



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 6-SA-21-C **AGENDA ITEM #:** 22
6-B-21-UR **AGENDA DATE:** 6/10/2021

▶ **SUBDIVISION:** BAKERTOWN ROAD SUBDIVISION
▶ **APPLICANT/DEVELOPER:** BALL CAMP COMMERCIAL PARTNERS
OWNER(S): Ball Camp Commercial Partners

TAX IDENTIFICATION: 91 25604 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Bakertown Rd.

▶ **LOCATION:** East side of Bakertown Road, north of Ball Camp Pike

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 9.07 acres

▶ **ZONING:** PR (Planned Residential) & PC (Planned Commercial) k

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Vacant land -- PC (Planned Commercial) k
South: Railroad ROW, Vacant land -- PR (Planned Residential)
East: Single detached dwellings (under construction) -- PR (Planned Residential)
West: Single detached dwellings -- A (Agricultural) & I (Industrial)

▶ **NUMBER OF LOTS:** 73

SURVEYOR/ENGINEER: Chris Sharp, P.E.

ACCESSIBILITY: Access is via Bakertown Rd, a major collector street with 16' of pavement width within 45'-70' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:

1. REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 105' BETWEEN STATIONS 1+35.03 AND 3+02.53 ON ROAD 'B'
2. REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 115' BETWEEN STATIONS 5+96.61 AND 7+46.60 ON ROAD 'B'
3. REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 150' BETWEEN STATIONS 9+41.35 AND 10+41.53 ON ROAD 'B'

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL:

- 1. INCREASE THE INTERSECTION GRADE FROM 1% TO 1.67% AT THE INTERSECTION OF ROAD 'A' AND BAKERTOWN ROAD**
 - 2. INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD 'A' AND ROAD 'B'**
-

STAFF RECOMMENDATION:

- ▶ **APPROVE alternative design standards 1-3 based on the recommendations of the Knox County Department of Engineering and Public Works and because the alternative design standards will not create a traffic hazard.**

APPROVE the Concept Plan subject to 11 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 Knox County (Ord 91-1-102).
3. Connecting Road 'A' to the road system in the subdivision to the east with review and approval by Knox County Engineering and Public Works during the design plan review.
4. Providing guest parking as shown to permit 20-FT lot widths for attached dwelling units per Section 3.03.B.1. of the Knoxville-Knox County Subdivision Regulations. Modifications to the guest parking may be reviewed and approved by Planning Commission staff and Knox County Engineering and Public Works during the design plan phase.
5. Installing notification of future street connection at the north end of Road 'B' as required by Section 3.04.C.2.d. of the Knoxville-Knox County Subdivision Regulations.
6. Providing a temporary turnaround at the north end of Road 'B' if required by Knox County Engineering and Public Works during design plan review.
7. Widening Bakertown Road to a minimum width of 20 feet from the end of the Knox County improvements on Bakertown Road to the Road 'A' intersection with the final design to be approved by Knox County Engineering and Public Works during the design plan phase.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common area, amenities and drainage system.
10. Placing a note on the final plat that all lots will have access only to the internal street system.
11. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

- ▶ **APPROVE the Development Plan for up to 73 attached dwelling units on individual lots and the reduction of the peripheral setback from 35-FT to 25-FT on the west and east boundaries and to 15-FT on the south boundary, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The landscape screening proposed on the western (Bakertown Road frontage) and eastern boundaries shall, at a minimum, be consistent with the Type "C" screening guidelines (exhibit C) and consist of more than one (1) tree species.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a concept plan and use-on-review.

COMMENTS:

SUMMARY: This proposal is to subdivide this 9.07-acre property into 73 attached residential lots at a density of 8.05 du/ac. The subject property is zoned PR (Planned Residential) 1-4 du/ac and is part of a larger parcel that is also zoned PC (Planned Commercial) to the north. The subdivision will have access to Bakertown Road and will have road connections to the adjacent subdivision to the east that is currently under construction and the future commercial development to the north. Sidewalks will be provided in the subdivision for the entire length of Road 'A' and the portions of Bakertown Road and Road 'B' that are north of Road 'A'. Landscape screening is proposed along the Bakertown Road frontage behind lots 45-53 and landscape screening or a privacy fence is property on the eastern property boundary behind lots 20-27.

BACKGROUND:

The property is zoned PR (Planned Residential) 1-4 du/ac and has a sector plan designation that allows consideration of LDR (low density residential) and MDR (Medium Density Residential) uses with a maximum allowed density of 12 du/ac. The proposed density of 8.05 du/ac for this development is greater than the 4

du/ac approved with the PR zoning, however, the subject property is part of a larger planned residential development that includes the Bakertown Woods and Bakertown Station subdivisions south of Ball Camp Pike. The remaining density from those developments is being transferred to the subject property. The case boundaries for the Concept Plan (6-SA-21-C) and Use and Review (6-B-21-UR) are different because the Concept Plan is for the subject site only and the Use on Review includes the transfer of density from the two existing developments and ties them all together for density purposes.

The applicant provided a summary of the former approvals (Exhibit A), the total acreage of the development, and the number of existing or approved dwelling units (plan sheet C-1). When the Concept Plan and Use on Review were approved for the two existing developments (8-SH-05-C / 8-J-05-UR), there was a label on the subject property stating the unused density is to be transferred to the subject lot (Exhibit B).

DENSITY:

The net density for the subject site is 8.05 du/ac (73 units on 9.07 acres), however, the gross density including the two existing residential subdivisions is 3.27 du/ac (271 units on 82.9 acres). The gross density calculation includes the number of dwelling units that were approved by the Planning Commission for the two existing developments which is higher than the number of units or lots that have been developed.

ROAD IMPROVEMENTS, SIDEWALKS, AND GUEST PARKING:

The development will be required to widen Bakertown Road from the Road 'A' intersection to the end of the improvements associated with the realignment of Bakertown Road at the Schaad Road intersection. The internal roads will connect to the adjacent subdivision to the east that is currently under construction and the future commercial development to the north. If the road through the commercial development is a private road or driveway with an access easement, a turnaround must be installed where Road 'B' connects to the commercial development because a public road cannot be terminated without an appropriate turnaround.

Sidewalks will be provided in the subdivision for the entire length of Road 'A' and the portions of Bakertown Road and Road 'B' that are north of Road 'A'.

Fifteen (15) on-street guest parking spaces are provided in three locations on Road 'B'. Five (5) of the parking stalls are located adjacent to the community mail facility and the surrounding common area.

SCREENING:

Landscape screening is proposed along the Bakertown Road frontage, south of the Road 'A' intersection. The 25-FT wide common area where the landscaping is to be installed is proposed because the lots 45-53 are double frontage lots and do not meet the minimum 150-FT lot depth when adjacent to a collector or arterial street. The applicant proposes that the landscape screening be reviewed and approved by Planning Commission staff during permitting. At a minimum, the landscape screening should meet the Type 'C' landscape guidelines (Exhibit C) and consist of more than one tree species.

Screening is also proposed along the eastern boundary of the development where the applicant has requested a peripheral setback reduction from 35-FT to 25-FT and the attached house lots are sized to fit the structure but the rear deck/patio will extend into the setback. The screening will be landscaping and/or privacy fencing. The adjacent development also has a 25-FT peripheral setback along this shared boundary, however, the lots are deeper and the houses will most likely be constructed further away from the peripheral setback line.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The subject property is within the NWCO-9 (Hines Valley/Amherst) special mixed use district in the Northwest County Sector Plan which recommends a mix of residential, office, and commercial uses. The district recommends MDR (Medium Density Residential) uses which allows consideration of a maximum of 12 du/ac (see Exhibit D).

B. The net density for the site is 8.05 du/ac (subject property only) which is consistent with the MDR land use classification which allows consideration of up to 12 du/ac.

C. The NWCO-9 mixed use special district recommends street connectivity between neighborhoods, a mix of detached and attached housing types, and sidewalks and pathways from developments to the Schaad Road pedestrian facilities.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The proposed subdivision will have attached residential lots which is unique to the portion of Bakertown Road north of Ball Camp Pike but is similar to the existing attached residential development on the south side of Ball Camp Pike.

C. The property was rezoned to PR up to 4 du/ac in 2006 (6-U-06-RZ / 6-I-06-SP) and the proposed subdivision has a net density of 8.05 du/ac (subject property only) and a gross density of 3.27 du/ac (including the existing Bakertown Woods and Bakertown Station subdivisions south of Ball Camp Pike).

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed attached residential subdivision has a similar character as the attached residential subdivision south of Ball Camp Pike but is a different style of development from the existing detached residential on the west side of Bakertown Road and the subdivision to the east that is under construction.

B. If the PC (Planned Commercial) zoned property to the north is developed with commercial uses as conceptually shown on plan sheet C-1, the attached residential housing type is compatible as a transition from higher intensity uses to lower intensity uses.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. Screening will be provided along the Bakertown Road frontage and the eastern boundary of the development where the development faces detached residential uses.

B. The proposed attached residential subdivision should not significantly injure the value of adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The development will have direct access to Bakertown Road which is currently classified as a major collector street, however, it is a substandard road (less than 18-FT wide). The developer will be required to widen the road to the north to the improvements at the new Schaad Road intersection.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. The south side of the property is along a railroad line and the property owners will periodically experience noise from trains.

B. There are no other known uses in the area that could be a potential hazard or create an undesirable environment for the proposed residential use.

ESTIMATED TRAFFIC IMPACT: 719 (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.

