>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.</p>   |
| <p><b>APPLICATION AUTHORIZATION</b><br/>I hereby certify that I am the property owner, applicant, or applicant's authorized representative.</p> <p>Signature: <u>Christina Ashby</u></p> <p>PLEASE PRINT<br/>Name: <u>CHRIS SMART</u><br/>Address: <u>11852 KINDESTON PK.</u><br/>City: <u>KNOXVILLE</u> State: <u>TN</u> Zip: <u>37934</u><br/>Telephone: <u>966-1924</u><br/>Fax: _____<br/>E-mail: <u>CHRIS@URBAN-ENG.COM</u></p> | <p>Any new item withdrawn may be eligible for a fee refund according to the following:<br/>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.</p>   |



# Request to Postpone • Table • Withdraw



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

Original File Number(s): 6-58-21-C/6-C-21-UR

Date Scheduled for Planning Review: 6/10/21

Date Request Filed: 6/3/2021 Request Accepted by: Michael Reynolds

### REQUEST

**Postpone**

Please postpone the above application(s) until:

7/8/2021  
DATE OF FUTURE PUBLIC MEETING

**Table**

Please table the above application(s).

**Withdraw**

Please withdraw the above application(s).

State reason for request:

UNCERTAINTY ADDRESSED  
HOT TYPE

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: Christina A. Sharp

PLEASE PRINT

Name: CHRIS SHARP

Address: 11852 KINGSTON PK

City: KNOXVILLE State: TN Zip: 37924

Telephone: 966-1924

Fax: 315-7011

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.

USE ON REVIEW

U.E.I. PROJECT NO. 2105011

# PINE GROVE SUBDIVISION

SITE ADDRESS: 0 PINE GROVE ROAD, KNOXVILLE, TENNESSEE 37914  
CLT MAP 84, PARCEL 035.00



LOCATION MAP

OWNER / DEVELOPER:  
**JOHN A. MASON &  
 AK HOLDINGS, LLC. – SERIES 13, LLC.**  
 2101 COUNCIL FIRE DRIVE  
 KNOXVILLE, TN 37918



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 KNOXVILLE UTILITIES BOARD
- GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER & SEWER - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- TELEPHONE - AS DIRECTED BY AT&T
- CABLE - AS DIRECTED BY COMCAST
- SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

## SHEET INDEX

| TITLE           | SHEET |
|-----------------|-------|
| TITLE SHEET     | C-0   |
| SITE PLAN       | C-1   |
| ROADWAY PROFILE | C-2   |

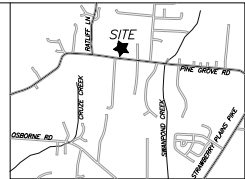
ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:

- 1) INCREASE THE INTERSECTION GRADE FROM 1% TO 1.5% AT THE INTERSECTION OF ROAD 'A' AND PINE GROVE ROAD.

**MPC FILE# 6-SB-21-C / 6-C-21-UR**

**6-SB-21-C / 6-C-21-UR**  
**5/24/2021**

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| 2 | 5/24/21 | GENERAL REVISIONS |



**SITE PLAN NOTES:**

1. THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
 FRONT: TWENTY (20) FEET  
 PERIMETER: THIRTY-FIVE (35) FEET  
 SIDE: FIVE (5) FEET, UNLESS BETWEEN ATTACHED DWELLINGS, IN WHICH CASE THE SETBACK IS ZERO (0) FEET.  
 REAR: FIFTEEN (15) FEET
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 COMPILING INFORMATION FROM PLANS SUPPLIED BY UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TEN 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 KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 6.80 ACRES.
6. THE DEVELOPMENT PROPOSES 26 UNITS (3.8 UNITS PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING BUFFER AREA & AREAS WITHIN STORM WATER DETENTION AREAS) = 0.792 ACRE (11.5%).
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. THE HOMEOWNERS ASSOCIATION WILL ALSO BE RESPONSIBLE FOR SIDEWALK MAINTENANCE.
10. 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
11. DWELLINGS TO BE A MIX OF SINGLE STORY AND 2 STORY. ALL WILL HAVE 2-CAR GARAGES.

