



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

► **FILE #:** 6-SC-22-C

AGENDA ITEM #: 27

6-E-22-UR

AGENDA DATE: 6/9/2022

► **SUBDIVISION:** EVERETT WOODS

► **APPLICANT/DEVELOPER:** JUSTIN MORGAN

OWNER(S): Justin Morgan / Everett Land Development, LLC

TAX IDENTIFICATION: 141 05003 (PART OF)

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 12650 Yarnell Rd.

► **LOCATION:** East terminus of Belle Pond Ave., east terminus of Cedar Break Dr., & north terminus of Bell Pond Ave.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Hickory Creek

► **APPROXIMATE ACREAGE:** 24.77 acres

► **ZONING:** PR (Planned Residential) & F (Floodway)

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land / PR (Planned Residential), A (Agricultural)
South: Single family residential (under construction) / PR (Planned Residential)
East: Agriculture/forestry/vacant, Rural residential / A (Agricultural)
West: Single family residential / PR (Planned Residential)

► **NUMBER OF LOTS:** 59

SURVEYOR/ENGINEER: Jonathan Lyons/ 360 Surveying & Mapping

ACCESSIBILITY: Access is via Belle Pond Avenue, a local street with 26 ft of pavement width within 50 ft of right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**

VARIANCES

1. Reduce the minimum broken back tangent from 150' to 143' from STA 1+65.80 to 3+08.88

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve from 250' to 107' from STA 3+08.80 to 4+77.00

2. Reduce the minimum street frontage for attached dwelling units from 25' to 20' per Section 3.03.B.1 of the Subdivision Regulations.

STAFF RECOMMENDATION:

- **Approve the requested variance and alternative design standards based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.**

Approve the Concept Plan subject to 8 conditions.

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. The proposed guest parking spaces in the Long Lake Lane cul-de-sac are to be revised per the requirements of Knox County Engineering and Public Works during the design plan phase.
4. Providing all required sight distance easements on the final plat. Any lot with a driveway within a sight distance easement must have 20 ft of driveway depth outside of the easement.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. 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.
8. Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, amenities, and drainage system.

- **Approve the development plan for up to 59 attached dwelling units on individual lots, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Installing the proposed landscape screening as shown on the development plan before issuance of the first building permit or posting a bond with the Knox County Department of Engineering and Public Works to guarantee the installation.

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

COMMENTS:

This proposal is a modification to the original plan for the Everett Woods subdivision (3-SB-16-C / 3-A-16-UR). The original approval was a 163-lot concept plan for this subdivision and a master plan for the full PR (Planned Residential) district that also included a 224-unit multi-family development on the south side of Everett Road (recently approved, 1-E-22-UR) and an assisted living facility on the north side of Yarnell Road (not constructed). This request results in a net gain of 21 dwelling units. Thirty-eight (38) detached residential lots will be replaced with 59 attached residential lots. There will be 184 attached and detached residential lots within the Everett Woods subdivision if this plan is approved as requested. The gross density for the PR district, including the multi-family development, is 4.94 du/ac. This PR district allows up to 5 du/ac. The proposed road system for the neighborhood will remain similar to the original approval.

The applicant proposes landscape screening along the external boundary of the attached residential units as a buffer to the detached houses (see plan sheet L1.00). The landscape plan includes a mix of deciduous and evergreen trees.

The Everett Woods, Traffic Impact Letter (TIL) (CDM Smith, revised 5/20/2022) was submitted with the application to update the transportation impact study (TIS) prepared for the Vintage Knoxville West apartment complex approved earlier this year on the south side of Everett Road (see Exhibit A). The purpose of the TIL is to revise the traffic generation table in the Vintage Knoxville West TIS and determine if the additional traffic generated by this request will require any new road improvements to Everett Road or Yarnell Road. The study assumes there will be 15 additional dwelling units, resulting in an increase in the AM peak hour trips of 10 vehicles and an increase in the PM peak hour trips of 13 vehicles. The 15 additional dwellings only result in the 10 to 13 additional peak hour vehicle trips because, on average, attached houses generate fewer vehicle trips per day than single-family detached houses. The discrepancy between the number of additional dwelling units that Planning staff estimates (21 dwellings) vs. the TIL (15 dwellings) may be caused by the original (2016) TIS for the development assuming 169 detached residential lots instead of the 163 detached residential lots that were approved.

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 Northwest County Sector Plan recommends LDR (Low Density Residential) and HP (Hillside Protection) for the site. The LDR land use allows consideration of up to 5 du/ac. The boundary of this proposal is not within the HP area.

B. The property is in the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan map which allows consideration of up to 5 du/ac.

C. The proposed density is 2.38 du/ac for the acreage associated with this request. The gross density of the overall development is 4.94 du/ac. The proposed density is consistent with the sector plan and growth policy plan.

D. The Knoxville-Knox County General Plan 2033 (General Plan), Development Policies 9.3—Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. – The proposed attached houses are 1- to 2-stories with front-facing garages, consistent with most detached houses in the subdivision.

E. The General Plan, Development Policies 9.8-- Encourage a mixture of housing sizes and prices within planned residential developments.—The original master plan did propose a mix of housing types; detached houses and multi-family. The inclusion of attached residential houses further diversifies the housing sizes and prices.

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.

B. The property is zoned PR up to 5 du/ac. The proposed density is 2.38 du/ac for the acreage associated with this request. The gross density of the overall development is 4.94 du/ac.

C. The proposal clusters density away from the steep slopes and Hickory Creek floodplain to the north.

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 houses are 1- to 2-stories with front-facing garages, consistent with most detached houses in the subdivision.

B. The 20 ft front setback is consistent with the rest of the subdivision.

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

A. The proposed attached residential dwellings are compatible with the surrounding residential uses and will not significantly impact the value of the adjacent property.

B. The proposed landscaping around the external boundary of the attached residential development will provide a buffer to the nearby detached houses.

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

A. It is projected that 10-13 additional vehicles will use the neighborhood streets during peak hours with the proposed attached houses in comparison to the previously approved detached houses.