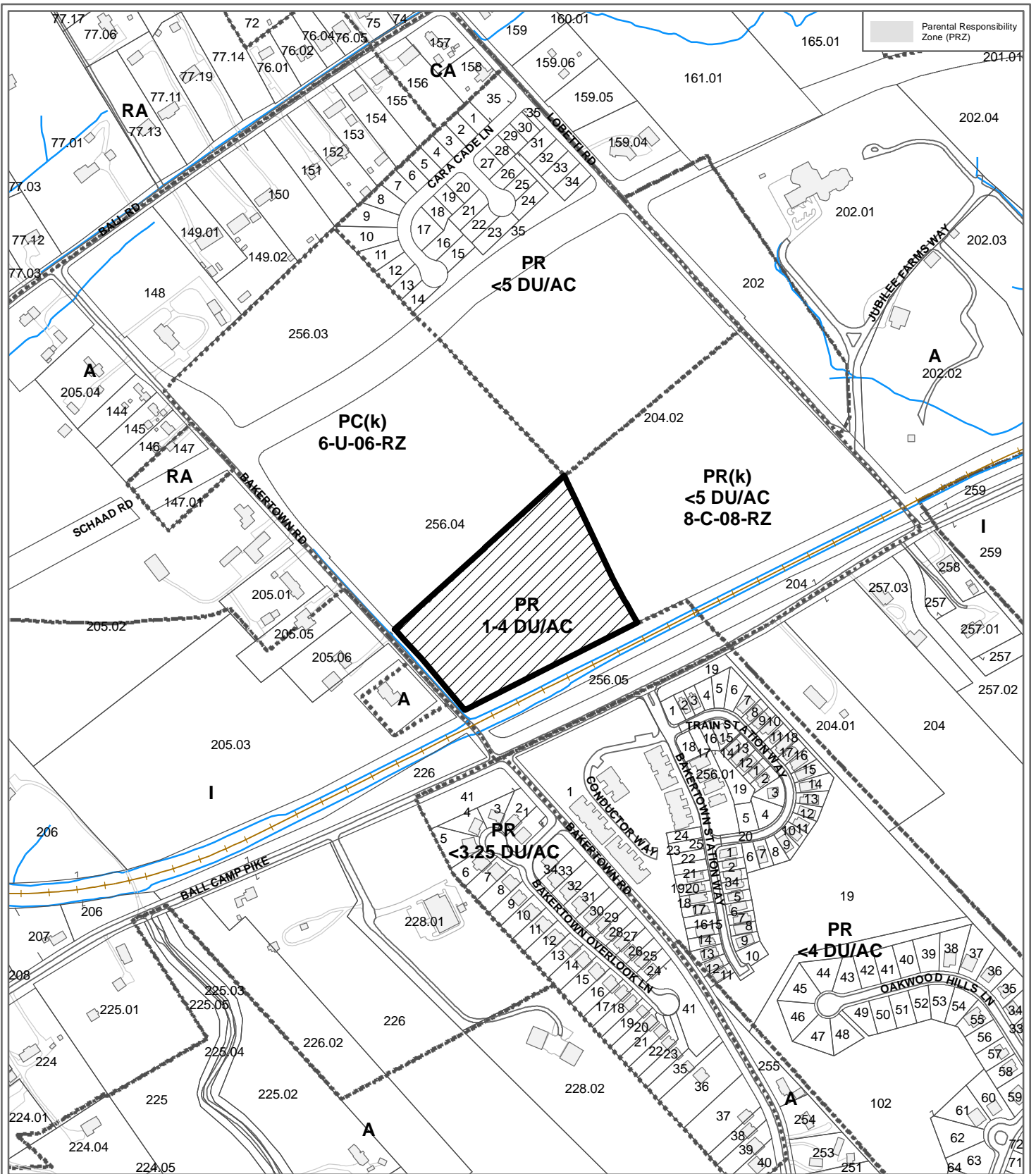
ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

Schools affected by this proposal: Amherst 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.

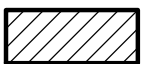
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**6-SA-21-C (6-B-21-UR)
CONCEPT PLAN**

Petitioner: Ball Camp Commercial Partners
Bakertown Road Subdivision



Attached residential subdivision in PR (Planned Residential) portion only /
PC (Planned Commercial) (k)

Original Print Date: 5/6/2021

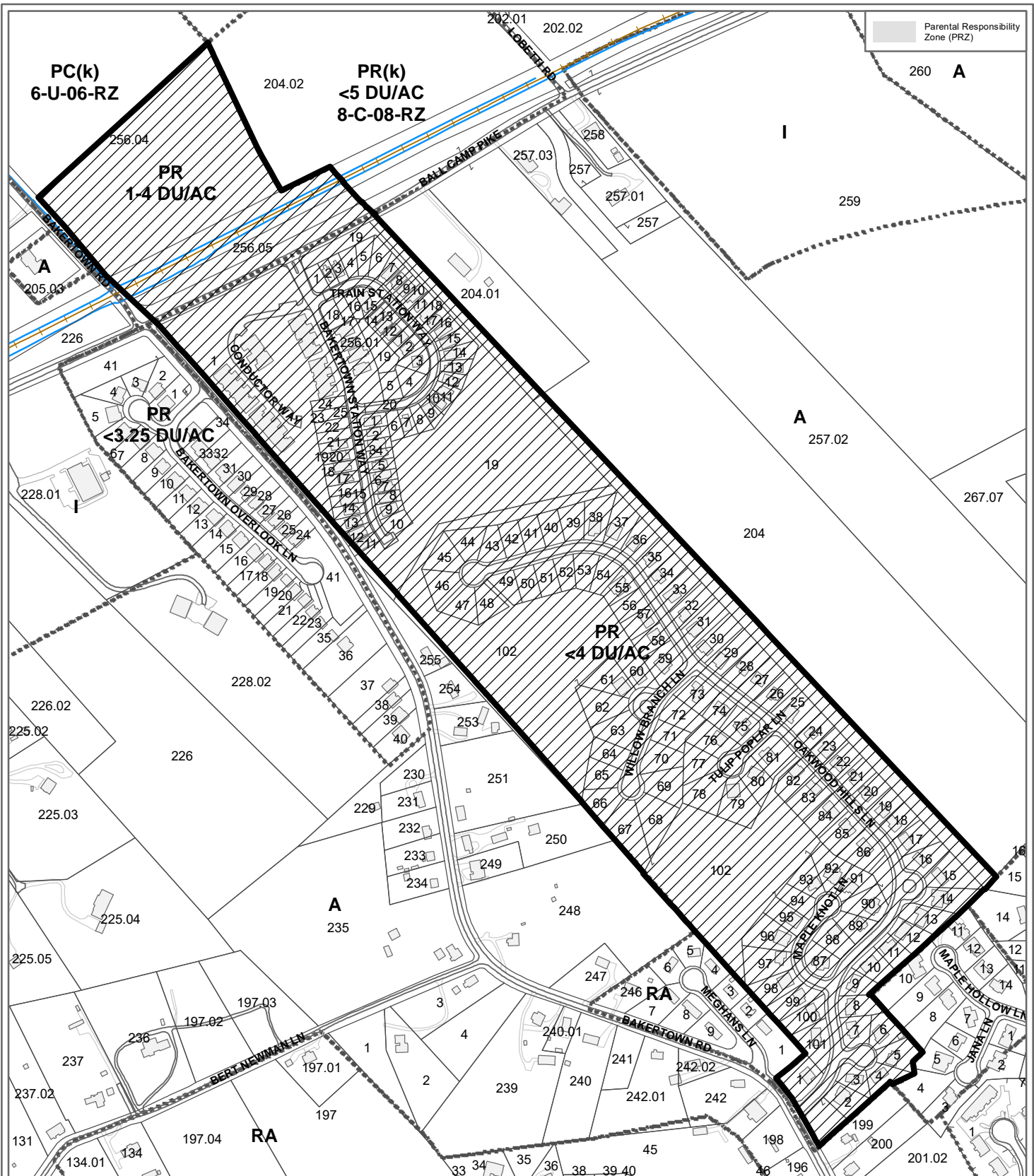
Revised:

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

Map No: 91

Jurisdiction: County





**6-B-21-UR (6-SA-21-C)
USE ON REVIEW**

Petitioner: Ball Camp Commercial Partners



Attached residential subdivision in PR (Planned Residential) & PC (Planned Commercial) k

Map No: 91

Jurisdiction: County

Original Print Date: 5/20/2021

Revised:

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

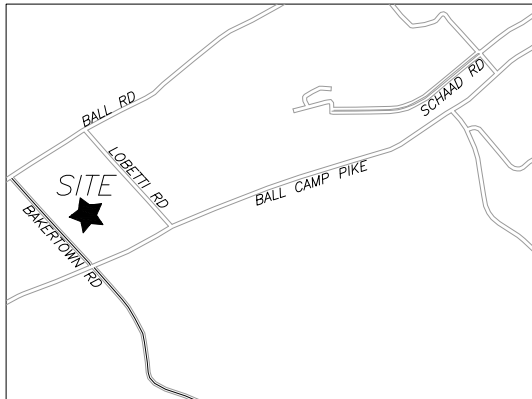


CONCEPT PLAN / USE ON REVIEW

U.E.I. PROJECT NO. 2103004

BAKERTOWN ROAD

SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE, TENNESSEE 37931
CLT MAP 91, PARCEL 256.04 (PART OF)



LOCATION MAP

DEVELOPER:
TURNER HOMES, LLC.
11543 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 804-9802

 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 WEST KNOX UTILITY DISTRICT
TELEPHONE - AS DIRECTED BY AT&T
CABLE - AS DIRECTED BY COMCAST
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

<u>TITLE</u>	<u>SHEET</u>
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PROPERTY DATA MAP	C-1
SITE PLAN	C-2
ROAD PROFILES	C-3

6-SA-21-C / 6-B-21-UR
5/19/2021

MPC FILE# 6-SA-21-C / 6-B-21-UR

ISSUE NO.	DATE	DESCRIPTION
2	5/19/21	SUBMITAL 2

DENSITY NOTE:

PER MPC CASE NUMBERS 8-SH-05-C AND 8-J-05-UR AND PLAT INSTRUMENT NO. 20080720005317, EXCESS DENSITY FROM BAKERTOWN WOODS AND BAKERTOWN STATION SUBDIVISIONS IS SHARED WITH THE SUBJECT PROPERTY AND LOT 3 OF BALL CAMP COMMERCIAL PARTNERS PROPERTY (20080720005317).

