



# SUBDIVISION REPORT - CONCEPT

▶ FILE #: 6-SF-22-C

AGENDA ITEM #: 30

AGENDA DATE: 6/9/2022

▶ SUBDIVISION: CARDINAL LANDING

▶ APPLICANT/DEVELOPER: URBAN ENGINEERING INC.

OWNER(S): Turner Homes, LLC

TAX IDENTIFICATION: 91 25608

[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)

▶ 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: 72

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: VARIANCES

1. Reduce the minimum reverse curve tangent length from 50' to 0' on Road 'A' at STA 5+92.02
2. Reduce the minimum intersection separation from 125' to 97.57' between the centerlines of Road 'A' and Road 'C'
3. Reduce the minimum intersection sight distance from 250' to 155' at the eastern intersection of Road 'A' and Road 'B'
4. Reduce the minimum pavement width from 26' to 22' for the sections of roadway presented in the Concept Plan

### ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250' to 105' on Road 'B' between STA 1+35.03 and 3+02.53
2. Reduce the minimum horizontal curve radius from 250' to 115' on

Road 'B' between STA 5+95.61 and 7+46.60

3. Reduce the minimum horizontal curve radius from 250' to 110' on Road 'B' between STA 9+60.48 and 10+23.45

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

1. Increase the intersection grade from 1% to 1.66% at the intersection of Road 'A' and Bakertown Road

2. Increase the intersection grade from 1% to 2% at the eastern intersection of Road 'A' and Road 'B'

3. Increase the intersection grade from 1% to 2% at the intersection of Road 'B' and Road 'C'

---

**STAFF RECOMMENDATION:**

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

**Approve the concept plan subject to 12 conditions.**

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of a street name 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 Zoning Ordinance.
8. Providing the landscape screening proposed on the western boundary (Bakertown Road frontage) and eastern boundary, per the Use on Review approval for this development (6-B-21-UR).
9. Meeting all applicable requirements of Knox County Engineering and Public Works.
10. Prior to certification of the final plat for the subdivision, establishing a property owners association responsible for maintaining all common areas, amenities, and drainage facilities.
11. Placing a note on the final plat that all lots will have access only to the internal street system.
12. Submitting the certification of design plan approval form to Planning staff as required by the Knoxville-Knox County Subdivision Regulations prior to final plat approval.

**COMMENTS:**

This proposal is a revision to a previously approved Concept Plan (6-SA-21-C). The revision is necessary because what was assumed to be a wet weather convenience through the middle of property was determined to be a stream. This required Road 'A' to curve to the south at its eastern terminus rather than creating a four-leg intersection with Road 'C', and for the lots in the middle of the property to be relocated. The intersection spacing between Road 'A' and Road 'C' requires a variance but should not create a safety hazard. The eastern terminus of Road 'A' also requires a sight distance reduction variance from 250' to 155', which meets AASHTO stopping sight distance standards. The applicant is also requesting a partial reduction of the road width from 26' to 22' in areas where on-street parking is not practical or desired.

The 2021 subdivision approval also included a Use on Review application. This review is for the Concept Plan only because the general layout of the development is the same, the proposed use has not changed, and the number of lots and dwellings has decreased.

**SUMMARY:**

This proposal is to subdivide this 9.07-acre property into 72 attached residential lots at a density of 7.94 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', Road 'B', 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 51-58 and landscape screening or a privacy fence is property on the eastern property boundary behind lots 27-35.

#### 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 7.94 du/ac 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-SF-22-C) and the previous 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), a label on the subject property stated the unused density is to be transferred to the subject lot (Exhibit B).

#### DENSITY:

The net density for the subject site is 7.94 du/ac (72 units on 9.07 acres); however, the gross density, including the two existing residential subdivisions, is 3.26 du/ac (270 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 is 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 are provided in the subdivision for the entire length of Road 'A' and the portions of Bakertown Road and Road 'B' north of Road 'A'.

Four (4) on-street guest parking spaces are provided on Road 'B' at the proposed centralized mail facility, and areas designated for on-street parking on Road 'A' and Road 'B'.

#### SCREENING:

Landscape screening is proposed along the Bakertown Road frontage, south of the Road 'A' intersection. The 25' wide common area where the landscaping is to be installed is proposed because the lots 51-58 are double frontage lots and do not meet the minimum 150' lot depth when adjacent to a collector or arterial street. The applicant proposes that the landscape screening be reviewed and approved by Planning 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' to 25' because 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' peripheral setback along this shared boundary; however, the lots are deeper and the houses will most likely be located further away from the peripheral setback line.