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

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

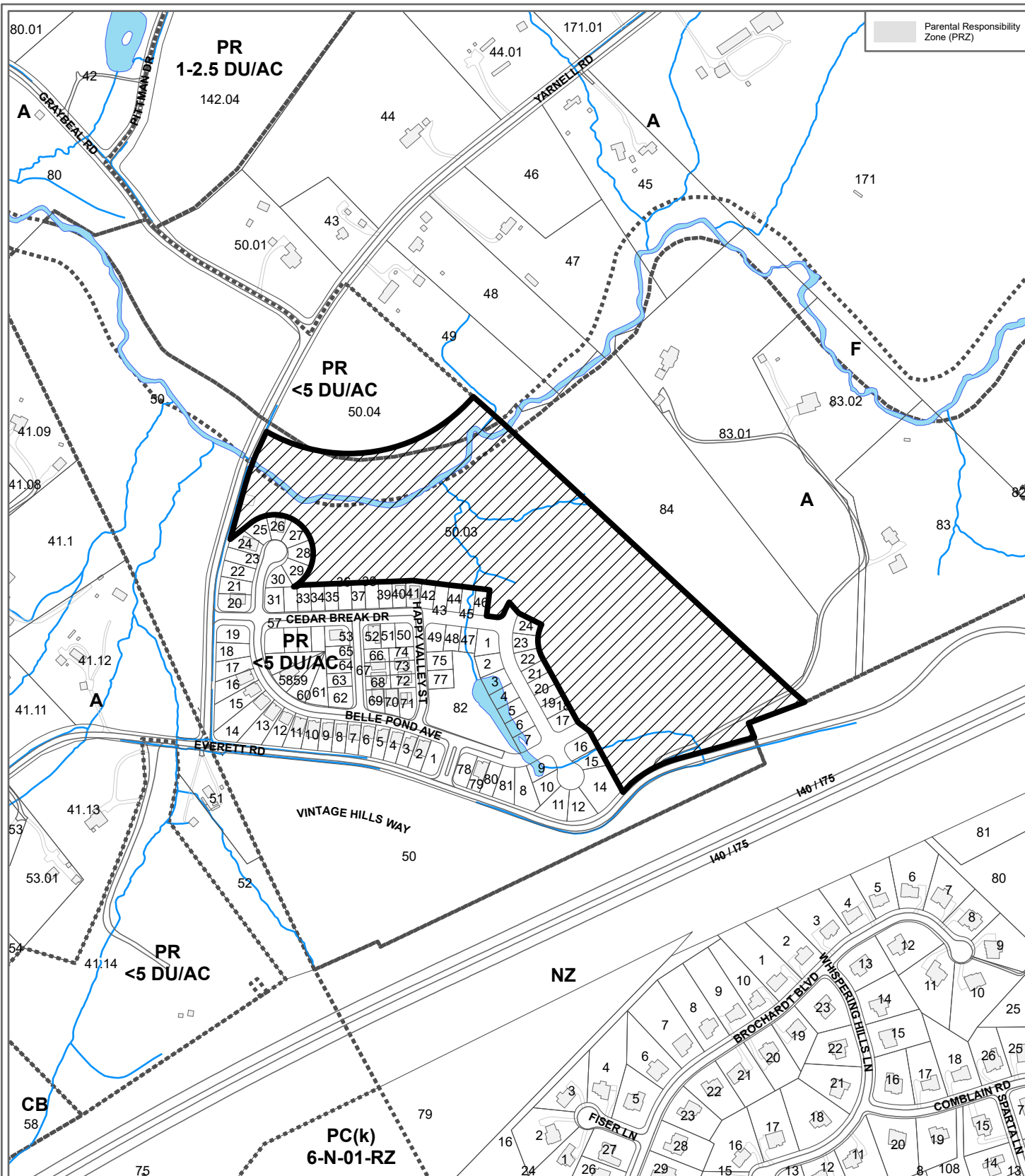
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

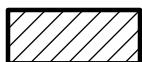
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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-SC-22-C / 6-E-22-UR
CONCEPT PLAN/USE ON REVIEW**



Attached residential subdivision in PR (Planned Residential) & F (Floodway)

Original Print Date: 5/5/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Morgan, Justin

Map No: 141

Jurisdiction: County

0 500
Feet



CONCEPT PLAN OF EVERETT WOODS PHASE 2C

CONCEPT PLAN / USE ON REVIEW PLAN

PREPARED FOR:
EVERETT LAND DEVELOPMENT, LLC

FILE NUMBER: 6-SC-22-C / 6-E-22-UR

LOSE
DESIGN
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THE ENGINEER HAS THE DESIGN RIGHTS IN THE PROPERTY OF THE CLIENT. ANY REVISIONS TO THE DESIGN SHALL BE MADE BY THE CLIENT. ANY REVISIONS TO THE DESIGN SHALL BE MADE BY THE CLIENT. ANY REVISIONS TO THE DESIGN SHALL BE MADE BY THE CLIENT.



CONCEPT PLAN OF EVERETT WOODS PHASE 2C
CONCEPT PLAN / USE ON REVIEW PLAN
EVERETT LAND DEVELOPMENT, LLC
KNOX COUNTY
TN

SHEET INDEX

Sheet Number	Sheet Title
C0.00	COVER SHEET
C0.02	ASSUMED EXISTING CONDITIONS
C1.00	SITE LAYOUT
C1.01	SIGHT DISTANCE PLAN
C1.10	FIRE APPARATUS ACCESS PLAN
C2.00	SITE GRADING PLAN
C3.00	BELLE POND AVENUE PLAN AND PROFILE
C3.01	LONGLAKE LANE PLAN AND PROFILE
L1.00	LANDSCAPE PLAN
A0.00	ARCHITECTURAL BUILDING ELEVATIONS

LAND-USE TABLE

LAND-USE	ACREAGE	UNITS	UNITS/ACRE
SINGLE-FAMILY	33.53	184	3.24
MULTIFAMILY	11.20	224	15.71
ASSISTED LIVING	8	N/A	N/A
UNUSED	20.4	0	0
CURRENT ZONING	94.19	450	>5000
PROPOSED	62.51	408	4.94

THE CURRENT ACREAGE IS CALCULATED BY USING THE KGIS ACREAGE FOR THE PORTIONS OF THE PROPERTY WEST OF YARNELL ROAD AND SOUTH OF EVERETT ROAD, AND USING SURVEYED PROPERTY BOUNDARIES FOR THE REMAINDER OF THE PROPERTY (TOTAL ACREAGE = 94.19 AC).
THE PROPOSED ACREAGE IS CALCULATED BY TAKING THE CURRENT ACREAGE AND SUBTRACTING THE REQUIRED RIGHT-OF-WAY (5.68 ACRES) AND SUBTRACTING THE ASSIGNED LIVING ACREAGE (8.00 ACRES). THIS LEAVES 82.51 ACRES. THE DENSITY IS 408 UNITS DIVIDED BY 82.51 ACRES OR 4.94 UNITS/ACRE.

OWNER/DEVELOPER

EVERETT LAND DEVELOPMENT, LLC
134 RUTLEDGE PIKE
BLAINE, TENNESSEE 37709
865-806-2284

DESIGNER

LOSE DESIGN
LANDSCAPE ARCHITECTURE/ARCHITECTURE/CIVIL
ENGINEERING/PLANNING

9724 KINGSTON PIKE, STE 1404
KNOXVILLE, TENNESSEE 37922
PHONE: 865-409-1424
CONTACT: CLAYTON BARRON

DEVELOPMENT SUMMARY

SITE DATA:

ADDRESS: 12650 YARNELL ROAD
CITY: KNOXVILLE, TN
ZONING: PR
PARCEL ID: 141 05003
FIRM MAP: 47093C0238F, EFFECTIVE
DATE: MAY 2, 2007 AND
47093C0239F, EFFECTIVE
DATE: MAY 2, 2007

AREA TO BE SUBDIVIDED: 24.77 ACRES
LOT COUNT: 59 LOTS

SETBACKS:
FRONT: 20'
REAR: 15'
SIDE: 5'
SIDE CORNER: 15'

LOCATION MAP



6-SC-22-C, 6-E-22-UR
5.25.2022

THIS PROPERTY CONTAINS AREA DESIGNATED AS A SPECIAL FLOOD AREA ZONE AE, AS SHOWN ON COMMUNITY MAPS / PANEL NUMBER 47093C0238F, EFFECTIVE DATE MAY 2, 2007 AND 47093C0239F, EFFECTIVE DATE MAY 2, 2007.