AREA SUMMARY:

BAKERTOWN WOODS AREA: 48.6-ACRES
 BAKERTOWN STATION AREA: 24.0-ACRES
 LOT 3 BALL CAMP PARTNERS: 1.2-ACRES
 SUBJECT PROPERTY: 9.06-ACRES
 TOTAL: 82.9-ACRES

TOTAL NUMBER OF UNITS ALLOWED = 82.9 x 4 = 332 DU

TOTAL DWELLINGS (EXISTING OR APPROVED) SUMMARY:

BAKERTOWN WOODS: 102 DU
 BAKERTOWN STATION: 96 DU
 LOT 3: 0 DU
 TOTAL: 198 DU

THEREFORE THE REMAINING # OF ALLOWABLE UNITS = 332 - 198 = 134
 PROPOSED NUMBER OF UNITS = 73

BAKERTOWN STATION:

AREA SUMMARY:

BAKERTOWN STATION AREA: 24.0-ACRES
 TOTAL NUMBER OF UNITS ALLOWED = 24.0 x 4 = 96 DU

TOTAL DWELLINGS (EXISTING OR APPROVED) SUMMARY:

BAKERTOWN STATION: 96 DU

BAKERTOWN WOODS:

AREA SUMMARY:

BAKERTOWN WOODS AREA: 48.6-ACRES
 TOTAL NUMBER OF UNITS ALLOWED = 48.6 x 4 = 194.4 DU

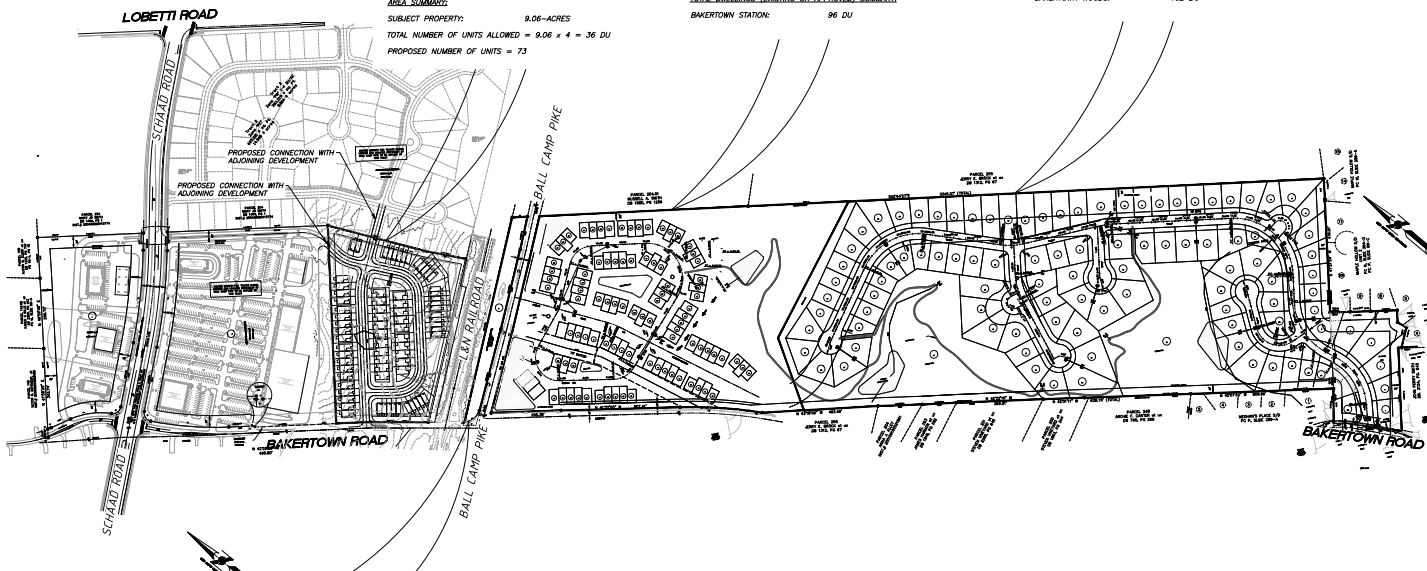
TOTAL DWELLINGS (EXISTING OR APPROVED) SUMMARY:

BAKERTOWN WOODS: 102 DU

SUBJECT PROPERTY:

AREA SUMMARY:

SUBJECT PROPERTY: 9.06-ACRES
 TOTAL NUMBER OF UNITS ALLOWED = 9.06 x 4 = 36 DU
 PROPOSED NUMBER OF UNITS = 73



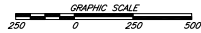
LOT 3:

AREA SUMMARY:

LOT 3 BALL CAMP PARTNERS: 1.2-ACRES
 TOTAL NUMBER OF UNITS ALLOWED = 1.2 x 4 = 4.8 DU

TOTAL DWELLINGS (EXISTING OR APPROVED) SUMMARY:

LOT 3: 0 DU



MPC FILE# 6-SA-21-C / 6-B-21-UR

REFERENCE:
 DEED INST. #20050720007476
 PLAT INST. #20080720005317

REVISION	DATE	REVISY PER KNOX MPC COMMENTS	BY
1	5/19/21	REVISED PER KNOX MPC COMMENTS	ES

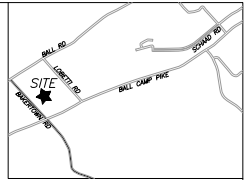
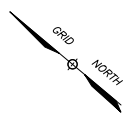
PROPERTY DATA MAP
BAKERTOWN ROAD
 SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE (37931)

DEVELOPER: TURNER HOMES, LLC.
 11543 KINGSTON PIKE
 KNOXVILLE, TN 37934
 (865) 804-9802

DIST. NO. W6 KNOX CO., TN.
 CLT MAPS 91 PARCEL 256.04 (PART OF)
 SCALE: 1"=250' MARCH 23, 2021

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

DWG. NO. 2103004



LOCATION MAP

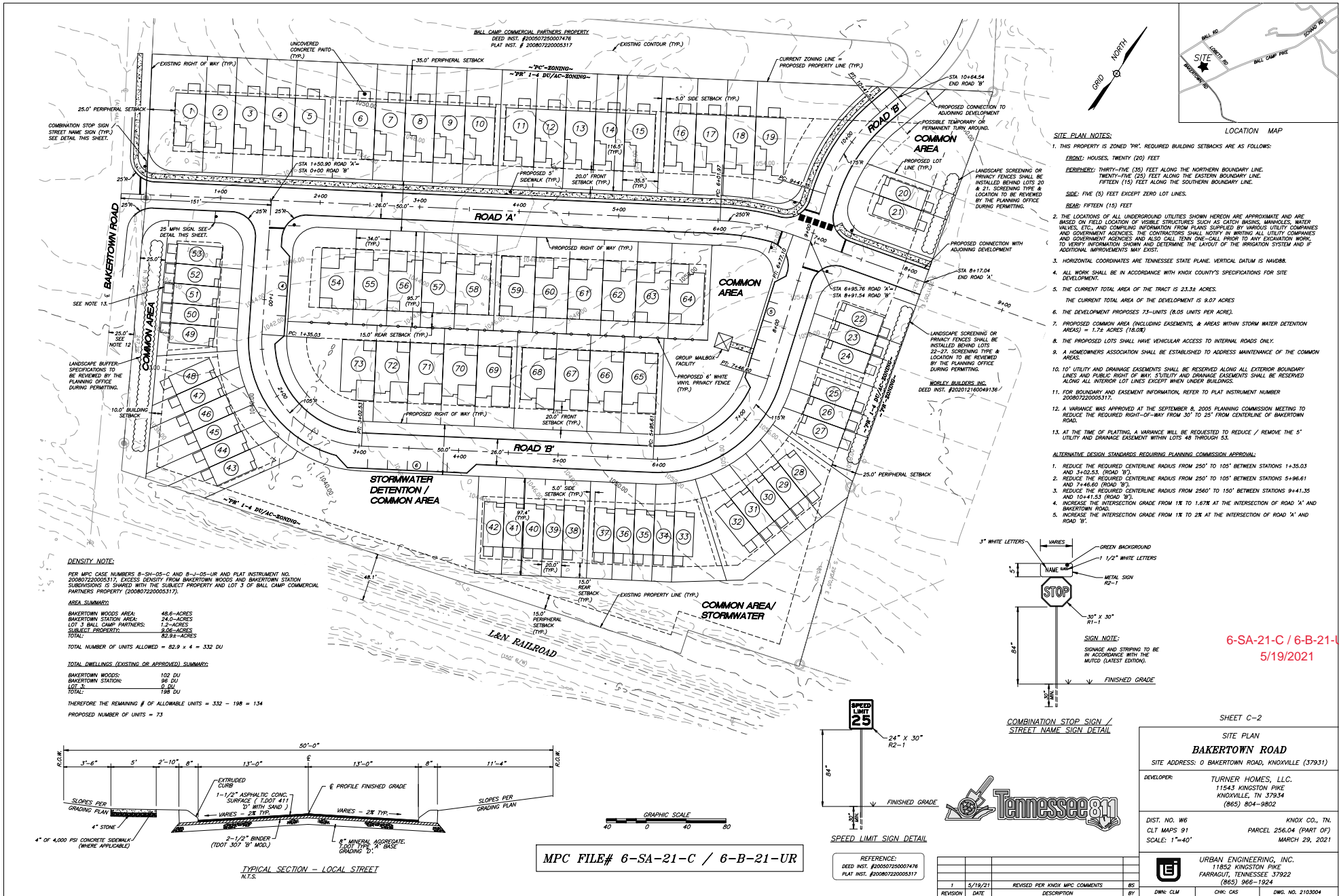
SITE PLAN NOTES:

- THIS PROPERTY IS ZONED 'PR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: HOUSES, TWENTY (20) FEET
 PERIMETER: THIRTY-FIVE (35) FEET ALONG THE NORTHERN BOUNDARY LINE.
 TWENTY-FIVE (25) FEET ALONG THE EASTERN BOUNDARY LINE.
 FIFTEEN (15) FEET ALONG THE SOUTHERN BOUNDARY LINE.
 SIDE: FIVE (5) FEET EXCEPT ZERO LOT LINES.
 REAR: FIFTEEN (15) FEET
- 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 VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO OBTAIN INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE PROTECTION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
- HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
- ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
- THE CURRENT TOTAL AREA OF THE TRACT IS 23.34 ACRES.
 THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 9.07 ACRES.
 THE DEVELOPMENT PROPOSES 73-UNITS (8.05 UNITS PER ACRE).
- PROPOSED COMMON AREA (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 1.72 ACRES (18.08).
- THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
- 10' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
- FOR BOUNDARY AND EASEMENT INFORMATION, REFER TO PLAT INSTRUMENT NUMBER 20080720005317.
- A VARIANCE WAS APPROVED AT THE SEPTEMBER 8, 2005 PLANNING COMMISSION MEETING TO REDUCE THE REQUIRED RIGHT-OF-WAY FROM 30' TO 25' FROM CENTERLINE OF BAKERTOWN ROAD.

- ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:**
- REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 105' BETWEEN STATIONS 1+35.03 AND 3+02.53 (ROAD 'B')
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 - INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD 'A' AND ROAD 'B'.

6-SA-21-C / 6-B-21-UR
 5/19/2021

SHEET C-1



DENSITY NOTE:

PER MPC CASE NUMBERS 8-SH-05-C AND 8-J-05-UR AND PLAT INSTRUMENT NO. 20080720005317, EXCESS DENSITY FROM BAKERTOWN WOODS AND BAKERTOWN STATION SUBDIVISIONS IS SHARED WITH THE SUBJECT PROPERTY AND LOT 3 OF BALL CAMP COMMERCIAL PARTNERS PROPERTY (20080720005317).

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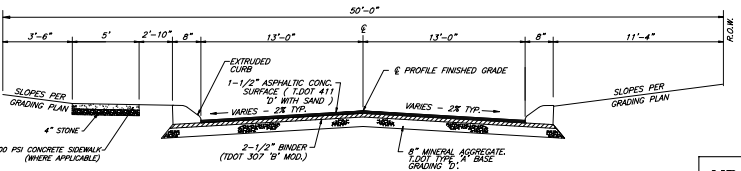
TOTAL NUMBER OF UNITS ALLOWED = 82.9 x 4 = 332 DU

TOTAL DWELLINGS (EXISTING OR APPROVED) SUMMARY:

BAKERTOWN WOODS: 102 DU
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 TOTAL: 198 DU

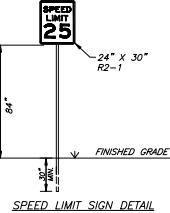
THEREFORE THE REMAINING # OF ALLOWABLE UNITS = 332 - 198 = 134

PROPOSED NUMBER OF UNITS = 73

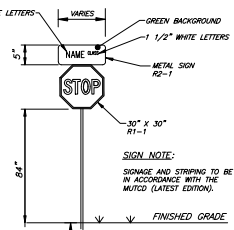


TYPICAL SECTION - LOCAL STREET
 N.T.S.

MPC FILE# 6-SA-21-C / 6-B-21-UR



SPEED LIMIT SIGN DETAIL



COMBINATION STOP SIGN / STREET NAME SIGN DETAIL

REFERENCE:
 DEED INST. #20050720007476
 PLAT INST. #20080720005317

REVISION	DATE	DESCRIPTION	BY
1	5/19/21	REVISED PER KNOX MPC COMMENTS	BS

6-SA-21-C / 6-B-21-UR
 5/19/2021

SHEET C-2

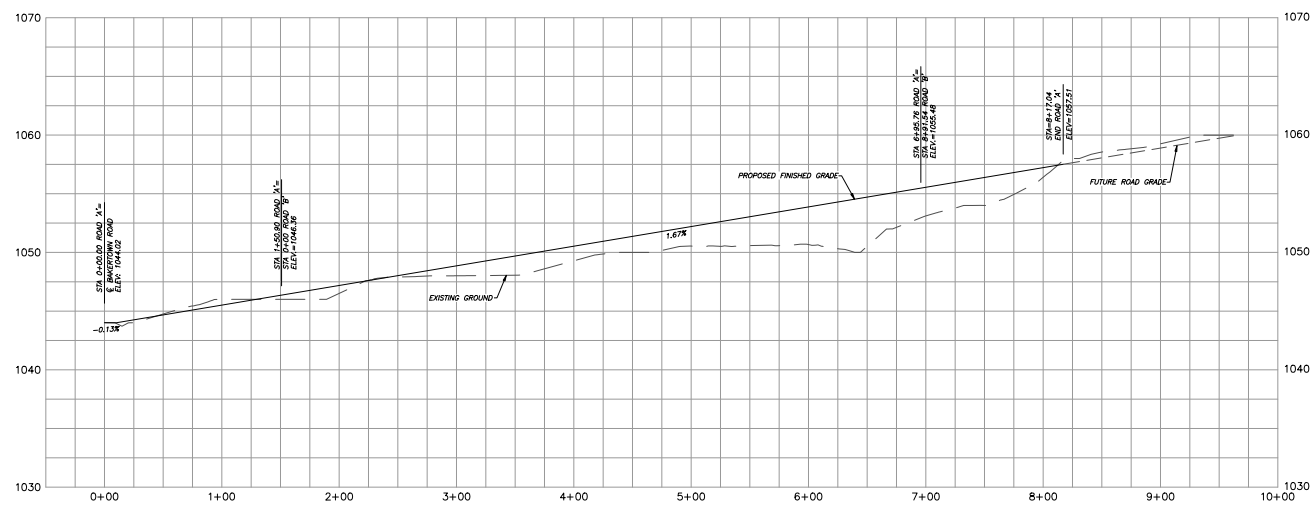
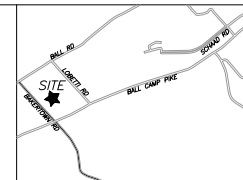
SITE PLAN
BAKERTOWN ROAD
 SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE (37931)

DEVELOPER: TURNER HOMES, LLC.
 11543 KINGSTON PIKE
 KNOXVILLE, TN 37934
 (865) 804-9802

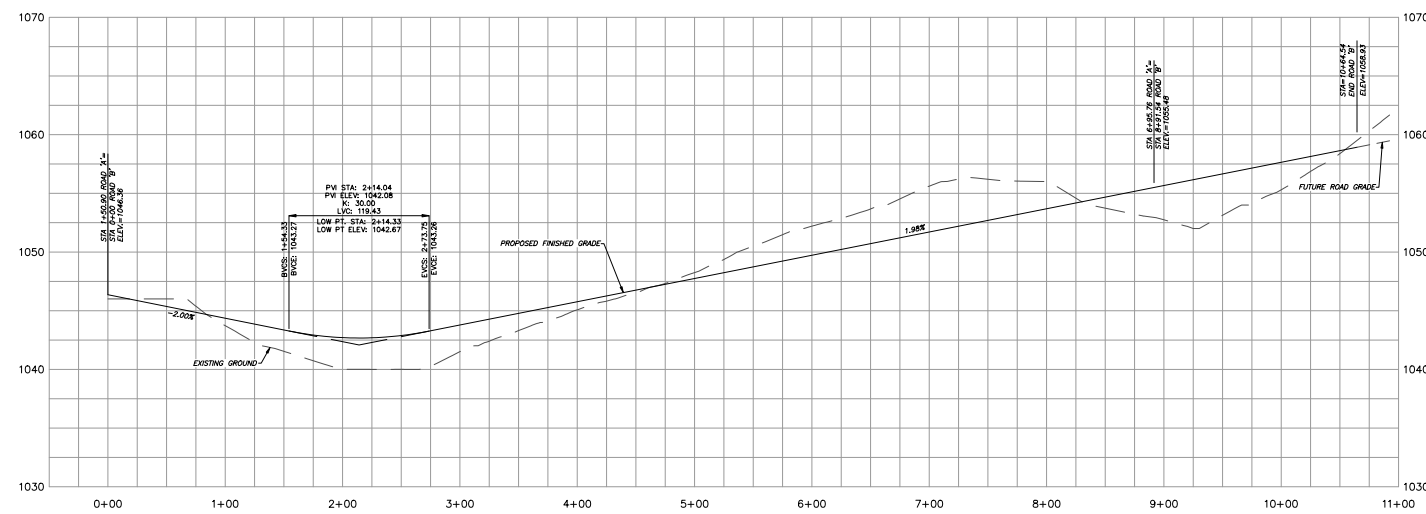
DIST. NO. W6 KNOX CO., TN.
 CLT MAPS 91 PARCEL 256.04 (PART OF)
 SCALE: 1"=40' MARCH 29, 2021

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

DWG. NO. 2103004



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



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

6-SA-21-C / 6-B-21-UR
 5/19/2021

SHEET C-3

ROAD PROFILES
BAKERTOWN ROAD
 SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE (37931)
 DEVELOPER: TURNER HOMES, LLC.
 11543 KINGSTON PIKE
 KNOXVILLE, TN 37934
 (865) 804-9802

DIST. NO. W6 KNOX CO., TN.
 CLT MAPS 91 PARCEL 256.04 (PART OF)
 SCALE: AS NOTED MARCH 29, 2021

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (865) 266-1924

MPC FILE# 6-SA-21-C / 6-B-21-UR

REVISION	DATE	DESCRIPTION	BY	CHK	DWG. NO.
1	5/19/21	REVISED PER KNOX MPC COMMENTS	BS		2103004



URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS

April 23, 2021

Knox County / Knoxville MPC
Mike Reynolds, AICP
Suite 403, City County Building
400 Main Street
Knoxville, TN 37902

Re: Bakertown Road Subdivision

Dear Mike:

Attached to this letter, you will find a completed application and drawings associated with a Concept Plan and Use on Review for properties located near the intersection of Bakertown Road and Ball Camp Pike.

