

SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 6-SB-21-C

AGENDA ITEM #: 23

6-C-21-UR

AGENDA DATE: 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 July 8, 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 July 8, 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.

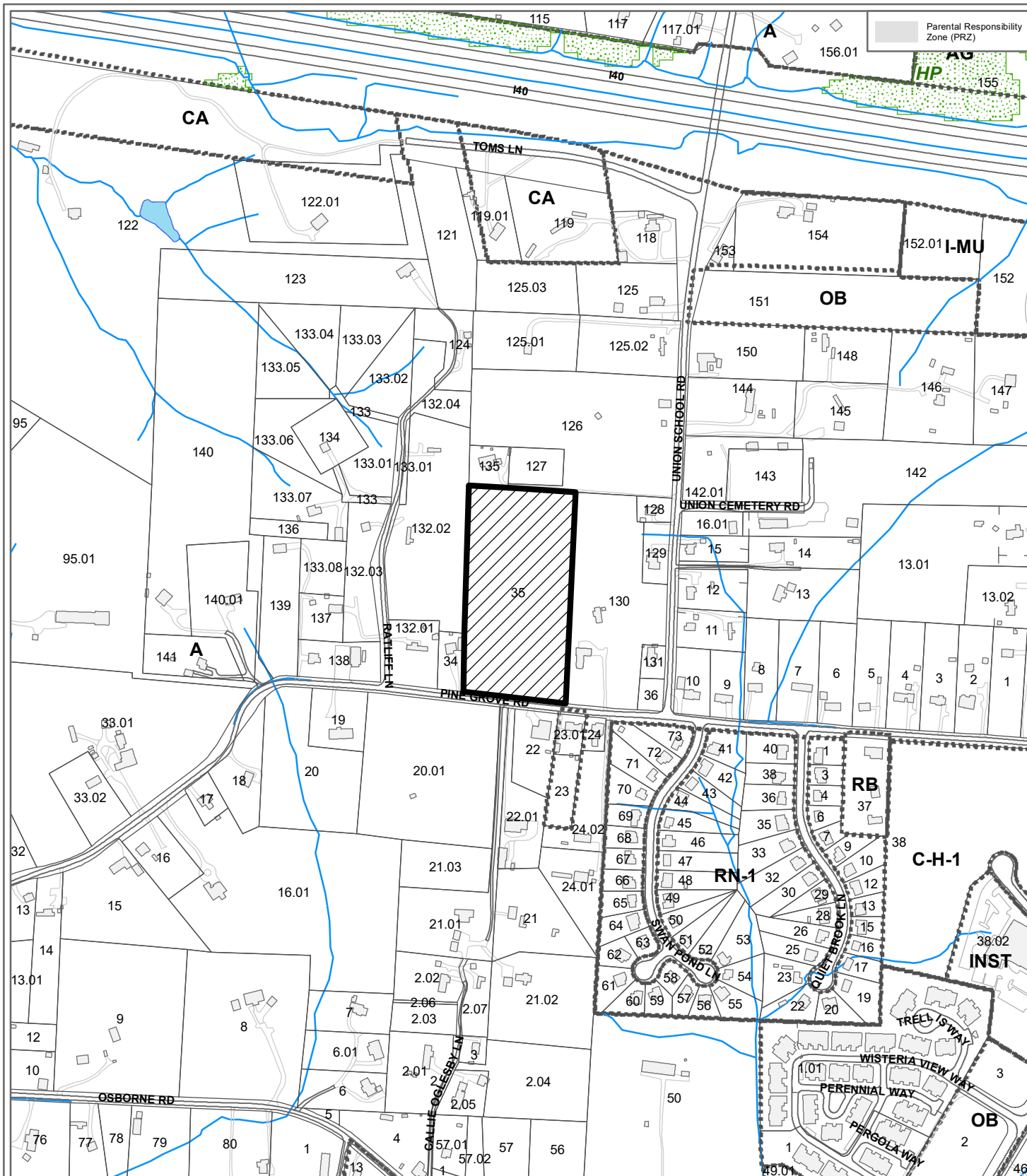
ESTIMATED STUDENT YIELD: 9 (public school children, grades K-12)

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

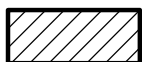
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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

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

Revised:

Petitioner: Urban Engineering, Inc.
Pine Grove Subdivision

Map No: 84

Jurisdiction: County

0 500
Feet





Request to Postpone • Table • Withdraw

Name of Applicant: URBAN ENGINEERING, INC.