**6-SB-21-C / 6-C-21-UR**  
**5/24/2021**

**MPC FILE# 6-SB-21-C / 6-C-21-UR**

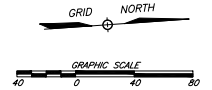
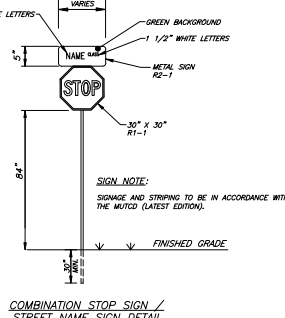
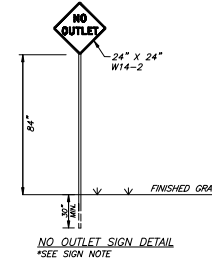
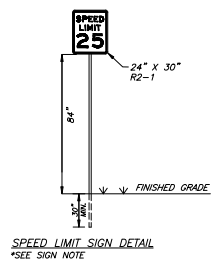
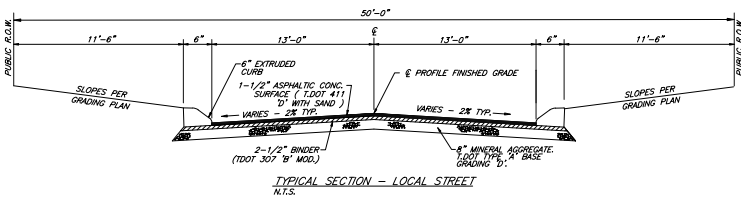
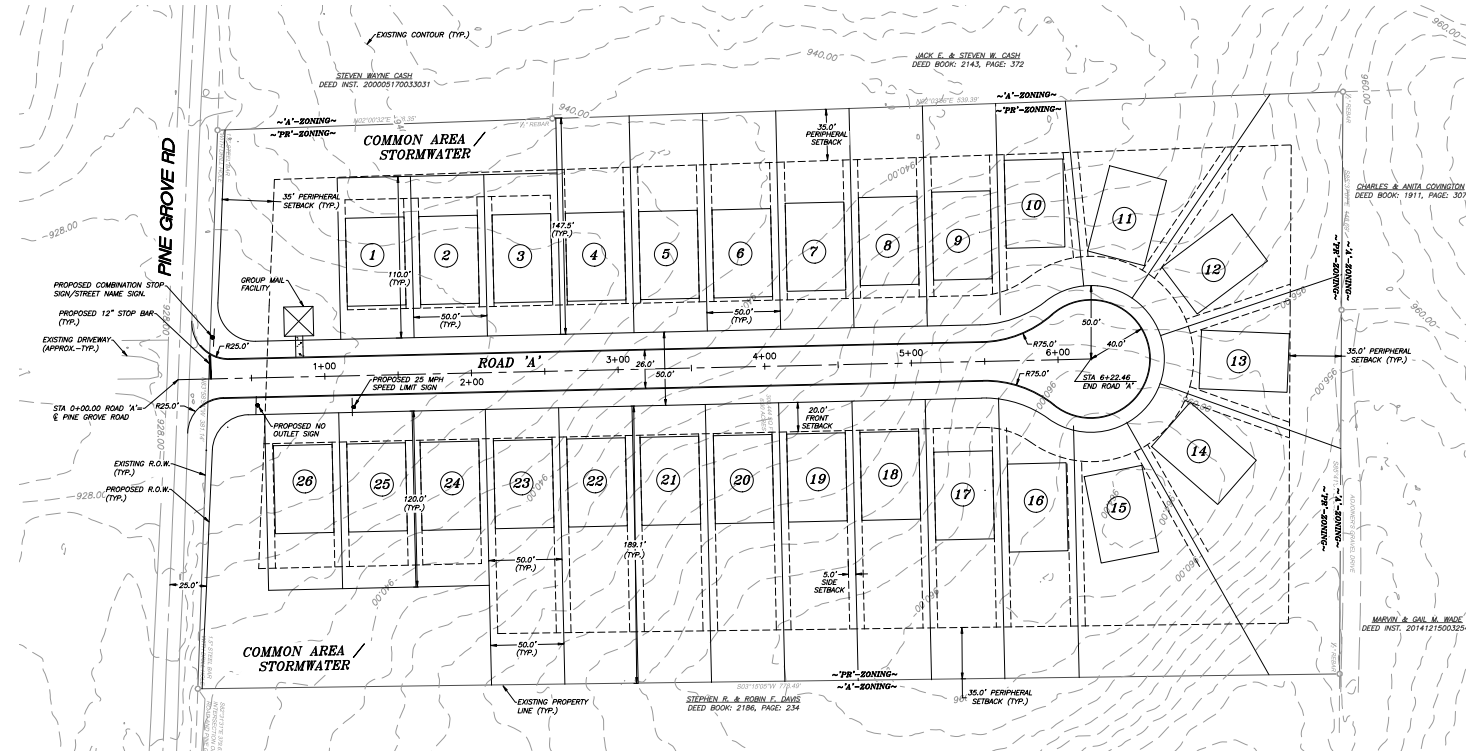
SHEET C-1 2 OF 3

SITE PLAN  
**PINE GROVE SUBDIVISION**  
 SITE ADDRESS: 0 PINE GROVE ROAD, KNOXVILLE (37914)  
 OWNER / DEVELOPER:  
 JOHN A. MASON &  
 AK HOLDINGS, LLC. - SERIES 13, LLC.  
 2101 COUNCIL FIRE DRIVE  
 KNOXVILLE, TN 37918