ESTIMATED TRAFFIC IMPACT: 710 (average daily vehicle trips)

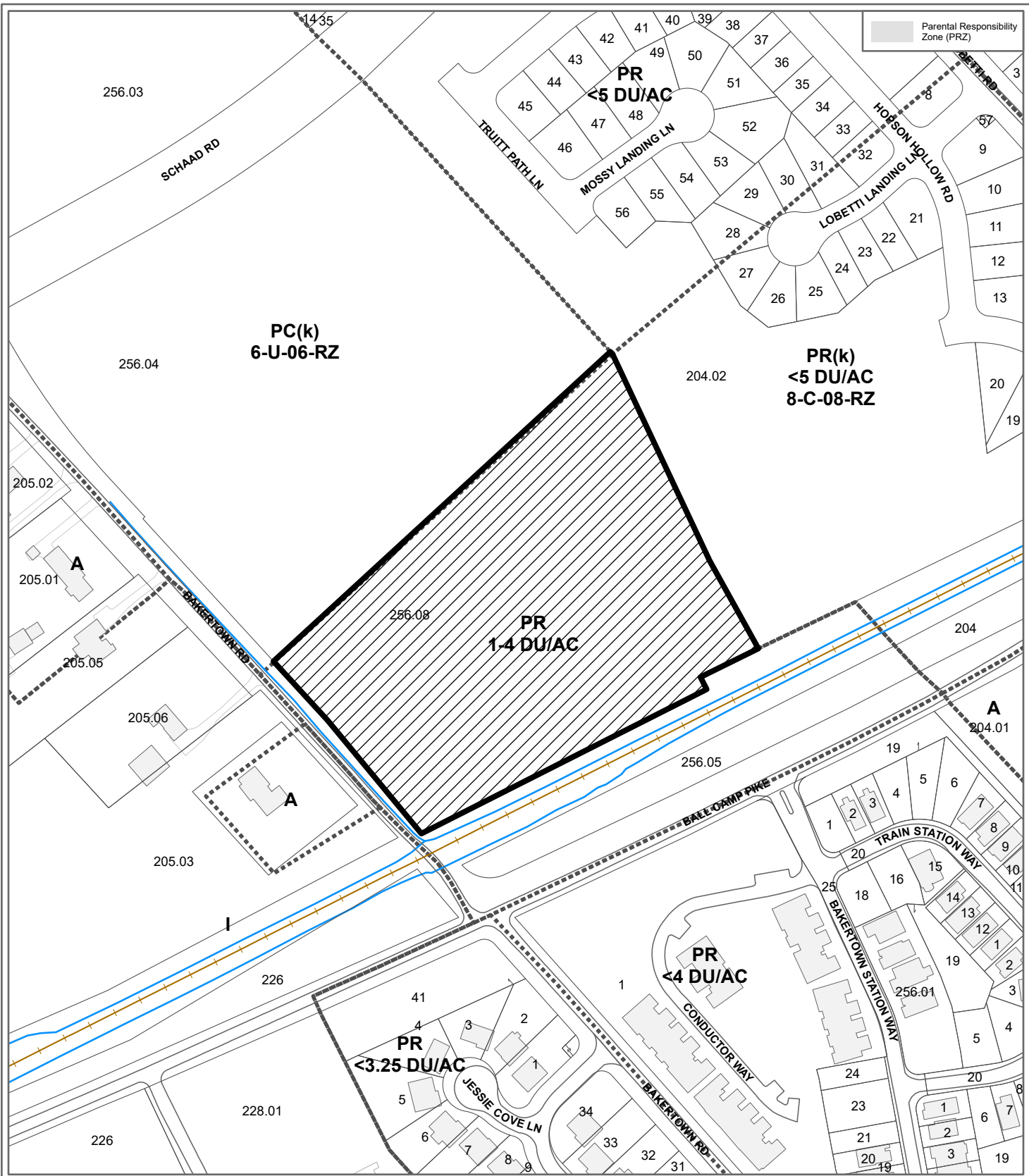
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 4 (public school children, grades K-12)

Schools affected by this proposal: Amherst Elementary, Karns Middle, and Karns High.