SUBMITTALS / REVISIONS

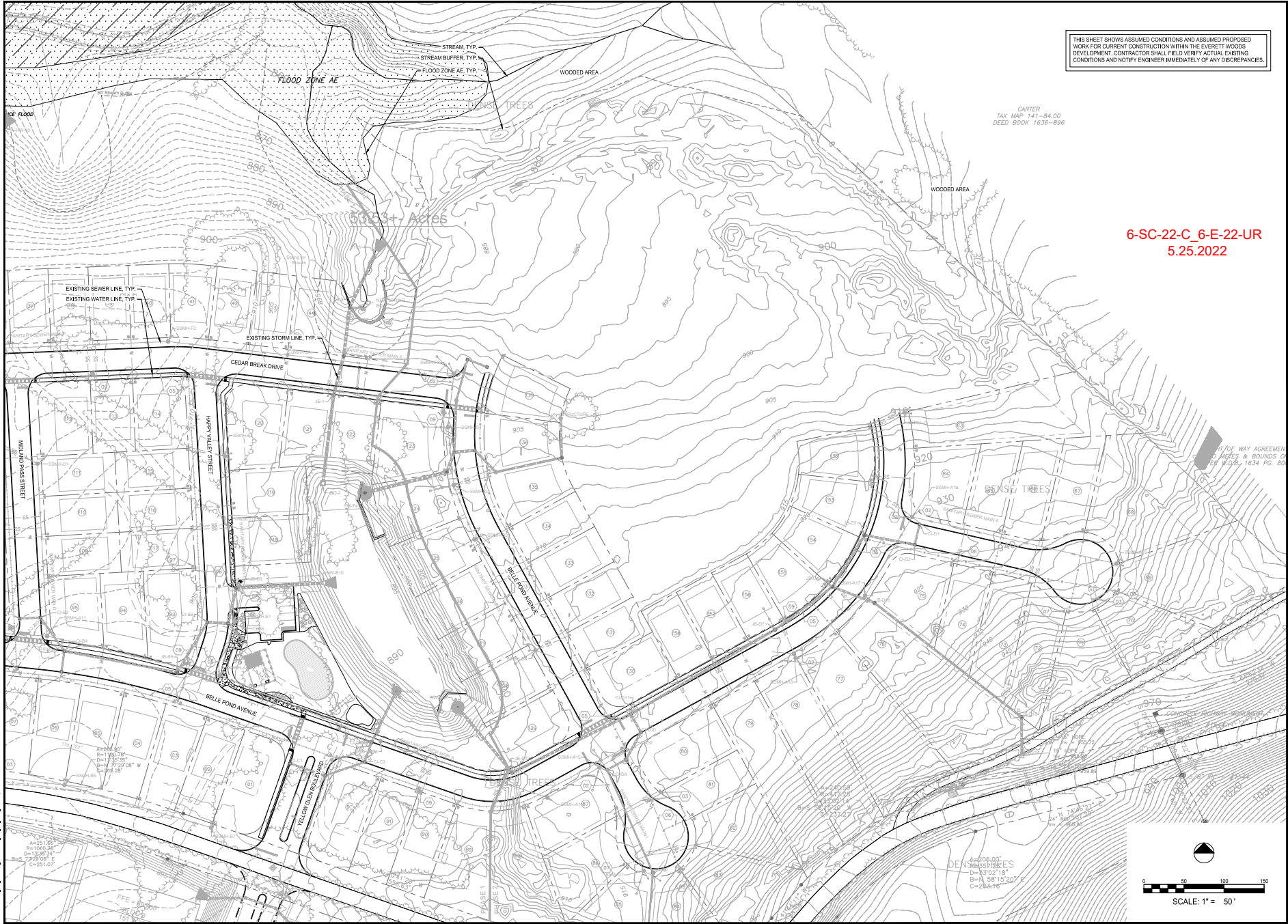
NO.	DATE	DESCRIPTION

SHEET TITLE

COVER SHEET

PROJECT NO: 21124-
DATE: 05/25/2022
DRAWN BY: CR
SCALE: NTS

CHECKED BY: MN
SHEET NO: C0.00



THIS SHEET SHOWS ASSUMED CONDITIONS AND ASSUMED PROPOSED WORK FOR CURRENT CONSTRUCTION WITHIN THE EVERETT WOODS DEVELOPMENT. CONTRACTOR SHALL FIELD VERIFY ACTUAL EXISTING CONDITIONS AND NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

CARTER
TAX MAP 141-84.00
DEED BOOK 1636-896

6-SC-22-C_6-E-22-UR
5.25.2022

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THE ENGINEER HAS REVIEWED THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND IT TO BE SUFFICIENT FOR THE PURPOSES OF THE DESIGN. THE ENGINEER HAS NOT CONDUCTED A FIELD SURVEY OF THE PROJECT AND HAS NOT VERIFIED THE INFORMATION PROVIDED BY THE CLIENT.

CONCEPT PLAN OF EVERETT WOODS PHASE 2C
CONCEPT PLAN / USE ON REVIEW PLAN

EVERETT LAND DEVELOPMENT, LLC
KNOX COUNTY
TN

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE	
ASSUMED EXISTING CONDITIONS 6-SC-22-C / 6-E-22-UR	
PROJECT NO. 21124	DATE 05/25/2022
DRAWN BY CB	SCALE 1" = 50'
CHECKED BY MW	SHEET NO. C0.02

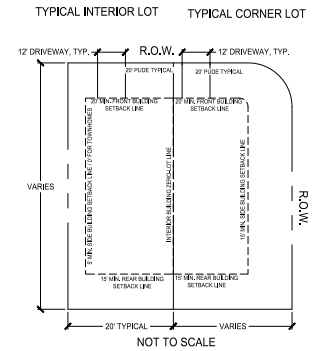
CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER

I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM, TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE PLANNING COMMISSION.

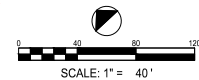
REGISTERED ENGINEER: CLAYTON BARRON
TENNESSEE LICENSE NO: 124474
DATE: 05/25/2022

- ### LAYOUT NOTES:
1. SEE SHEET C02.01 FOR GENERAL NOTES.
 2. SEE ARCHITECTURAL SHEETS FOR BUILDING.
 3. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
 4. ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
 5. CONTRACTOR TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATIONS AND CONSIDER SUCH WHEN ESTIMATING.
 6. ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND TESTED PRIOR TO INSTALLATION.
 7. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
 8. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH TDOT STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION. LATEST EDITION.
 9. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

- VARIANCES REQUESTED:**
1. HORIZONTAL CURVE VARIANCE FOR BELLE POND AVENUE FROM 250' TO 107' (STA 3+08.80 TO 4+77.00) WITH A DESIGN SPEED OF 20 MPH.
 2. REDUCE MINIMUM TANGENT LENGTH BETWEEN BROKEN BACK CURVES FROM 150 FEET TO 143 FEET FROM STATION 1+65.80 TO 3+08.88



Know what's **below**.
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6-SC-22-C_6-E-22-UR
5.25.2022

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KNOX COUNTY

CONCEPT PLAN / USE ON REVIEW PLAN

[illegible]

PROJECT NO. 21124-1		DATE 05/25/2022
DRAWN BY CB		SCALE 1" = 40'
CHECKED BY MW		
SHEET NO.		