DIST. NO. 58 KNOX CO., TN.  
 CLT MAP #4 PARCEL 035.00  
 SCALE: 1"=40' APRIL 26, 2021

**URBAN ENGINEERING, INC.**  
 11852 KINGSTON PIKE  
 FARRAGUT, TENNESSEE 37922  
 (615) 966-1924

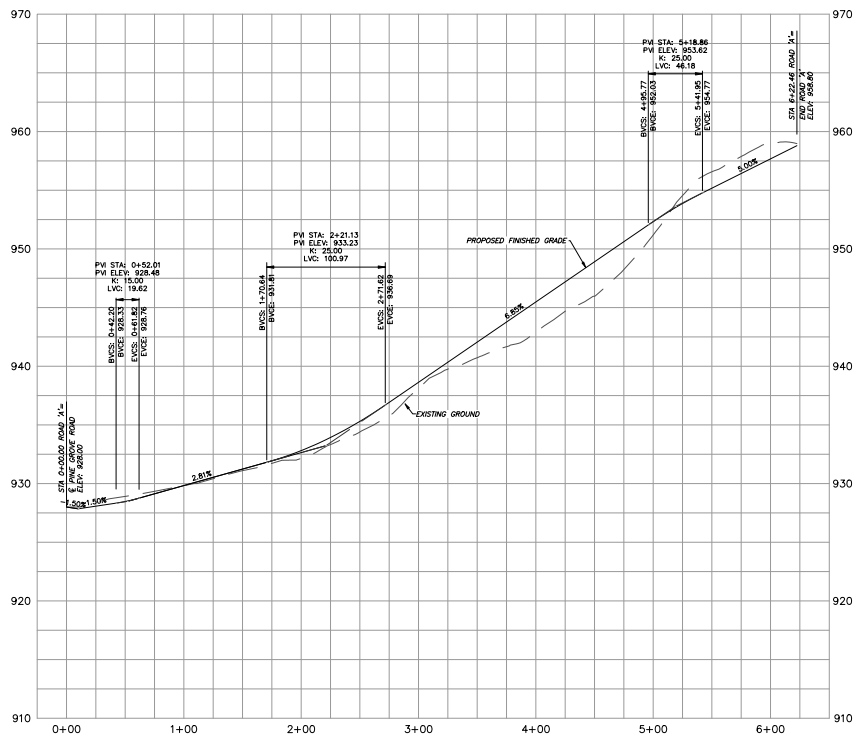
DWG. CLM CHK. CAS DWG. NO. 2105011



REFERENCE:  
 DEED INST. 20210224068847

| REVISION | DATE    | DESCRIPTION       | BY  |
|----------|---------|-------------------|-----|
| 1        | 5/24/21 | GENERAL REVISIONS | CAS |





**PROFILE VIEW: ROAD 'A'**  
 1"=50' (HORIZONTAL)  
 1"=5' (VERTICAL)

6-SB-21-C / 6-C-21-UR  
 5/24/2021

MPC FILE# 6-SB-21-C / 6-C-21-UR

SHEET C-2 3 OF 3

ROAD 'A' PROFILE  
**PINE GROVE SUBDIVISION**  
 SITE ADDRESS: 0 PINE GROVE ROAD, KNOXVILLE (37914)  
 OWNER / DEVELOPER:  
 JOHN A. MASON &  
 AK HOLDINGS, LLC. - SERIES 1.3, LLC.  
 2101 COUNCIL FIRE DRIVE  
 KNOXVILLE, TN 37918  
 DIST. NO. 58 KNOX CO., TN.  
 CLT MAP 84 PARCEL 035.00  
 SCALE: AS NOTED APRIL 26, 2021



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

| REVISION | DATE    | DESCRIPTION       | BY  |
|----------|---------|-------------------|-----|
| 1        | 5/24/21 | GENERAL REVISIONS | CAS |
|          |         |                   |     |
|          |         |                   |     |





# 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

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

4/23/21

June 10, 2021

Date Filed

Meeting Date (if applicable)

File Number(s)

6-SB-21-C

6-C-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

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

John Mason and AK Holdings, LLC

2101 Council Fire Drive

(865) 388-1996

Owner Name (if different)

Owner Address

Owner Phone

0 Pine Grove Road

084 035

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

North side of Pine Grove Road, due West of Union School Road

6.9 ac.

General Location

Tract Size

City  County

8th

A (PR pending)

AgForVac

District

Zoning District

Existing Land Use

East County

LDR

Urban

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) \_\_\_\_\_

**Concept Plan (35 Units)**

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            |
|-------|-----------|------------------|
| 0108  | \$1550.00 | <b>\$1550.00</b> |
| 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: 2021.04.23 15:22:09 -04'00'

**Urban Engineering, Inc.**

**4/23/21**

Applicant Signature

Please Print

Date

**(865) 966-1924**

**chris@urban-eng.com**

Phone Number

Email

**Marc Payne**

Digitally signed by Marc Payne  
Date: 2021.04.23 16:09:54 -04'00'

**Marc Payne**

**4/26/2021 swm**

Staff Signature

Please Print

Date