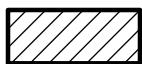
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**6-SF-22-C  
CONCEPT PLAN**

Petitioner: Urban Engineering Inc.



in PR (Planned Residential)

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

Map No: 91  
 Jurisdiction: County

0      250  
 Feet

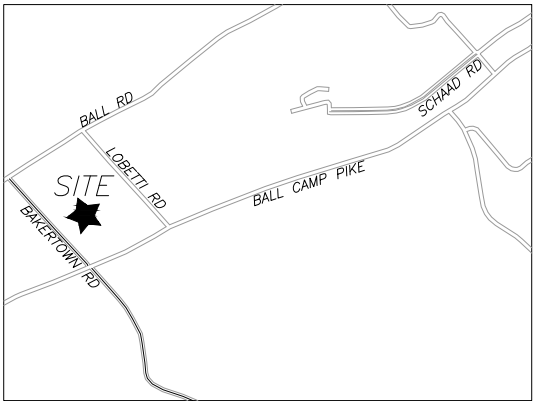


# CONCEPT PLAN / USE ON REVIEW

U.E.I. PROJECT NO. 2103004


## CARDINAL LANDING

SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE, TENNESSEE 37931  
CLT MAP 91, PARCEL 256.08



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>
TITLE SHEET	C-0
PROPERTY DATA MAP	C-1
SITE PLAN	C-2
ROAD PROFILES	C-3

6-SF-22-C  
5.25.2022

MPC FILE NUMBER 6-SF-22-C

1 ISSUE NO.	5/25/22 DATE	RESUBMITTAL DESCRIPTION

**DENSITY NOTE:**

PER MPC CASE NUMBERS 8-SH-05-C AND 8-J-05-UR AND PLAT INSTRUMENT NO. 200807220005317, EXCESS DENSITY FROM BAKERTOWN WOODS AND BAKERTOWN STATION SUBDIVISIONS IS SHARED WITH THE SUBJECT PROPERTY AND LOT 3 OF BALL CAMP COMMERCIAL PARTNERS PROPERTY (200807220005317).

**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 = 72

**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

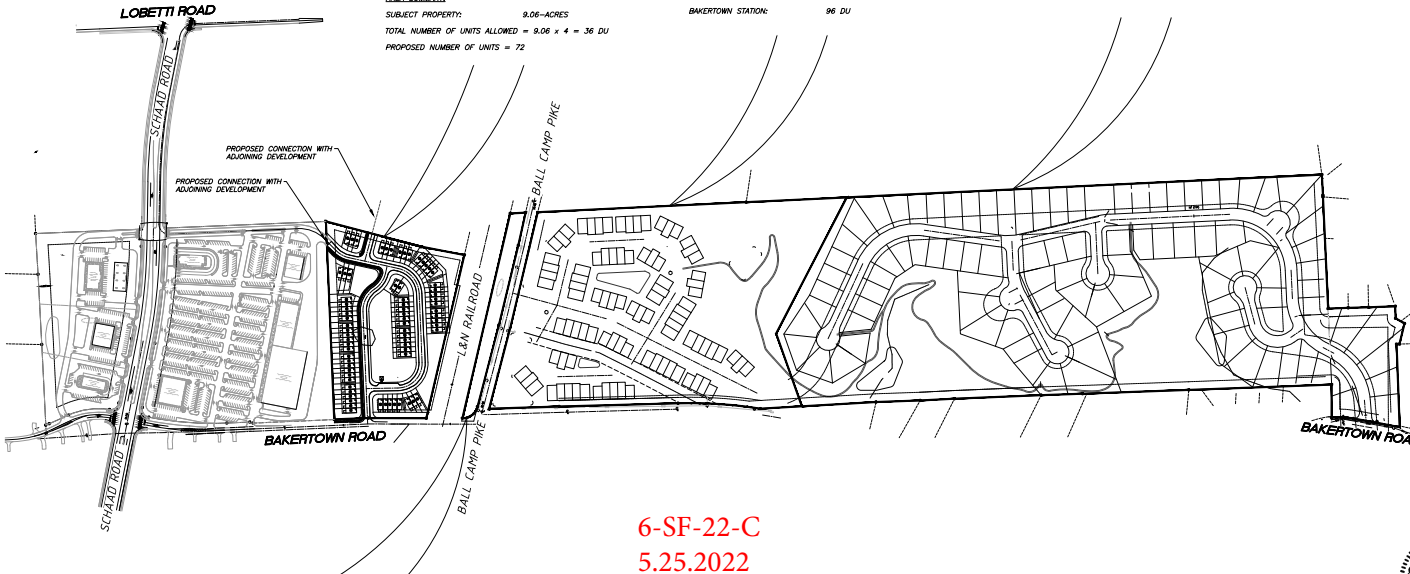
**TOTAL DWELLINGS (EXISTING OR APPROVED) SUMMARY:**