Use on Review:

Our Use on Review application encompasses the area shown below and is outlined in blue. It includes Bakertown Station and Bakertown Woods, which are on the south side of Ball Camp Pike. It also includes parcels 091 25603, 091 25604 and 091 25605 that are located on the north side of Ball Camp Pike.

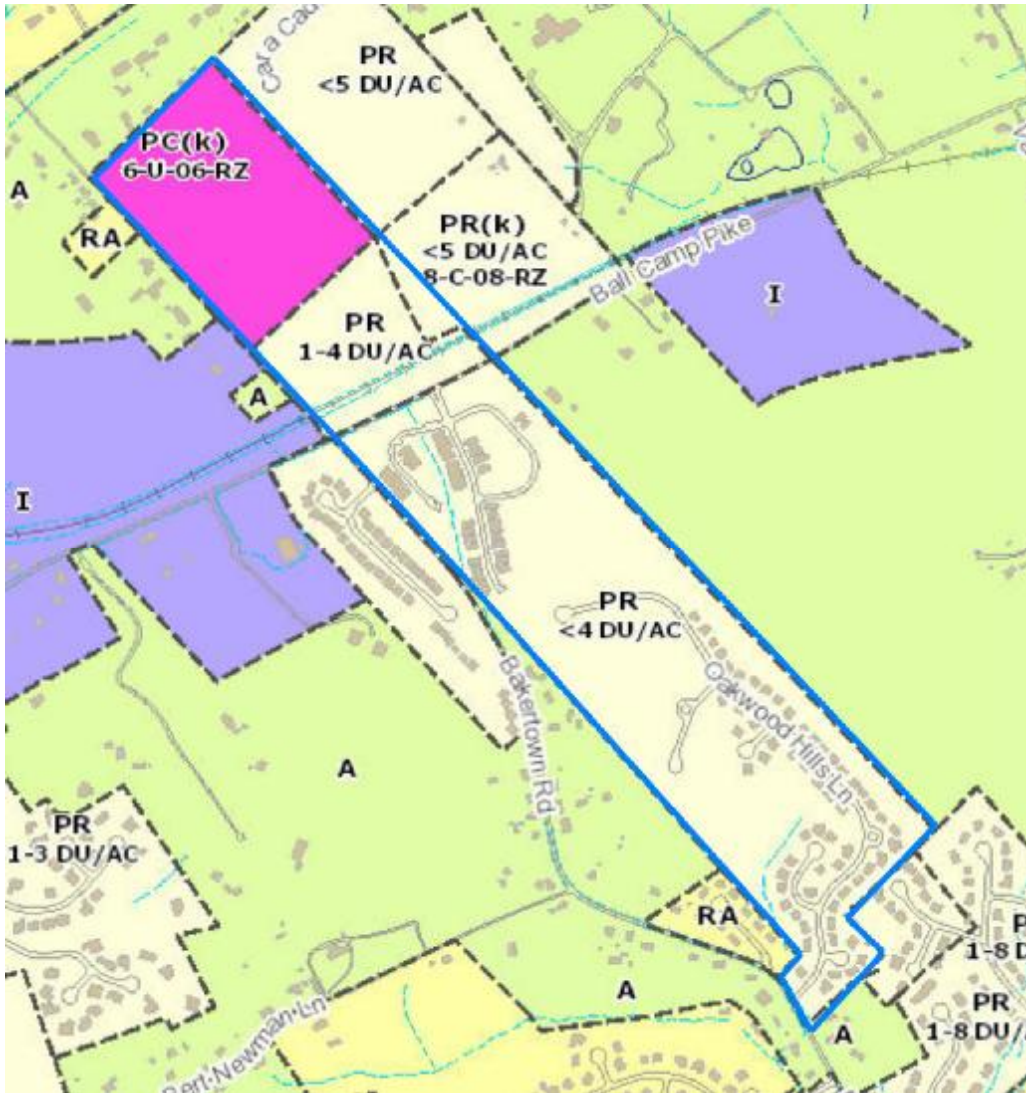
In the mid-2000s all of the property outlined below was under one ownership. During the rezoning and concept phases of Bakertown Station and Bakertown Woods, density that was unused on the south side of Ball Camp Pike was allotted to the properties to the north of Ball Camp Pike.

Included in the drawings, is a map that shows all of the properties with statistics. We are providing the overall map in an effort to provide context to our request. No improvements are being proposed within the existing subdivisions south of Ball Camp Pike.



URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS



GIS Clip Showing Properties Included in the Use on Review Application

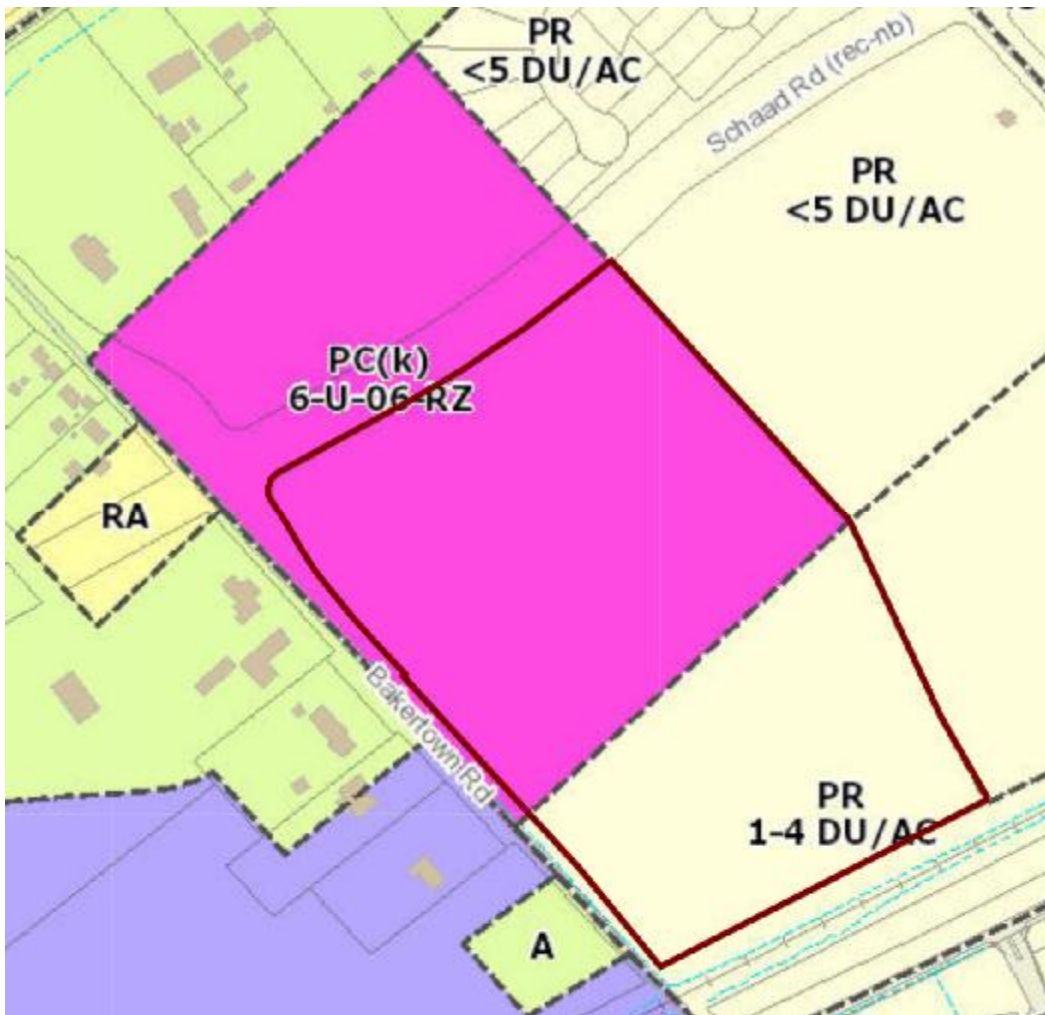


URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS

Concept Plan:

Our Concept Plan application is for 73-proposed dwelling units on the north side of Ball Camp Pike. It is the approximately 8.7-acres piece of property that is zoned PR and is bound by the planned commercial zone to the north and the Norfolk Southern Railroad to the south. It is a portion of parcel 091 25604.



Property Shown on Concept Plan



URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS

Please do not hesitate to contact me if you have questions about his letter or our request.