- ### LAYOUT NOTES:
1. SEE SHEET C0.01 FOR GENERAL NOTES.
 2. SEE ARCHITECTURAL SHEETS FOR BUILDING.
 3. LAYOUT ALL CURVES SMOOTHLY WITH NO ABRUPT CHANGES AT TANGENT POINTS.
 4. ALL CURBS ARE DIMENSIONED TO THE FACE OF CURB.
 5. CONTRACTORS TO TAKE ALL PRECAUTIONS TO FIND AND AVOID SITE UTILITIES. ALL UTILITIES ARE NOT SHOWN ON DRAWING. VERIFY LOCATION AND DEPTH BEFORE ANY EXCAVATION.
 6. ALL PAVEMENT MARKING AND TRAFFIC CONTROL DEVICES SHALL BE INSTALLED PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND THE LATEST EDITION.
 7. ALL PAVEMENT MARKINGS TO BE THERMOPLASTIC, UNLESS OTHERWISE NOTED.
 8. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH DOT'S STANDARDS FOR ROADWAY AND BRIDGE CONSTRUCTION. LATEST EDITION.
 9. ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED.

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CONCEPT PLAN / USE ON REVIEW PLAN

Z

KNOX COUNTY

[illegible]

SHEET TITLE

SIGHT DISTANCE PLAN

6-SC-22-C / 6-E-22-UR

PROJECT NO. 21124-1	DATE 05/25/2022
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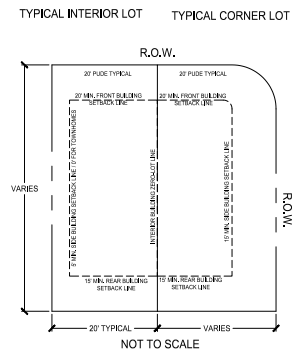
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CHECKED BY MW	
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SHEET NO.

C1.01

C1.01



Know what's **below**.
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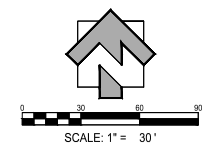


SCALE: 1" = 40'

6-SC-22-C_6-E-22-UR.dwg 5/25/2022 10:00 AM User: jason@loose.com



LAYOUT INFO LEGEND	
	PROPERTY LINE
	LEFT TIRE WHEEL PATHS
	RIGHT TIRE WHEEL PATHS
	VEHICLE BLOCK



6-SC-22-C_6-E-22-UR
5.25.2022



CONCEPT PLAN OF EVERETT WOODS PHASE 2C
CONCEPT PLAN / USE ON REVIEW PLAN
EVERETT LAND DEVELOPMENT, LLC
KNOX COUNTY
TN

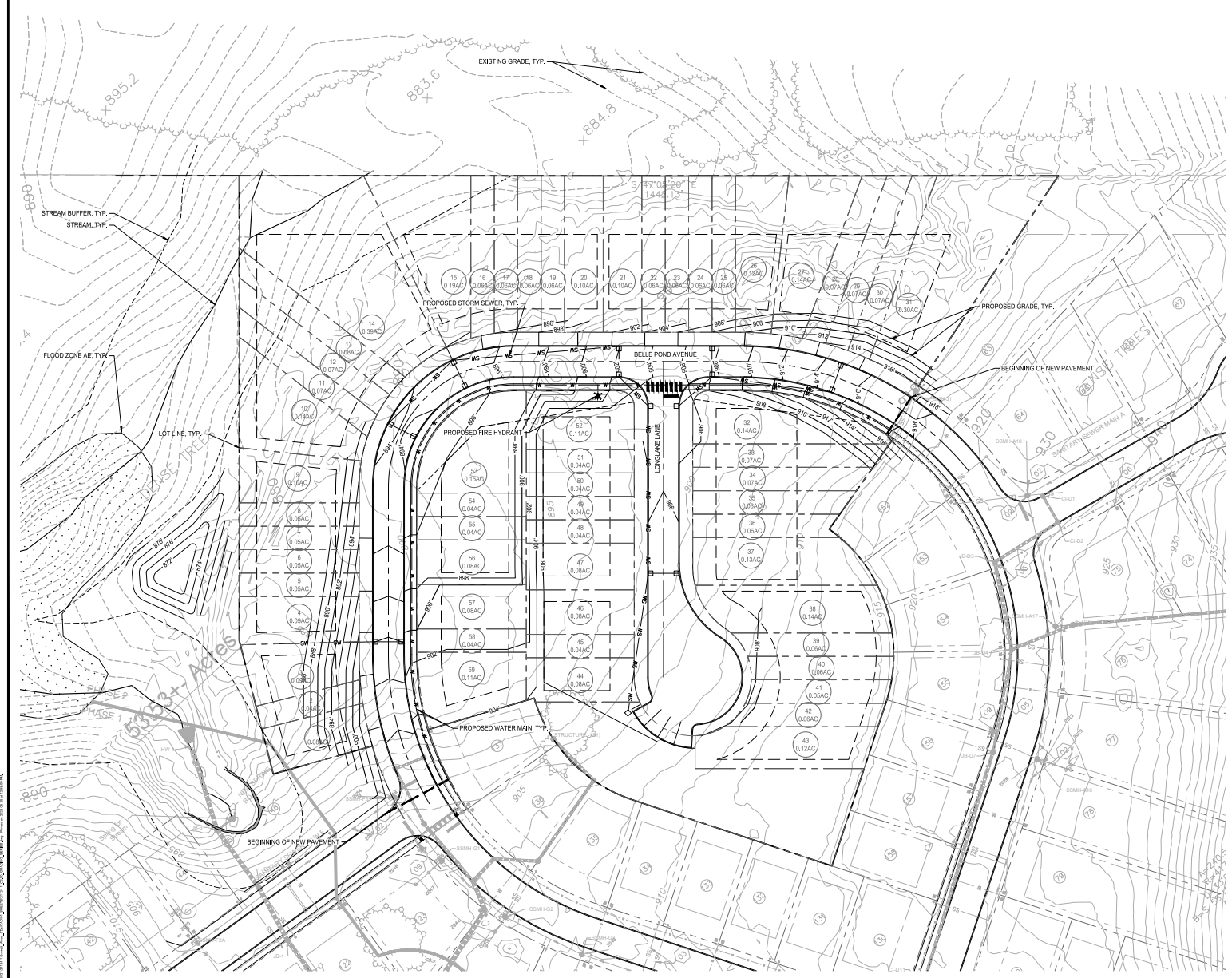
SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE
FIRE APPARTUS
ACCESS PLAN
6-SC-22-C / 6-E-22-UR

PROJECT NO. 21124L	DATE 05/25/2022
DRAWN BY CB	SCALE 1" = 30'
CHECKED BY MW	
SHEET NO.	