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 = 72



6-SF-22-C  
 5.25.2022

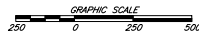
**LOT 3:**

**AREA SUMMARY:**

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

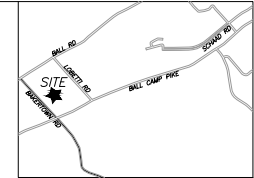
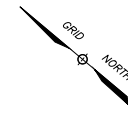
**TOTAL DWELLINGS (EXISTING OR APPROVED) SUMMARY:**

LOT 3: 0 DU



REFERENCE:  
 DEED INST. #20211001-0026823  
 PLAT INST. #200807220005317

REVISION	DATE	DESCRIPTION	BY	DWG. NO.	CHK. CAS	DWG. NO.
1	5/25/22	GENERAL REVISIONS	CAD			



**SITE PLAN NOTES:**

- THIS PROPERTY IS ZONED 'TR'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
 EB/N/E: HOUSES, TWENTY (20) FEET  
 EB/S/E/R/E: 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.  
 S/E: FIVE (5) FEET EXCEPT ZERO LOT LINES.  
 S/E/R: 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 CONSULTING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY BY WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TRENCH-CALL BEFORE ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION 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 TOTAL AREA OF THE DEVELOPMENT IS 9.07 ACRES.
- THE DEVELOPMENT PROPOSES 72-UNITS (7.94 UNITS PER ACRE).
- PROPOSED COMMON AREA (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 2.62 ACRES (28.7%)
- 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 200807220005317.
- 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.
- FOR ORIGINAL APPROVED CONDITIONS REFER TO MPC FILE# 6-SA-21-C / 6-B-21-UR
- AT THE TIME OF PLATING, A VARIANCE WILL BE REQUESTED TO REDUCE / REMOVE THE 5' UTILITY AND DRAINAGE EASEMENT WITHIN LOTS 53 THROUGH 58.

**VARIANCE / ALTERNATIVE DESIGN REQUESTS:**

- REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 105' BETWEEN STATIONS 1+35.03 AND 3+02.53 (ROAD B)
- REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 115' BETWEEN STATIONS 5+95.61 AND 7+46.60 (ROAD B)
- REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 110' BETWEEN STATIONS 9+60.48 AND 10+23.45 (ROAD B)
- INCREASE THE INTERSECTION GRADE FROM 1% TO 1.66% AT THE INTERSECTION OF ROAD 'A' AND BAKERTOWN ROAD
- INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD 'A' AND ROAD 'B'
- INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTION OF ROAD 'B' AND ROAD 'C'
- REDUCE THE MINIMUM TANGENT DISTANCE BETWEEN REVERSE CURVES FROM 50' TO 0'
- REDUCE THE MINIMUM DISTANCE BETWEEN INTERSECTIONS FROM 125' TO 97.5'