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA JUN 03 2021

Original File Number(s): 6-58-21-C/6-C-21-48

Date Scheduled for Planning Review: 6/10/21

Date Request Filed: 6/3/2021

Request Accepted by: Michael Reynolds

RECEIVED

JUN 03 2021

Knoxville-Knox County

Planning

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

7/8/2024

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

UNCERTAINTY APDESIGNED
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: Christopher 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:

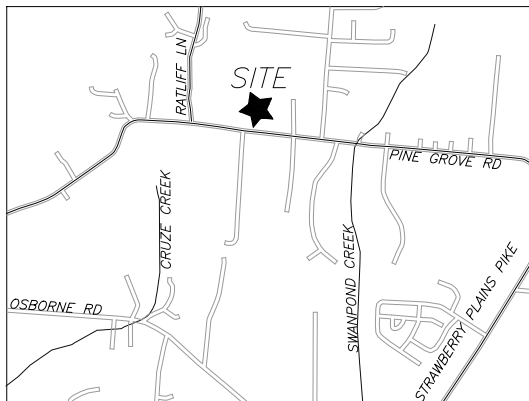
Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.

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:

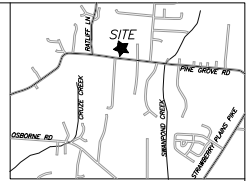
- 1) INCREASE THE INTERSECTION GRADE FROM 1% TO 1.5% AT THE INTERSECTION
OF ROAD 'A' AND PINE GROVE ROAD.

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

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

2	5/24/21	GENERAL REVISIONS

SHEET C-0 - 1 OF 3



SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED "P". 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 COMPLYING INFORMATION FROM PLANS SUPPLIED BY MANHOLE 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 (5.8 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 SEWERLY 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.

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5/24/2021

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

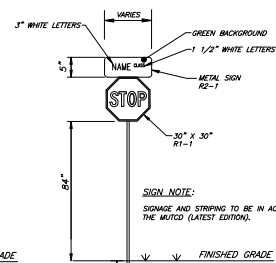
SHEET C-1 2 OF 3

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 APRIL 26, 2021
SCALE: 1"=40'



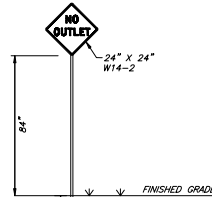
URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924

DWG: CLM CHK: CAS DWG NO: 2105011

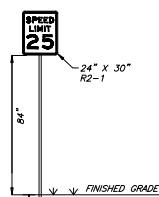


SIGN NOTE:
SIGNAGE AND STRIPING TO BE IN ACCORDANCE WITH THE MUTCD (LATEST EDITION).

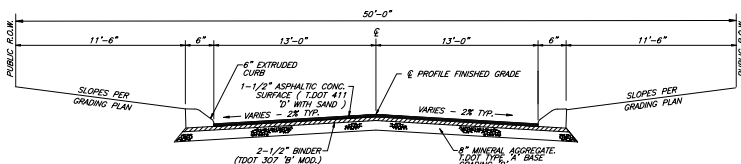
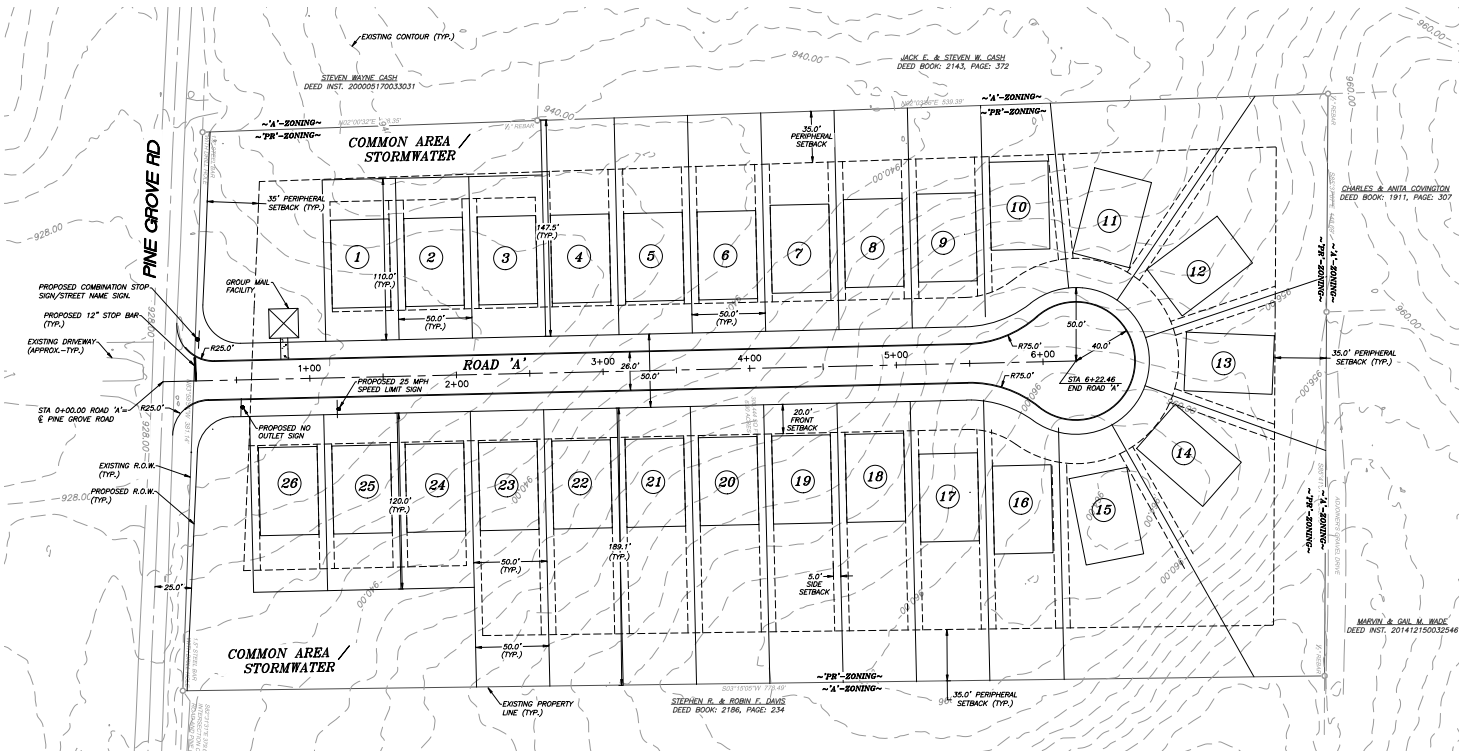
COMBINATION STOP SIGN / STREET NAME SIGN DETAIL
*SEE SIGN NOTE