C1.10

TAKE CARE
DEED BOOK 141-84-20
DEED BOOK 143-8-896



- GRADING NOTES:**
1. CONTRACTOR RESPONSIBLE FOR VERIFYING EXISTING ELEVATIONS COMPARED TO THOSE SHOWN ON PLAN PRIOR TO GRADING. NOTIFY OWNERS REPRESENTATIVE IF DISCREPANCIES ARE FOUND.
 2. ALL GRADE TRANSITIONS TO BE SMOOTH AND EVEN. NO ABRUPT TRANSITIONS WILL BE ACCEPTED.
 3. AREAS FOR CONSTRUCTION THAT REQUIRE DEWATERING FOR EXCAVATION WILL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
 4. DISTURBED AREAS LEFT IDLE FOR 5 DAYS, AND NOT TO FINAL GRADE, WILL BE ESTABLISHED TO TEMPORARY VEGETATION MULCH. TEMPORARY VEGETATION OR PERMANENT VEGETATION SHALL BE COMPLETED ON ALL EXPOSED AREAS WITHIN 14 DAYS AFTER DISTURBANCE. ALL AREAS TO FINAL GRADE WILL BE ESTABLISHED TO PERMANENT VEGETATION UPON COMPLETION.
 5. EROSION AND SEDIMENT CONTROL DEVICES MUST BE INSTALLED AND INSPECTED PRIOR TO ANY GRADING ON SITE.
 6. SEDIMENT/EROSION CONTROL DEVICES MUST BE INSPECTED ACCORDING TO LOCAL AND STATE REQUIREMENTS AND AS STIPULATED IN THE STORMWATER POLLUTION PREVENTION PLAN. EACH DEVICE IS TO BE MAINTAINED OR REPLACED IF SEDIMENT ACCUMULATION HAS REACHED ONE HALF THE CAPACITY OF THE DEVICE. ADDITIONAL DEVICES MAY BE NECESSARY AS THE PROJECT PROGRESSES AND NEW CHANNELS HAVE DEVELOPED.
 7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
 8. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF FULL IMPLEMENTATION OF THE PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL. ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
 9. PROVIDE POSITIVE DRAINAGE THROUGHOUT SITE.
 10. DRIVEWAYS FOR ALL LOTS CANNOT EXCEED 15% SLOPE.

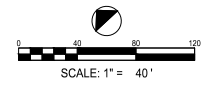
LEGEND

- PROPOSED INDEX CONTOUR LINE
- PROPOSED INTERMEDIATE CONTOUR LINE
- EXISTING FIELD RUN SURVEY INDEX CONTOUR LINE
- EXISTING FIELD RUN SURVEY INTERMEDIATE CONTOUR LINE

6-SC-22-C 6-E-22-UR
5.25.2022



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LOSE DESIGN
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THE QUALITY OF THE DESIGN AND THE PRECISION OF THE CONSTRUCTION OF THE PROJECT ARE THE RESPONSIBILITY OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT AND THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT SHALL BE THE RESPONSIBILITY OF THE CLIENT.

Cheryl L. Brown
Cheryl L. Brown, P.E.
Professional Engineer
No. 0000000000

CONCEPT PLAN OF EVERETT WOODS PHASE 2C
CONCEPT PLAN / USE ON REVIEW PLAN

EVERETT LAND DEVELOPMENT, LLC

KNOX COUNTY

TN

SUBMITTALS / REVISIONS

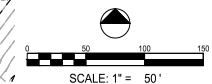
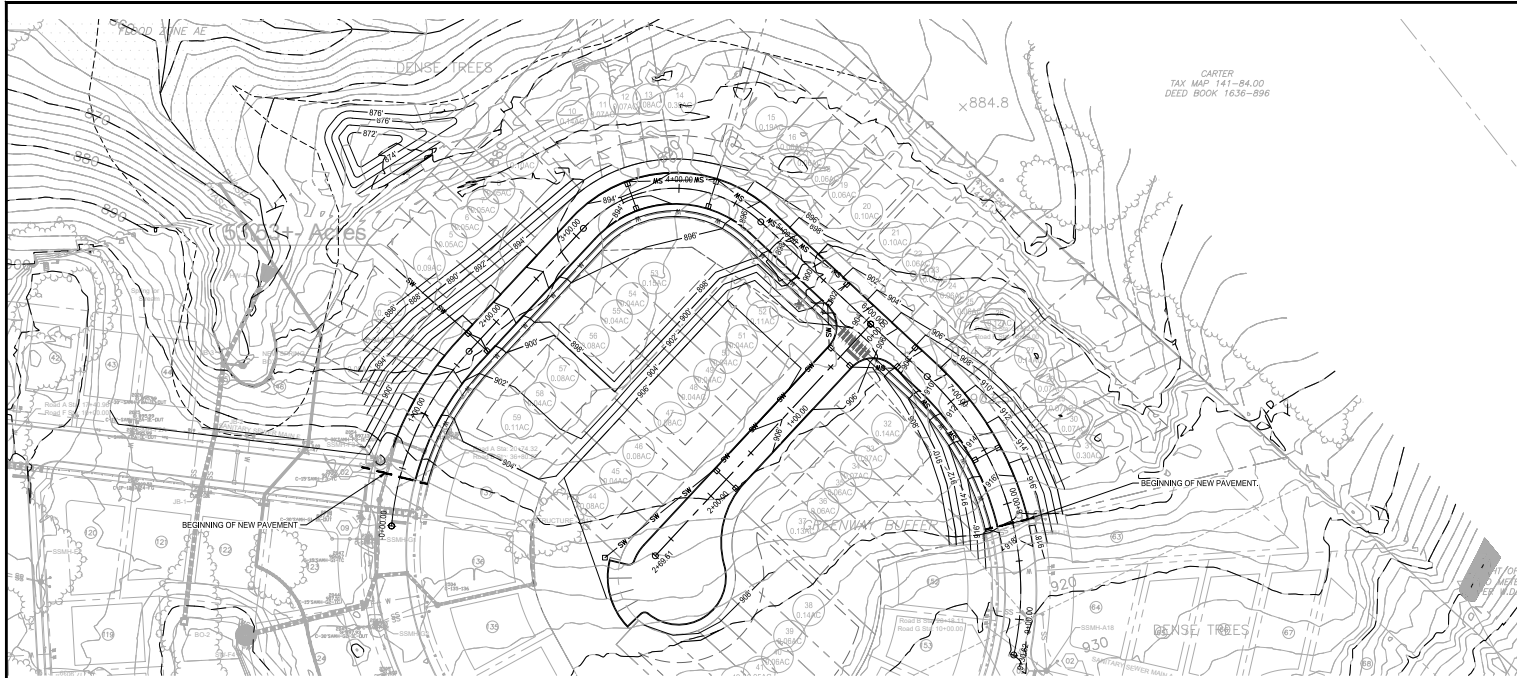
NO.	DATE	DESCRIPTION
1	05/25/2022	6-SC-22-C / 6-E-22-UR
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10		