MPC FILE NUMBER 6-SF-22-C  
 SHEET C-1

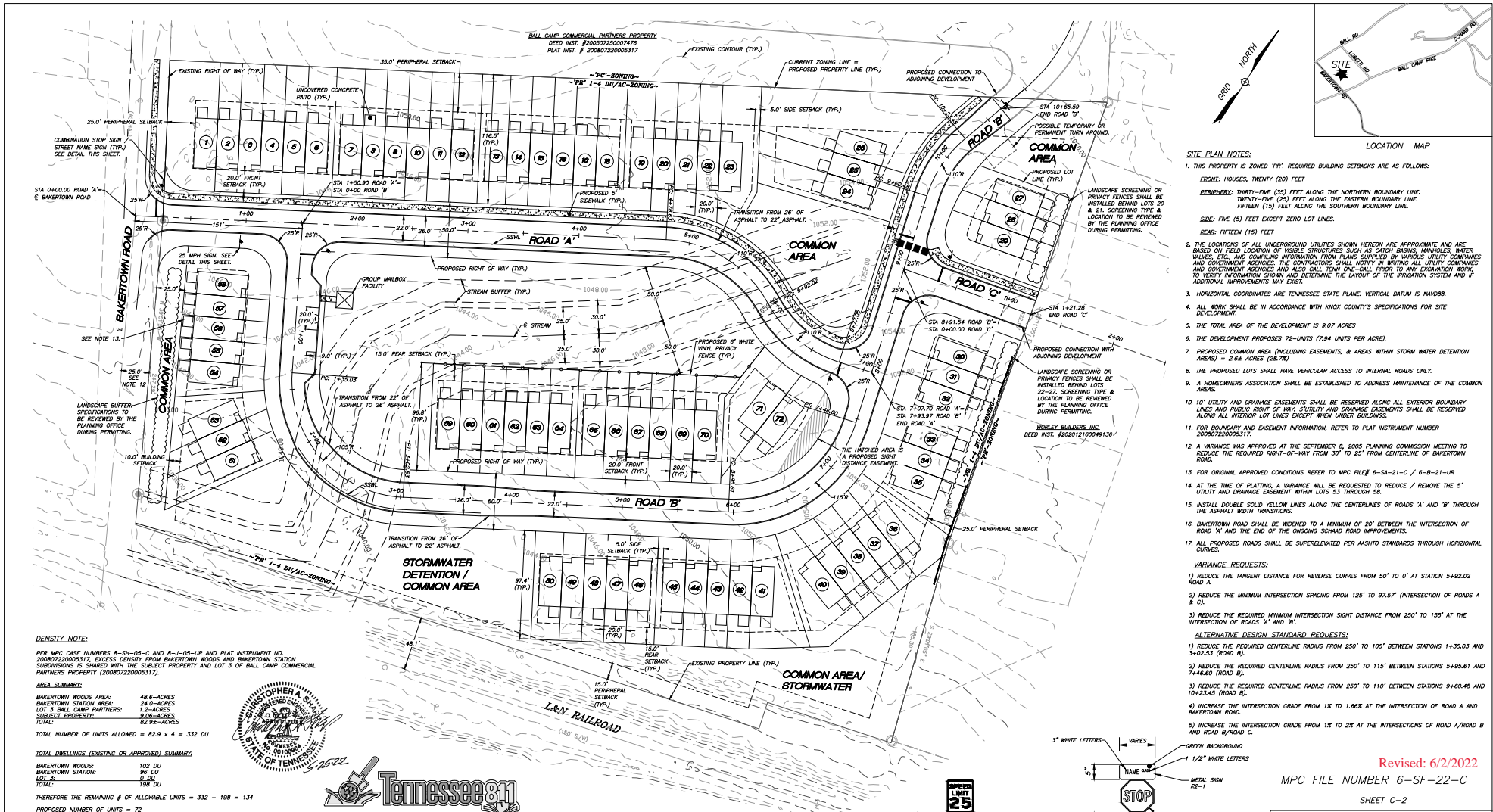
PROPERTY DATA MAP  
**CARDINAL LANDING**  
 SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE (37931)

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

DIST. NO. W6 KNOX CO., TN.  
 CLT MAPS 91 PARCEL 256.08  
 SCALE: 1"=250' APRIL 26, 2022

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

DWG. NO. 2103004



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'PW'. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:  
**FRONT:** HOUSES, TWENTY (20) FEET  
**REAR:** 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
  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 MAINS, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE UTILITIES AND IF ANY ADDITIONAL IMPROVEMENTS MAY BE REQUIRED.
  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 TOTAL AREA OF THE DEVELOPMENT IS 9.07 ACRES
  6. THE DEVELOPMENT PROPOSES 72-UNITS (7.94 UNITS PER ACRE).
  7. PROPOSED COMMON AREA (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 2.66 ACRES (28.7%)
  8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
  9. IF HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
  10. 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 WHERE UNDER BUILDINGS.
  11. FOR BOUNDARY AND EASEMENT INFORMATION, REFER TO PLAT INSTRUMENT NUMBER 200807220005317.
  12. 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.
  13. FOR ORIGINAL APPROVED CONDITIONS REFER TO MPC FILE# 6-SA-21-C / 6-B-21-UR
  14. AT THE TIME OF PLATTING, A VARIANCE WILL BE REQUESTED TO REDUCE / REMOVE THE 5' UTILITY AND DRAINAGE EASEMENT WITHIN LOTS 5,3 THROUGH 38.
  15. INSTALL DOUBLE SOLID YELLOW LINES ALONG THE CENTERLINES OF ROADS 'A' AND 'B' THROUGH THE ASPHALT WIDTH TRANSITIONS.
  16. BAKERTOWN ROAD SHALL BE WIDENED TO A MINIMUM OF 20' BETWEEN THE INTERSECTION OF ROAD 'A' AND THE END OF THE ONGOING SCHAAD ROAD IMPROVEMENTS.
  17. ALL PROPOSED ROADS SHALL BE SUPERELEVATED PER AASHTO STANDARDS THROUGH HORIZONTAL CURVES.