Sincerely,

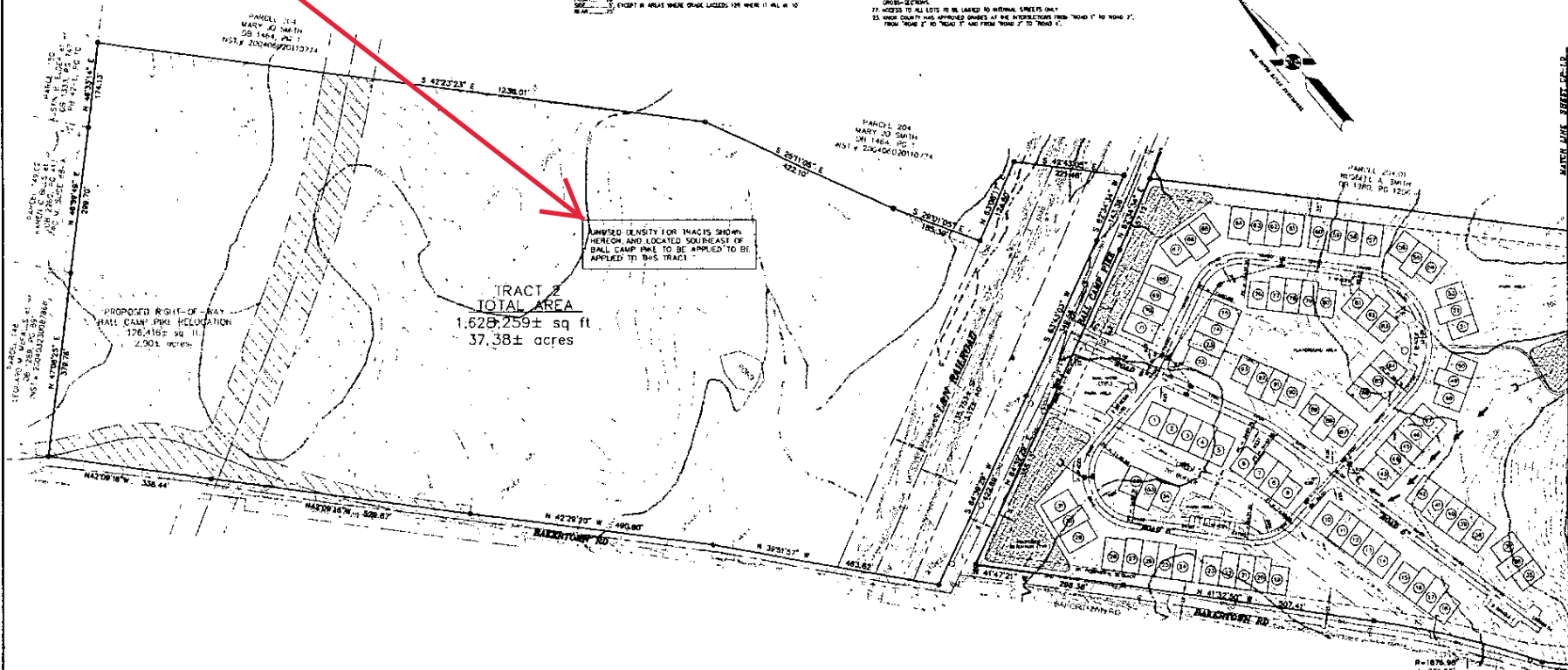
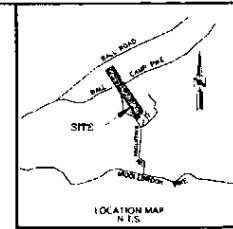
Urban Engineering, Inc.

Chris Sharp, P.E.

UNZONED DENSITY FOR 14 ACS IS SHOWN
HEREON AND LOCATED SOUTHEAST OF
BALL CAMP PIKE TO BE APPLIED TO THIS TRACT

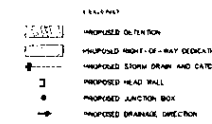
1. PROPERTIES ARE SUBJECT TO ANY AND ALL RESTRICTIONS, DEMANDS, CLAIMS, PLANNING COMMISSION ORDINANCES, RIGHT-OF-WAYS, AND ALL EASEMENTS, IF ANY, AFFECTING SAID.
2. PROPERTIES BOUNDARIES SHOWN REPRESENT APPROXIMATE RECORD PLATS TO BE DETERMINED BY SURVEYOR AND METRICALLY CONFORMANT WITH THE REGISTERED OFFICE OF THE COUNTY, TENNESSEE.
3. ALL SURVEYED PROPERTY ELEMENTS SHOW ALL SURVEYED BENCH MARKS, UNITS OF MEASUREMENT TO 1/16" OF EACH SIDE OF BENCH MARK AS INSTALLED.
4. UTILITY AND RECORD EASEMENTS ARE TO BE SHOWN AS LOCATED AND NOT FIELD SURVEYED. ALL RIGHTS-OF-WAY LINES AND WIDTHS ARE TO BE SHOWN AS LOCATED AND NOT FIELD SURVEYED. ALL RIGHTS-OF-WAY LINES TO BE DESIGNATED PUBLIC RIGHTS-OF-WAY AND ALL RIGHTS-OF-WAY ARE TO BE SHOWN AS LOCATED AND NOT FIELD SURVEYED.
5. TOPOGRAPHIC INFORMATION TAKEN FROM AVAILABLE GIS MAPPING.
6. THIS PROPERTY IS NOT IN A DESIGNATED FLOOD ZONE AS SHOWN ON FLOOD INSURANCE MAP FOR WIND COUNTY, TENN. PARCEL 204 AND PARCEL 204 IS NOT DESIGNATED AS A FLOOD ZONE.
7. ALL TELEPHONE, ELECTRICAL, AND CABLE SYSTEMS SHALL BE IN PLACE UNDERGROUND UNLESS THEY ARE NOT ECONOMICALLY FEASIBLE IN THE JUDGMENT OF THE SURVEYOR COMPANY ENGINEER.
8. TRUCK COLLECTION SHALL BE BY REMOVAL CONTAINERS ESTABLISHED BY LOCAL DISPOSAL SERVICE OR TRUCK RAMP.
9. NUMBER BENCH MARKS ARE AS FOLLOWS:
 1. 1" DIAMETER IRON PIPES SHALL BE USED FOR ALL BENCH MARKS.
 2. 1" DIAMETER IRON PIPES SHALL BE USED FOR ALL BENCH MARKS.
 3. 1" DIAMETER IRON PIPES SHALL BE USED FOR ALL BENCH MARKS.

11. DEVELOPER SHALL PROVIDE IN THE COVENANTS AND RESTRICTIONS A CLAUSE TO PREVENT THE USE OF ANY AND ALL RESTRICTIONS, DEMANDS, CLAIMS, PLANNING COMMISSION ORDINANCES, RIGHT-OF-WAYS, AND ALL EASEMENTS, IF ANY, AFFECTING SAID.
12. COMMON AREAS AND SPECIFIC INTERNAL ROADS SHALL BE BOUNDARY BY ESTABLISHMENT OF A COMMON PLAN WITH A BOUNDARY SUFFICIENT TO MAINTAIN AND REPLACE SUCH IMPROVEMENTS.
13. OWNER'S PAGES FOR UNITS MAY NOT EXCEED WHOSE BENCH MARKS IN EXCESS OF 12 FEET.
14. SET BACKS SHALL BE FOR LANDSCAPING ONLY.
15. EXISTING VEGETATION ALONG PROPERTY LINES TO REMAIN AND NOT BE REMOVED UNLESS NECESSARY FOR CONSTRUCTION OF COMMON AREAS OR INTERNAL ROADS. ALL REMOVAL SHALL BE REPLACED WITH EQUIVALENT VEGETATION.
16. ALL UNITS TO HAVE ACCESS TO INTERNAL ROADS ONLY.
17. CONSENTS TO BE OBTAINED TO CONVEY A RIGHT-OF-WAY TO A LOCAL AND STATE AGENCIES TO BE OBTAINED PRIOR TO CONSTRUCTION.
18. UNZONED DENSITY FOR 14 ACS IS SHOWN HEREON AND LOCATED SOUTHEAST OF BALL CAMP PIKE TO BE APPLIED TO THIS TRACT.
19. NUMBER BENCH MARKS ARE AS FOLLOWS:
 1. 1" DIAMETER IRON PIPES SHALL BE USED FOR ALL BENCH MARKS.
 2. 1" DIAMETER IRON PIPES SHALL BE USED FOR ALL BENCH MARKS.
 3. 1" DIAMETER IRON PIPES SHALL BE USED FOR ALL BENCH MARKS.
20. TRUCK COLLECTION SHALL BE BY REMOVAL CONTAINERS ESTABLISHED BY LOCAL DISPOSAL SERVICE OR TRUCK RAMP.
21. THE PAYMENT FOR ALL INTERNAL ROADS IS AS DEFINED IN THE PLAN.
22. ACCESS TO ALL LOTS TO BE LINED TO INTERNAL STREETS ONLY.
23. WIND COUNTY HAS APPROVED DRIVES AT THE INTERSECTION FROM "ROAD 1" TO "ROAD 2", FROM "ROAD 2" TO "ROAD 3" AND FROM "ROAD 3" TO "ROAD 4".



- VARIATIONS:
1. REDUCE BALL CAMP PIKE RIGHT-OF-WAY FROM 112' TO 107'.
 2. REDUCE BALL CAMP PIKE RIGHT-OF-WAY FROM 107' TO 102'.
 3. REDUCE PERMITS TO BE MADE AT INTERSECTION BALL CAMP PIKE FROM 20' TO 25'.
 4. INCREASE WINDING DRIVE FOR PUBLIC STREET FROM 20' FROM STA 3+00 TO STA 4+50 FROM 125' TO 135'.
 5. INCREASE WINDING DRIVE FOR PUBLIC STREET FROM 20' FROM STA 14+00 TO STA 14+20 FROM 125' TO 135'.
 6. REDUCE PERMITS TO BE MADE FROM 20' TO 15' FOR DRIVE HAVING 14' STATION OF 1+00 ON "ROAD 1".
 7. REDUCE PERMITS TO BE MADE FROM 20' TO 15' FOR DRIVE HAVING 14' STATION OF 7+20 ON "ROAD 2".
 8. REDUCE PERMITS TO BE MADE FROM 20' TO 14' FOR DRIVE HAVING 14' STATION OF 1+00 ON "ROAD 3".
 9. INCREASE WINDING DRIVE FOR PUBLIC STREET FROM 20' FROM STA 2+00 TO STA 4+50 FROM 125' TO 135'.