SHEET TITLE

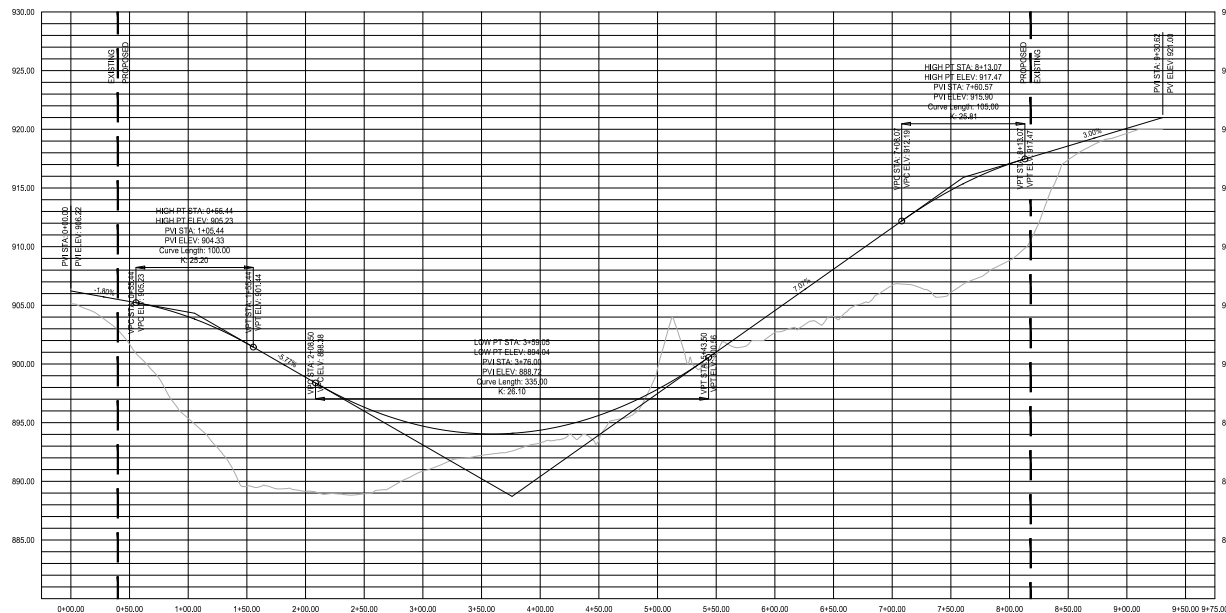
SITE GRADING PLAN

6-SC-22-C / 6-E-22-UR

PROJECT NO. 21124-1 DATE 05/25/2022
DRAWN BY CB SCALE 1" = 40'
CHECKED BY MW
SHEET NO. C2.00



Profile View of BELLE POND AVENUE



SCALE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

6-SC-22-C, 6-E-22-UR
5.25.2022

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE
BELLE POND AVENUE
PLAN AND PROFILE
6-SC-22-C / 6-E-22-UR

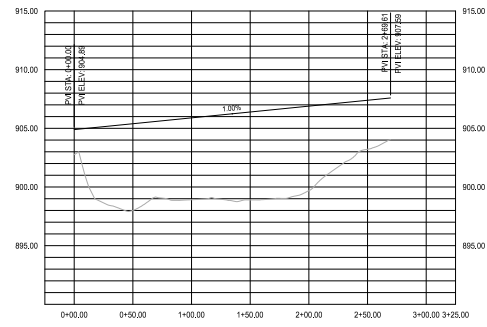
PROJECT NO. 21124-4
DATE 05/25/2022
DRAWN BY CR
SCALE AS NOTED
CHECKED BY MW
SHEET NO.

\\p015101\proj\6-SC-22-C_6-E-22-UR\Drawings\6-SC-22-C_6-E-22-UR.dwg, Plot Date: 05/25/2022 10:41:11 AM, User: jason.burke

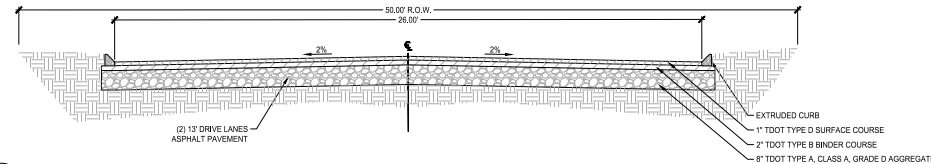
DATE: 05/25/2022
DRAWN BY: JCB
CHECKED BY: MW



Profile View of LONGLAKE LANE



SCALE
VERTICAL: 1" = 6'
HORIZONTAL: 1" = 50'



1 TYPICAL ROAD CROSS SECTION
SCALE: NTS

6-SC-22-C_6-E-22-UR
5.25.2022

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
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7		
8		
9		
10		

SHEET TITLE
LONGLAKE LANE PLAN
AND PROFILE
6-SC-22-C / 6-E-22-UR

PROJECT NO.
21124-L
DATE
05/25/2022
DRAWN BY
CB
SCALE
AS NOTED
CHECKED BY
MW
SHEET NO.

PLANT SCHEDULE EVERETT

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT.	HEIGHT	REMARKS
CER FOR	3	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	1.5" CAL.	8' HT. MIN.	
JUN VIR	27	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8 & 8	15' CAL.	
MAG GRA	10	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	8 & 8	2" CAL.	
MAG VIR	13	MAGNOLIA VIRGINIANA	SWEET BAY	8 & 8	15' CAL.	
NYS SYL	11	NYSSA SYLVATICA	TUPELO GUM	2" CAL.	10' MIN HT.	
PIN STR	27	PINUS STROBUS	WHITE PINE	8 & 8	15' CAL.	
PLA OCC	3	PLATANUS OCCIDENTALIS	SYCAMORE	8 & 8	2" CAL.	
QUE PHE	2	QUERCUS PHELLOS	WILLOW OAK	8 & 8	2" CAL.	
TAX DIS	3	TAXODIUM DISTICHUM	BALD CYPRESS	8 & 8	10' MIN HT.	
THU IBI	25	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	1.5" CAL.	8' HT. MIN.	