- VARIANCE REQUESTS:**
- 1) REDUCE THE TANGENT DISTANCE FOR REVERSE CURVES FROM 50' TO 0' AT STATION 5+92.02 ROAD A.
  - 2) REDUCE THE MINIMUM INTERSECTION SPACING FROM 125' TO 97.57' (INTERSECTION OF ROADS A & C).
  - 3) REDUCE THE REQUIRED MINIMUM INTERSECTION SIGHT DISTANCE FROM 250' TO 155' AT THE INTERSECTION OF ROADS 'A' AND 'B'.
- ALTERNATIVE DESIGN STANDARD REQUESTS:**
- 1) REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 105' BETWEEN STATIONS 1+35.03 AND 3+02.53 (ROAD B).
  - 2) REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 115' BETWEEN STATIONS 5+95.61 AND 7+46.60 (ROAD B).
  - 3) REDUCE THE REQUIRED CENTERLINE RADIUS FROM 250' TO 110' BETWEEN STATIONS 9+60.48 AND 10+23.45 (ROAD B).
  - 4) INCREASE THE INTERSECTION GRADE FROM 1% TO 1.66% AT THE INTERSECTION OF ROAD A AND BAKERTOWN ROAD.
  - 5) INCREASE THE INTERSECTION GRADE FROM 1% TO 2% AT THE INTERSECTIONS OF ROAD A/ROAD B AND ROAD B/ROAD C.

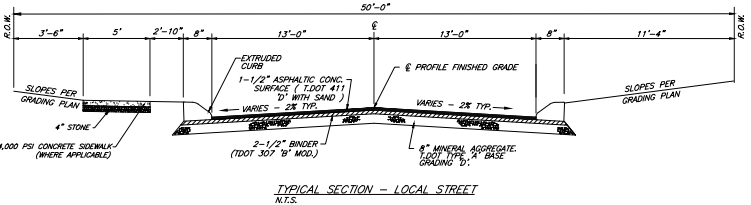
**DENSITY NOTE:**  
 PER MPC CASE NUMBERS 8-SA-05-C AND 8-L-05-UR AND PLAT INSTRUMENT NO. 200807220005317, EXCESS DENSITY FROM BAKERTOWN WOODS AND BAKERTOWN STATION SUBDIVISIONS IS SHARED WITH THE SUBJECT PROPERTY AND LOT 3 OF BALL CAMP COMMERCIAL PARTNERS' PROPERTY (200807220005317).

**AREA SUMMARY:**  
 BAKERTOWN WOODS AREA: 48.6-ACRES  
 BAKERTOWN STATION AREA: 24.0-ACRES  
 LOT 3 BALL CAMP PARTNERS: 1.3-ACRES  
 SUBJECT PROPERTY: 9.07-ACRES  
 TOTAL: 82.9-ACRES

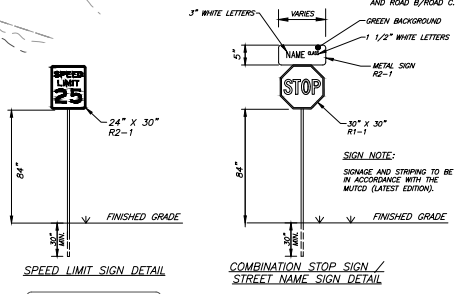
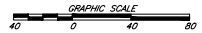
TOTAL NUMBER OF UNITS ALLOWED = 82.9 x 4 = 332 DU

**TOTAL DWELLINGS (EXISTING OR APPROVED) SUMMARY:**  
 BAKERTOWN WOODS: 102 DU  
 BAKERTOWN STATION: 96 DU  
 LOT 3: 20 DU  
 TOTAL: 198 DU

THEREFORE THE REMAINING # OF ALLOWABLE UNITS = 332 - 198 = 134  
 PROPOSED NUMBER OF UNITS = 72



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. I 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: Christopher A. Sharp, P.E.  
 Christopher A. Sharp, P.E.  
 Tennessee License No. 108984  
 Date: 5/25/2022



REFERENCE:  
 DEED INST. #2011101-000823  
 PLAT INST. #200807220005317

REVISION	DATE	PER MPC AND KNOX COUNTY COMMENTS	CHK	DESCRIPTION
2	6/2/22	MODIFIED LOTS 71 AND 72	CAS	
1	5/25/22		CAS	

Revised: 6/2/2022  
 MPC FILE NUMBER 6-SF-22-C  
 SHEET C-2

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

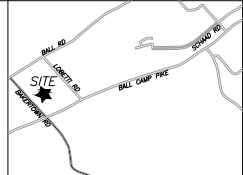
DEVELOPER: TURNER HOMES, LLC.  
 11543 KINGSTON PIKE  
 KNOXVILLE, TN 37934  
 (865) 804-9802