- PROPOSED UTILITY PLACEMENT SPECIFICATIONS:
- UNDERGROUND ELECTRICAL
 - UNDERGROUND UTILITY BOARD
 - STANTARY SEWER
 - WEST KNOX SANITY DISTRICT
 - STANTARY WATER
 - WEST KNOX SANITY DISTRICT
 - UNDERGROUND TELEPHONE
 - TELUS/AT&T
 - STORM SEWERS
 - WIND COUNTY



PROPERTIES INFORMATION	
WIND COUNTY DISTRICT OF WIND COUNTY	CLT MAP 91, PARCEL 204
INSTRUMENT # 200406020101074	
OWNER:	BENCHMARK ASSOCIATES, INC.
	815 SUNNYSIDE DRIVE
	KNOXVILLE, TN 37923
	(865) 893-5441
WIND COUNTY DISTRICT OF WIND COUNTY	CLT MAP 91, PARCEL 204
INSTRUMENT # 200406020101074	
OWNER:	BENCHMARK ASSOCIATES, INC.
	815 SUNNYSIDE DRIVE
	KNOXVILLE, TN 37923
	(865) 893-5441

3 SHOTS
8-1-05-WR

CONCEPT PLAN
AND USE ON REVIEW
FOR
HIGHERS PLACE
69.35 - ACRES ZONED "PR 1 4 DU/AC"
0.06 - ACRES ZONED "PR 3 DU/AC"
3.21 - ACRES ZONED "A"
SUBDIVIDE THE 72.62 - ACRE TRACT INTO 101 RESIDENTIAL LOTS
AND BE CONDOMINIUM UNITS
DENSITY = 2.64 DU/AC
DEVELOPED BY
BALL CAMP RESIDENTIAL, LLC
815 SUNNYSIDE DRIVE
KNOXVILLE, TN 37923
(865) 893-5441

1118 Main Street, Knoxville, Tennessee 37921
Tel: 865.893.5441
Fax: 865.893.5441

BENCHMARK ASSOCIATES, INC.
Land Planners • Land Surveyors

HIGHERS PLACE
BALL CAMP PIKE & BAKERTOWN ROAD
KNOXVILLE, KNOX COUNTY, TENNESSEE
FOR
BALL CAMP RESIDENTIAL, LLC

DATE: 8/1/05
SCALE: 1" = 100'
DRAWN BY: [Name]
FILE NAME: [Name]
PROJECT NO: [Number]

CONCEPT PLAN

C-1.0

GUIDELINES LANDSCAPE SCREENING

Type "C" Screen: Partial

APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

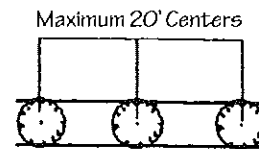
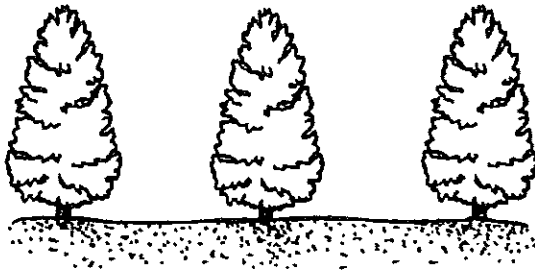
MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

For more information:
 MPC
 Development Services
 Suite 403
 City County Building
 400 Main Street
 Knoxville, TN 37902
 Phone: 865 215-2500
 Fax: 865 215-2068
 Web: www.knoxmpc.org

The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

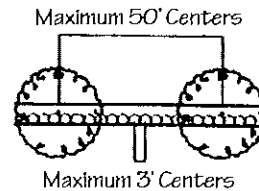
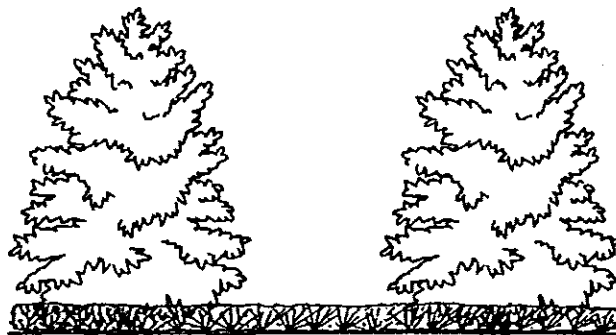
- A row of small evergreen trees

TREE HEIGHT
 Installed: 6 ft.
 Mature: 15 ft.



- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous species of similar size & form could be used for every second tree)

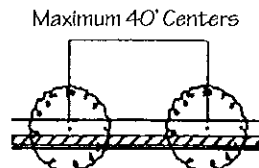
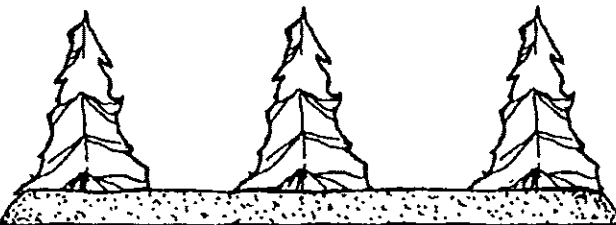
TREE HEIGHT
 Installed: 8 ft.
 Mature: 40 ft.



SHRUB HEIGHT
 Installed: 2 ft.
 Mature: 3 ft.

- A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall

TREE HEIGHT
 Installed: 6 ft.
 Mature: 15 ft.



Mixed Use Special District NWCO-9

HINES VALLEY/AMHERST

This area is located between Ball Road and Ball Camp Pike in the Hines Valley/Amherst community. The Schaad Road Extension will be completed in the coming years and will bisect the valley, opening up the potential for new development. Currently, this area consists largely of agricultural, forested or vacant land uses. Commercial zoning has already occurred in the valley even prior to completion of the road extension. Opportunity exists to create a walkable, vibrant community near Amherst Elementary as the population within the area grows.

Recommended Uses

This district falls partially within the planned growth area for the county and urban growth boundary for the city. It is approximately 300 acres and would ideally be well-suited for a master plan for phased development including, conservation subdivisions with connected open space, and neighborhood commercial and office uses that are primarily serving the district.

- Low Density Residential (LDR) and Medium Density Residential (MDR); also including a zoning recommendation for Planned Residential (PR) for flexibility in neighborhood design and conditions for street connectivity between neighborhoods to alleviate traffic, particularly around schools, and to allow for a mix of detached and attached housing types, encouraging conservation subdivisions.
- Medium Density/Office (MDR/O)
- Mixed Use Neighborhood Center (MU-NC); also including a zoning recommendation for Planned Commercial (PC) and Planned Residential (PR) to allow for plan review
- Office (O)
- Community Center Mixed Use (MU-CC) could be a consideration if transit service is feasible.

Site Design Guidelines

- Street trees should be planted within medians, sidewalk planting strips and wells along the Schaad Road extension.

Transportation Improvements

- Connectivity for the road network should be conditioned as new neighborhoods develop to alleviate traffic. Sidewalks and pathways from developments to the Schaad Road Extension pedestrian facilities should be conditioned as development fills in within the valley.
- Curb cuts onto the new Schaad Road Extension should be limited to improve traffic and pedestrian safety.
- All components of future development should have interparcel access, with more than one means to reach adjoining streets.

Community Facilities

- Consolidation of open space via conservation subdivisions to provide for a neighborhood park, as recommended in the *Knoxville-Knox County Park, Recreation and Greenways Plan*, should be considered as development fills in the valley.

The proposed path of the Schaad Road Extension





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

Ball Camp Commercial Partners

Developer

Applicant Name

Affiliation

4/23/2021

6/10/2021

File Number(s)

Date Filed

Meeting Date (if applicable)

6-SA-21-C

6-B-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

Ball Camp Commercial Partners

P.O. Box 50215 (37950)

(865) 330-0013

Owner Name (if different)

Owner Address

Owner Phone

0 Bakertown Road

Part of 091 25604

(8.7 acres)

Property Address

Parcel ID

WKUD

WKUD

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side Bakertown Rd., north side Ball Camp Pk at their intersection

8.7 acres + 1.2 acres = 9.9 acres

General Location

Tract Size

Total

6th

PR portion only / PC(k)

AgFor/Vacant

- City
- County

District

Zoning District

Existing Land Use

Northwest County

MU-SD NWCO-9

Planned Growth

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number Combine Parcels Divide Parcel 73 Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Pending Plat File Number

Zoning Change 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
0108	2690.00	
Fee 2		
Fee 3		
		\$2690.00