CHAPTER
TAX MAP # 41-84-20
DEED BOOK 636-896

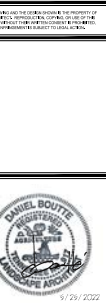
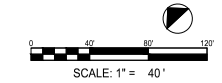


LANDSCAPE NOTES:

1. PLANTING BEDS AND PLANT LOCATIONS SHALL BE STAKED BY THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION OF THE PLANTS.
2. PLANTING BEDS SHALL BE CLEARED OF ALL GRASS AND WEEDS PRIOR TO INSTALLATION OF PLANTS, INCLUDING SPRAYING "ROUND-UP" OR APPROVED SUBSTITUTE TO ALL ACTIVELY GROWING PLANTS. PLANT BEDS SHALL BE PREPARED AS CALLED FOR IN THE SPECIFICATIONS AND DETAILS.
3. ALL OTHER DISTURBED AREAS ARE TO BE SEEDED OR SOODED AS PER THE PLANS. ADDITIONAL SEEDING OR SOODING, IF REQUIRED, WILL BE AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE. SEE EROSION CONTROL SHEET FOR SEEDING.
4. PLANTING BEDS SHALL HAVE A THREE (3) INCH SHREDDED HARDWOOD BARK MULCH OVER THE ENTIRE BED, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
5. PRIOR TO PLANTING, ALL PLANTED AREAS SHALL BE TREATED WITH A WATER-SOLUBLE HERBICIDE FOR THE NON-SELECTIVE CONTROL OF ANNUAL AND PERENNIAL WEEDS PRIOR TO PLANTING.
6. ALL TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH A PLANTING SOIL MIXTURE OF ONE (1) PART ORIGNAL SOIL AND ONE (1) PART TOPSOIL, THOROUGHLY MIXED. SAMPLE OF MIXTURE TO BE APPROVED IN WRITING BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
7. PLANT GROUNDCOVER AND ANNUAL BEDS IN SAME MIXTURE AS SHRUBS. AFTER PLANTING & MULCHING, WATER AREAS TO POINT OF SATURATION. ALL PLANTED AREAS ARE TO BE FERTILIZED WITH GRANULAR FERTILIZER. LANDSCAPE CONTRACTOR IS TO PROVIDE SOIL TEST RESULTS AND PROPOSED FERTILIZER APPLICATION RATES TO THE OWNER OR OWNER'S REPRESENTATIVE FOR APPROVAL.
8. ALL PLANT MATERIAL IS TO BE NURSERY GROWN AND TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60, 1-2004) OR LATEST EDITION. PLANTS NOT IN COMPLIANCE WILL BE REJECTED AND REPLACED WITH PLANTS THAT MEET THE STANDARDS.
9. SPRAY TREES AND SHRUBS WITH AN ANTHOSICANT IF FOLIAGE IS PRESENT.
10. EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN THE SAME MANNER AS DECIDUOUS MATERIAL IS PLANTED.
11. DO NOT PRUNE ANY PLANT MATERIAL UNTIL IT HAS BEEN INSPECTED AND ACCEPTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
12. ALL LANDSCAPE MATERIAL SHALL BE APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION. MATERIALS MAY BE VIEWED AT LANDSCAPE CONTRACTOR'S HOLDING SITE OR AT THIS SITE. IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO NOTIFY THE OWNER OR OWNER'S REPRESENTATIVE OF THE AVAILABILITY OF THE MATERIALS TO BE INSPECTED.
13. ALL MATERIALS INSPECTED ON THE SITE AND FOUND TO BE UNACCEPTABLE SHALL BE REMOVED FROM THE SITE ON THE DAY OF INSPECTION.
14. FIELD CHANGES MUST BE APPROVED IN WRITING BY THE OWNER OR OWNER'S REPRESENTATIVE.
15. EXISTING PLANT MATERIAL IS TO BE EVALUATED BY THE LANDSCAPE ARCHITECT FOR POSSIBLE RELOCATION ON SITE. THE LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT FORTY-FOUR (48) HOURS BEFORE BEGINNING WORK.
16. ALL PLANT MATERIAL SHALL BE SUPPLIED BY APPROPRIATE SOURCES TO PREVENT UNLSE STRESS OR PROLONGED ACCLIMATIZATION WHICH WOULD HUBBIT PLANT GROWTH.
17. LANDSCAPE CONTRACTOR IS TO VERIFY PLANT QUANTITIES SHOWN ON PLAN AND IN PLANT LIST. IF DISCREPANCIES OCCUR, LANDSCAPE CONTRACTOR IS TO CONTACT LANDSCAPE ARCHITECT IMMEDIATELY. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE.
18. EVERGREEN TREES TO BE A MINIMUM OF 6' IN HEIGHT AT TIME OF PLANTING - DECIDUOUS TREES TO BE 2" DBH MIN AT TIME OF PLANTING. SEE PLAN FOR LARGER MATERIAL REQUIRED.
19. MULTITRUNK PLANT MATERIAL SHALL BE ONE PLANT GROWN FROM SINGLE SEEDLING. NO CLUMP MULT-PLANT STOCK WILL BE ACCEPTED.
20. IF IN THE OPINION OF THE LANDSCAPE ARCHITECT, THE CENTRAL LEADER OF ANY TREE HAS BEEN CUT IN THE HISTORY OF THE PLANT'S GROWTH, THE MATERIAL SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER. THE DECISION OF THE LANDSCAPE ARCHITECT WILL BE FINAL.

PLANT LEGEND:

SYMBOL	CODE	BOTANICAL / COMMON NAME
	CER FOR	CERCIS CANADENSIS 'FOREST PANSY'
	JUN VIR	JUNIPERUS VIRGINIANA
	MAG GRA	MAGNOLIA GRANDIFLORA
	MAG VIR	MAGNOLIA VIRGINIANA
	NYS SYL	NYSSA SYLVATICA
	PIN STR	PINUS STROBUS
	PLA OCC	PLATANUS OCCIDENTALIS
	QUE PHE	QUERCUS PHELLOS
	TAX DIS	TAXODIUM DISTICHUM
	THU IBI	THUJA X 'GREEN GIANT'



CONCEPT PLAN OF EVERETT WOODS PHASE 2C
CONCEPT PLAN / USE ON REVIEW PLAN
EVERETT LAND DEVELOPMENT, L.L.C.
KNOX COUNTY
TN

SUBMITTALS / REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE
LANDSCAPE PLAN
6-SC-22-C / 6-32-UR

PROJECT NO. 21124	DATE 05/25/2022
DRAWN BY CB	SCALE 1" = 40'
CHECKED BY MW	
SHEET NO.	

L1.00

6-SC-22-C_6-E-22-UR
5.25.2022



1100 Marion St., Suite 300
Knoxville, Tennessee 37921
tel: 865.963.4300
fax: 865.524-5311

EXHIBIT A

6-SC-22-C / 6-E-22-UR
TIL Version 2
5/23/2022

April 29, 2022
Revised May 20, 2022

Mr. Justin Morgan
Everett Land Development, LLC
134 Rutledge Pike
Blaine, TN 37709

RE: EVERETT WOODS, TRAFFIC IMPACT LETTER (TIL), KNOXVILLE COUNTY, TN.

Dear Mr. Morgan:

CDM Smith has completed its review and analysis for an additional 15 residential units with the development of Everett Woods and its restricted access from Yarnell Road. This review included a comparison of the trips generated for 184 residential units with the previous planned residential density of 169 units studied with the Hickory Creek Residential Development prepared in February 2016. **Figure 1** shows the proposed site plan. Current zoning for the site and its vicinity is illustrated in **Figure 2**. The location of the proposed residential development is north of Everett Road and east of Yarnell Road. This site is north of Interstate 40/75 in west Knox County, Tennessee, near Loudon County. **Figure 3** illustrates the site location relative to local and regional access. The roadway classifications in the site vicinity are illustrated in **Figure 4**.