DIST. NO. W6 KNOX CO., TN.  
 CLT MAPS 91 PARCEL 256.08  
 SCALE: 1"=40' APRIL 26, 2022

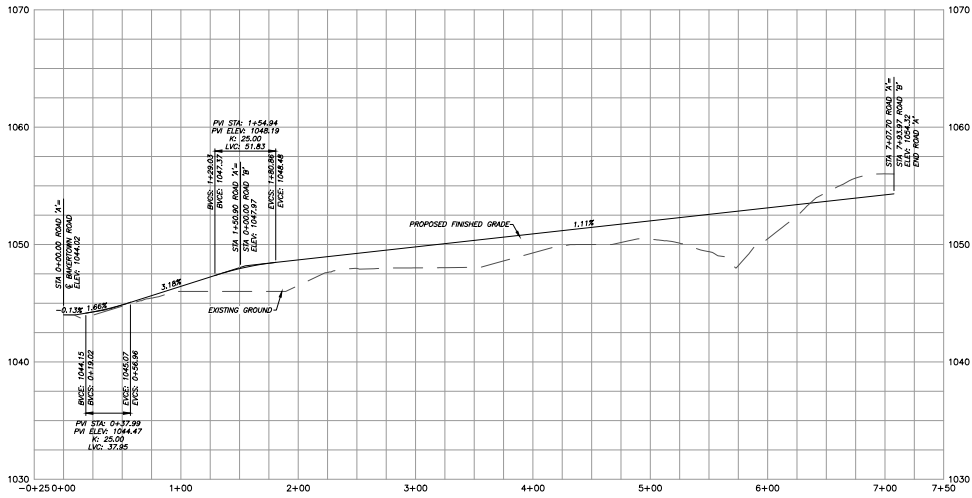
URBAN ENGINEERING, INC.  
 11852 KINGSTON PIKE  
 FARRAGUT, TENNESSEE 37922  
 (865) 966-1924

DWG. NO. 2103004

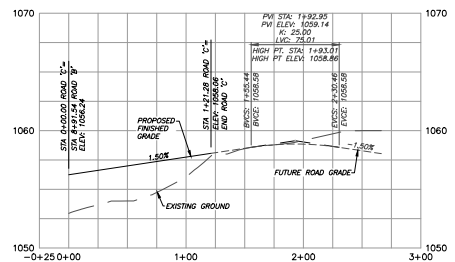




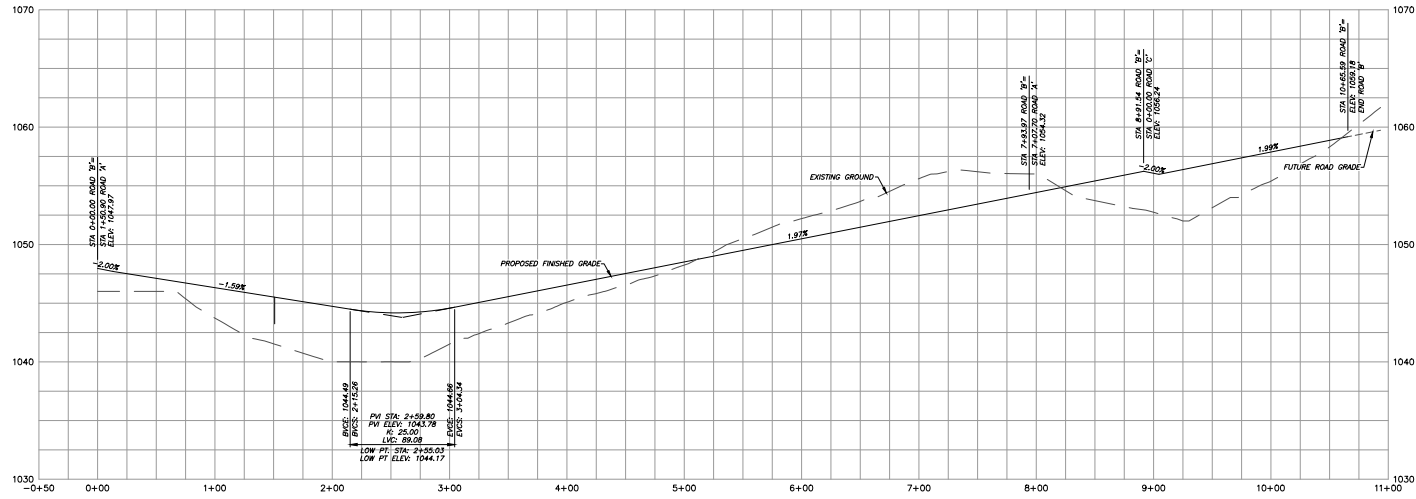
LOCATION MAP



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



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



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



MPC FILE NUMBER 6-SF-22-C  
SHEET C-3

ROAD PROFILES  
CARDINAL LANDING  
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 256.08  
SCALE: AS NOTED APRIL 26, 2022