AUTHORIZATION

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


Applicant Signature

Ball Camp Commercial Partners
Please Print

4/23/21
Date

965-330-0013
Phone Number

Jmcbalde@TJDeva.com
Email


Staff Signature

Sherry Michienzi
Please Print

4/26/2021 / swm
Date

091 25601	3236 BAKERTOWN STATION WAY
091 25601A	3210 BAKERTOWN STATION WAY
091 25601B	3214 BAKERTOWN STATION WAY
091 25601C	3218 BAKERTOWN STATION WAY
091 25601D	3224 BAKERTOWN STATION WAY
091 25601E	3228 BAKERTOWN STATION WAY
091 25601F	3232 BAKERTOWN STATION WAY
091 25604	0 BAKERTOWN RD
091 25605	0 BALL CAMP PIKE
091KA001	7905 CONDUCTOR WAY
091KA00100A	7973 CONDUCTOR WAY
091KA00100B	7969 CONDUCTOR WAY
091KA00100C	7965 CONDUCTOR WAY
091KA00100D	7961 CONDUCTOR WAY
091KA00100E	7957 CONDUCTOR WAY
091KA00100F	7951 CONDUCTOR WAY
091KA00100G	7947 CONDUCTOR WAY
091KA00100H	7943 CONDUCTOR WAY
091KA00100J	7939 CONDUCTOR WAY
091KA00100K	7935 CONDUCTOR WAY
091KA00100L	7929 CONDUCTOR WAY
091KA00100M	7925 CONDUCTOR WAY
091KA00100N	7921 CONDUCTOR WAY
091KA00100P	7934 CONDUCTOR WAY
091KA00100Q	7938 CONDUCTOR WAY
091KA00100R	7942 CONDUCTOR WAY
091KA00100S	7948 CONDUCTOR WAY
091KA00100T	7952 CONDUCTOR WAY
091KA00100U	7956 CONDUCTOR WAY
091KA00100V	7960 CONDUCTOR WAY
091KA00100W	3215 BAKERTOWN STATION WAY
091KA00100X	3219 BAKERTOWN STATION WAY
091KA00100Y	3223 BAKERTOWN STATION WAY
091KA00100Z	3227 BAKERTOWN STATION WAY
091KA00101A	3233 BAKERTOWN STATION WAY
091KA00101B	3237 BAKERTOWN STATION WAY
091KA00101C	3241 BAKERTOWN STATION WAY
091KA00101D	3245 BAKERTOWN STATION WAY
091KB001	3152 BAKERTOWN STATION WAY
091KB002	3148 BAKERTOWN STATION WAY
091KB003	3144 BAKERTOWN STATION WAY
091KB004	3140 BAKERTOWN STATION WAY
091KB005	3136 BAKERTOWN STATION WAY
091KB006	3132 BAKERTOWN STATION WAY
091KB007	3128 BAKERTOWN STATION WAY
091KB008	3124 BAKERTOWN STATION WAY
091KB009	3120 BAKERTOWN STATION WAY

091KB010	0 BAKERTOWN STATION WAY
091KB011	3109 BAKERTOWN STATION WAY
091KB012	3113 BAKERTOWN STATION WAY
091KB013	3117 BAKERTOWN STATION WAY
091KB014	3121 BAKERTOWN STATION WAY
091KB015	3125 BAKERTOWN STATION WAY
091KB016	3129 BAKERTOWN STATION WAY
091KB017	3133 BAKERTOWN STATION WAY
091KB018	3137 BAKERTOWN STATION WAY
091KB019	3141 BAKERTOWN STATION WAY
091KB020	3145 BAKERTOWN STATION WAY
091KB021	3149 BAKERTOWN STATION WAY
091KB022	3151 BAKERTOWN STATION WAY
091KB023	3201 BAKERTOWN STATION WAY
091KB024	3205 BAKERTOWN STATION WAY
091KB025	0 BAKERTOWN STATION WAY
091KD001	7855 TRAIN STATION WAY
091KD002	7851 TRAIN STATION WAY
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091KD014	7822 TRAIN STATION WAY
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091KD018	7854 TRAIN STATION WAY
091KD019	0 TRAIN STATION WAY
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091KE005	7712 TRAIN STATION WAY
091KE006	7709 TRAIN STATION WAY
091KE007	7713 TRAIN STATION WAY
091KE008	7717 TRAIN STATION WAY
091KE009	7721 TRAIN STATION WAY
091KE010	7725 TRAIN STATION WAY
091KE011	7729 TRAIN STATION WAY
091KE012	7733 TRAIN STATION WAY

091KE013	7737 TRAIN STATION WAY
091KE014	7741 TRAIN STATION WAY
091KE015	7745 TRAIN STATION WAY
091KE016	7803 TRAIN STATION WAY
091KE017	7807 TRAIN STATION WAY
091KE018	7811 TRAIN STATION WAY
091KE019	0 BAKERTOWN STATION WAY
091KE020	0 TRAIN STATION WAY
091NC001	2903 OAKWOOD HILLS LN
091NC002	2910 OAKWOOD HILLS LN
091NC003	7608 REDWOOD BURL LN
091NC004	7604 REDWOOD BURL LN
091NC005	7600 REDWOOD BURL LN
091NC006	7605 REDWOOD BURL LN
091NC007	2920 OAKWOOD HILLS LN
091NC008	2926 OAKWOOD HILLS LN
091NC009	3000 OAKWOOD HILLS LN
091NC010	3008 OAKWOOD HILLS LN
091NC011	3012 OAKWOOD HILLS LN
091NC012	3016 OAKWOOD HILLS LN
091NC013	3020 OAKWOOD HILLS LN
091NC014	3024 OAKWOOD HILLS LN
091NC015	3028 OAKWOOD HILLS LN
091NC016	3032 OAKWOOD HILLS LN
091NC017	3036 OAKWOOD HILLS LN
091NC018	3040 OAKWOOD HILLS LN
091NC019	3044 OAKWOOD HILLS LN
091NC020	3048 OAKWOOD HILLS LN
091NC021	3052 OAKWOOD HILLS LN
091NC022	3056 OAKWOOD HILLS LN
091NC023	3060 OAKWOOD HILLS LN
091NC024	3066 OAKWOOD HILLS LN
091NC025	3070 OAKWOOD HILLS LN
091NC026	3100 OAKWOOD HILLS LN
091NC027	3104 OAKWOOD HILLS LN
091NC028	3110 OAKWOOD HILLS LN
091NC029	3114 OAKWOOD HILLS LN
091NC030	3118 OAKWOOD HILLS LN
091NC031	3122 OAKWOOD HILLS LN
091NC032	3126 OAKWOOD HILLS LN
091NC033	3130 OAKWOOD HILLS LN
091NC034	3134 OAKWOOD HILLS LN
091NC035	3138 OAKWOOD HILLS LN
091NC036	3142 OAKWOOD HILLS LN
091NC037	3146 OAKWOOD HILLS LN
091NC038	3202 OAKWOOD HILLS LN
091NC039	3206 OAKWOOD HILLS LN

091NC040	3210 OAKWOOD HILLS LN
091NC041	3214 OAKWOOD HILLS LN
091NC042	3218 OAKWOOD HILLS LN
091NC043	3222 OAKWOOD HILLS LN
091NC044	3226 OAKWOOD HILLS LN
091NC045	3232 OAKWOOD HILLS LN
091NC046	3233 OAKWOOD HILLS LN
091NC047	3229 OAKWOOD HILLS LN
091NC048	3225 OAKWOOD HILLS LN
091NC049	3221 OAKWOOD HILLS LN
091NC050	3217 OAKWOOD HILLS LN
091NC051	3213 OAKWOOD HILLS LN
091NC052	3209 OAKWOOD HILLS LN
091NC053	3203 OAKWOOD HILLS LN
091NC054	3147 OAKWOOD HILLS LN
091NC055	3139 OAKWOOD HILLS LN
091NC056	3135 OAKWOOD HILLS LN
091NC057	3131 OAKWOOD HILLS LN
091NC058	3127 OAKWOOD HILLS LN
091NC059	7701 WILLOW BRANCH LN
091NC060	7707 WILLOW BRANCH LN
091NC061	7711 WILLOW BRANCH LN
091NC062	7715 WILLOW BRANCH LN
091NC063	0 WILLOW BRANCH LN
091NC064	7727 WILLOW BRANCH LN
091NC065	7731 WILLOW BRANCH LN
091NC066	7739 WILLOW BRANCH LN
091NC067	7740 WILLOW BRANCH LN
091NC068	7736 WILLOW BRANCH LN
091NC069	7732 WILLOW BRANCH LN
091NC070	0 WILLOW BRANCH LN
091NC071	7718 WILLOW BRANCH LN
091NC072	7710 WILLOW BRANCH LN
091NC073	3115 OAKWOOD HILLS LN
091NC074	3107 OAKWOOD HILLS LN
091NC075	3101 OAKWOOD HILLS LN
091NC076	7709 TULIP POPLAR LN
091NC077	7713 TULIP POPLAR LN
091NC078	7716 TULIP POPLAR LN
091NC079	7712 TULIP POPLAR LN
091NC080	7708 TULIP POPLAR LN
091NC081	7704 TULIP POPLAR LN
091NC082	3059 OAKWOOD HILLS LN
091NC083	3055 OAKWOOD HILLS LN
091NC084	3051 OAKWOOD HILLS LN
091NC085	3045 OAKWOOD HILLS LN
091NC086	3039 OAKWOOD HILLS LN

091NC087	3004 MAPLE KNOT LN
091NC088	3018 MAPLE KNOT LN
091NC089	3011 OAKWOOD HILLS LN
091NC090	3017 OAKWOOD HILLS LN
091NC091	3030 MAPLE KNOT LN
091NC092	3029 MAPLE KNOT LN
091NC093	3025 MAPLE KNOT LN
091NC094	3021 MAPLE KNOT LN
091NC095	3017 MAPLE KNOT LN
091NC096	3013 MAPLE KNOT LN
091NC097	3009 MAPLE KNOT LN
091NC098	3005 MAPLE KNOT LN
091NC099	3001 MAPLE KNOT LN
091NC100	2925 OAKWOOD HILLS LN
091NC101	2921 OAKWOOD HILLS LN
091NC102	2902 OAKWOOD HILLS LN