This Traffic Impact Letter (TIL) evaluated if any further impact of these additional residential units might result from those previously determined for the study prepared for the Vintage Knoxville West impact assessment prepared in December 2021, which addressed the development of both the Everett Woods and Vintage Knoxville West apartments. **Table 1** below provides for the trip generation, using **Trip Generation, 11th Edition**, for the 184 and 169 residential units and the increased number of trips for the site.

Table 1
Everett Woods Trip Generation

Land Use	Land-Use Code	Units	Daily Trips	AM Peak-Hour Trips		PM Peak-Hour Trips	
				Enter	Exit	Enter	Exit
Single-Family	210	184	1768	34	96	111	65
Single-Family	210	169	1635	31	89	103	60
	Change	15	133	3	7	8	5

Reference: Institute of Transportation Engineers TRIP GENERATION, 11th Edition





Mr. Justin Morgan
 Everett Land Development, LLC
 April 29, 2022
 Revised May 20, 2022
 Page 2

As shown in the Everett Woods trip generation, an increase in the AM peak hour trips generated is 10 vehicles and the increase for the PM peak hour is 13 which would be distributed to both accesses to Everett Road and to Yarnell Road. The trip generation for the Vintage Knoxville West is provided in **Table 2**.

Table 2
Vintage Knoxville West Trip Generation

Land Use	Land-Use Code	Units	Daily Trips	AM Peak-Hour Trips		PM Peak-Hour Trips	
				Enter	Exit	Enter	Exit
Multi-Family	220	224	1,970	25	88	88	72

Reference: Knoxville/Knox Co. MPC trip rates adopted in July of 2000

Intersection geometry and traffic control is illustrated in **Figure 5**, and **Figure 6** illustrates the 2021 traffic turning movements for the Everett Woods access streets and for the adjacent intersection of Everett Road and Yarnell Road.

As developed and described in the Vintage Knoxville West traffic study, background traffic developed, limited to the traffic growth, excluding the Everett Woods and Vintage Knoxville West developments is illustrated **Figure 7**, reflecting traffic excluding the current Everett Woods traffic and grown at an annual growth rate of 3-percent from 2021 to 2025. **Figures 8A and 8B** illustrates the trip distribution for the Everett Woods and Vintage Knoxville West developments. The distributed of Everett Woods was also accounted for the restricted access from Cedar Break Drive. Resulting trips for the Vintage Knoxville West and Everett Woods sites are illustrated in **Figures 9A and 9B**, respectively. Projected traffic for 2025 with these developments is illustrated in **Figure 10**.

With this projected traffic, unsignalized analysis and turn lane warrants were conducted to determine if the trips from the additional 15 residential units resulted in any greater impact. Increased delays for the study intersections were negligible and volumes as determined for the Vintage Knoxville West traffic assessment are well below the required thresholds for turn lane consideration for the Everett Woods access streets of Yellow Glen Boulevard and Cedar Break Drive. **Table 3** present the unsignalized capacity and levels of service.

The proposed increase residential density of 15 units for Everett Woods is found to be negligible and the all previous findings and recommendations remain valid for the development.





Mr. Justin Morgan
 Everett Land Development, LLC
 April 29, 2022
 Revised May 20, 2022
 Page 3

Table 3
Unsignalized Capacity and LOS

INTERSECTION	TRAFFIC CONTROL	PEAK PERIOD	V/C	DELAY	LOS
Everett Road & Yarnell Road	STOP	AM	0.35	14.9	B
	SB	PM	0.82	45.1	E
Everett Road & Yellow Glen Blvd/Apt Access E	STOP	AM	0.07 / 0.09	10.2 / 10.3	B / B
	NB/SB	PM	0.06 / 0.07	11.4 / 11.8	B / B
Yarnell Road & Cedar Break Drive	STOP	AM	0.07	10.1	B
	WB	PM	0.04	9.5	A

Note: Average vehicle delay estimated in seconds. STOP control analyses presented by total minor approaches.

If you have any questions regarding this Traffic Impact Letter, please call me.

Sincerely,
 CDM Smith Inc.



John F. Gould, P.E.
 Senior Transportation Engineer

Enclosures: Figures 1-10
 Turn Lane Warrant Evaluation
 HCM Unsignalized Capacity and LOS Analyses
 Trip Generation
 2021 Traffic without Existing Everett Woods Traffic
 2021 Traffic Counts

Project No. 273153





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

Justin Morgan

Owner

Applicant Name

Affiliation

4/25/2022

June 9, 2022

File Number(s)

Date Filed

Meeting Date (if applicable)

6-SC-22-C
6-E-22-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

☐ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☒ Engineer ☐ Architect/Landscape Architect

Clayton Barron

Lose Design

Name

Company

9724 Kingston Pike, STE 1404

Knoxville

TN

37922

Address

City

State

ZIP

865-438-7040

cbarron@lose.design

Phone

Email

CURRENT PROPERTY INFO

Everett Land Development, LLC

134 Rutledge Pike

865-806-2284

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

12650 Yarnell Road

141 05003 (part of)

Property Address

Parcel ID

West Knox Utility District

West Knox Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

East terminus of Belle Pond Ave, east terminus of Cedar Break Dr, &
north terminus of Belle Pond Ave

24.77 acres

General Location

Tract Size

☐ City ☒ County

6th

PR & F

Vacant land

District

Zoning District

Existing Land Use

Northwest County

LDR, HP & SP

Planned Growth & Rural Area

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) ~~Single family townhomes~~

Other (specify) Attached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUEST

Everett Woods

Proposed Subdivision Name

2C

Unit / Phase Number

☐ Combine Parcels

☒ Divide Parcel

59

Total Number of Lots Created

Related Rezoning File Number

☐ 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
406	UOR fee	
Fee 2		
Fee 3		\$2,480 MR
		\$2,440 MR 4/26/2022

AUTHORIZATION


Applicant Signature

Justin Morgan

Please Print


4/25/22
Date

865-806-2284

jsmrealestate@me.com

Phone Number


Email


Property Owner Signature

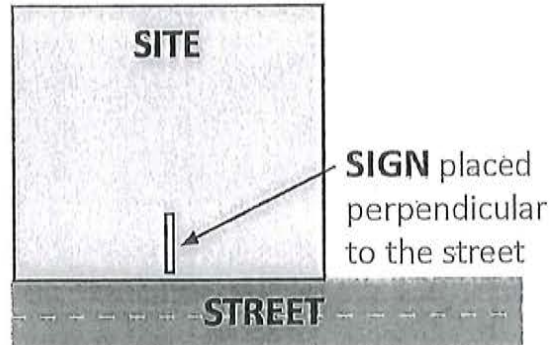
Justin Morgan

Please Print

4/25/22
Date

 4/26/2022

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

May 25th and June 10th
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Justin Morgan / Everett Land Development LLC

Date: 4/26/2022

File Number: 6-SC-22-C / 6-E-22-UR

☒ Sign posted by Staff

☐ Sign posted by Applicant