NO OUTLET SIGN DETAIL
*SEE SIGN NOTE



SPEED LIMIT SIGN DETAIL
*SEE SIGN NOTE

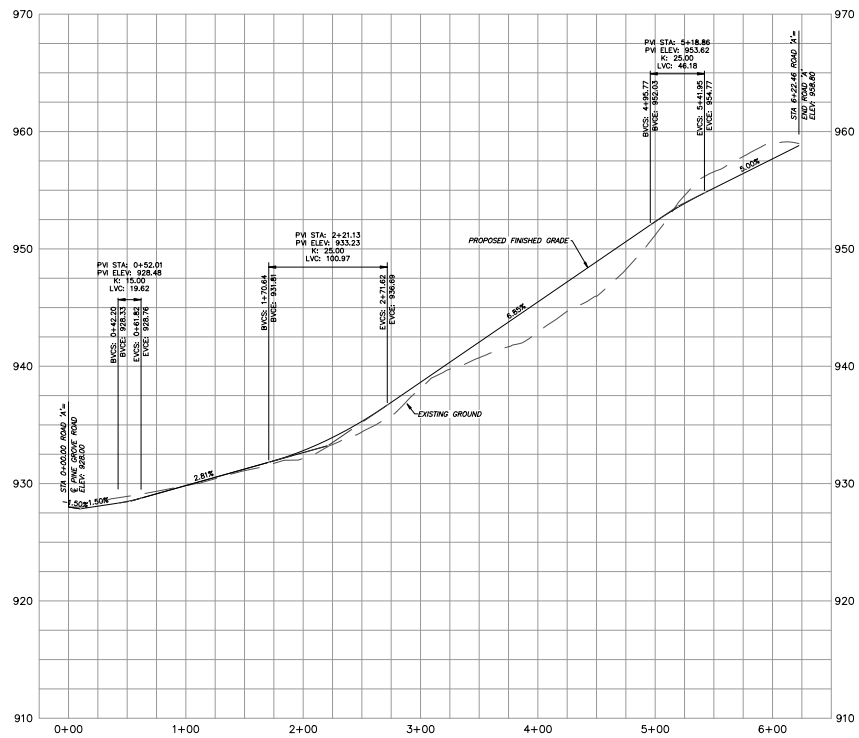


TYPICAL SECTION - LOCAL STREET
N.T.S.



REFERENCE:
DEED INSTR. 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 13, LLC. 2101 COUNCIL FIRE DRIVE KNOXVILLE, TN 37918	
DIST. NO. SB	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) 866-1924

REVISION	DATE	DESCRIPTION	BY	DWN: CLM	CHK: CAS	DWG. NO. 2105011
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) _____

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 \$1550.00
0108	\$1550.00	
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