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

6-SF-22-C  
5.25.2022

REVISION	DATE	DESCRIPTION	CAS	BY
1	5/25/22	RESUBMITTAL	CAS	



# 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.

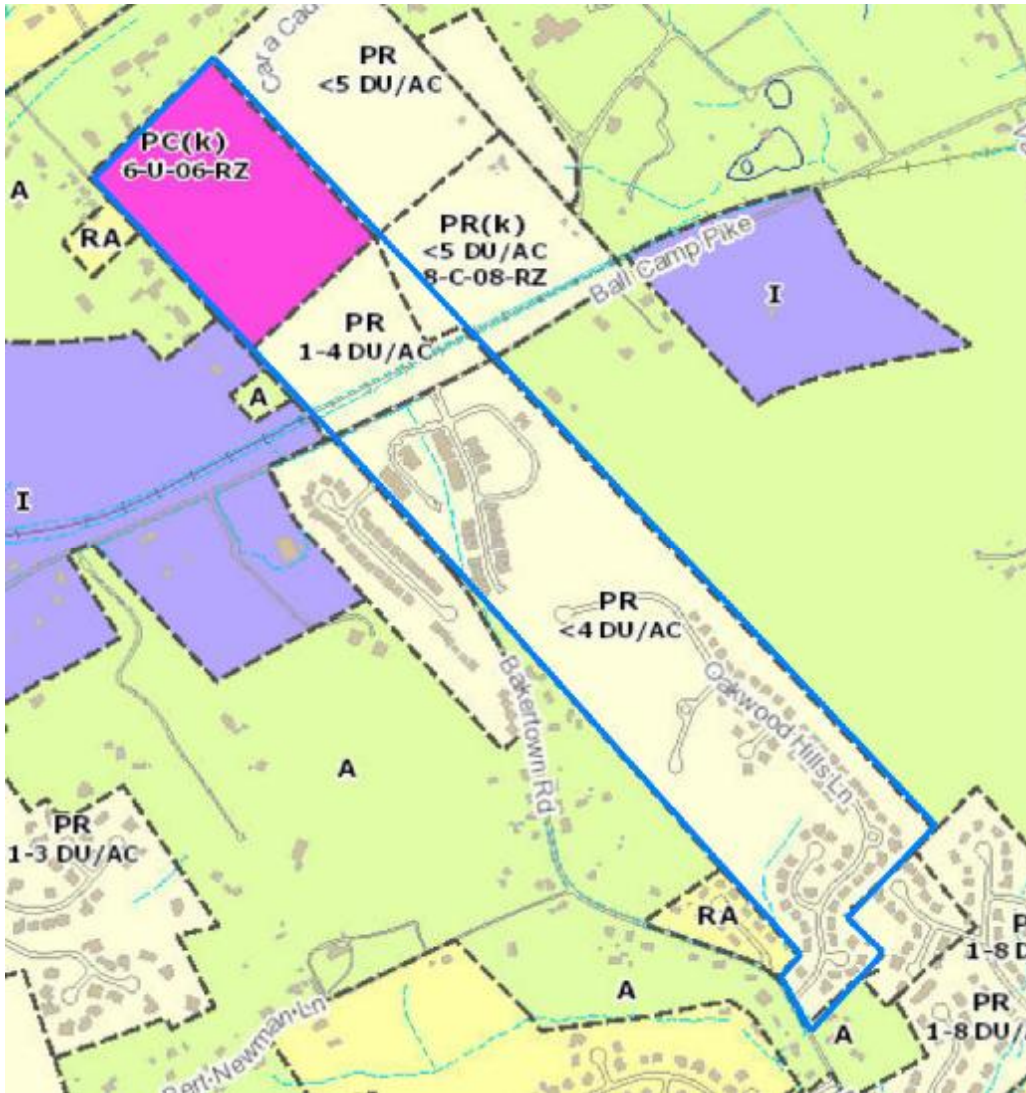
In the mid-2000s all of the property outlined below was under one ownership. During the rezoning and concept phases of Bakertown Station and Bakertown Woods, density that was unused on the south side of Ball Camp Pike was allotted to the properties to the north of Ball Camp Pike.

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**

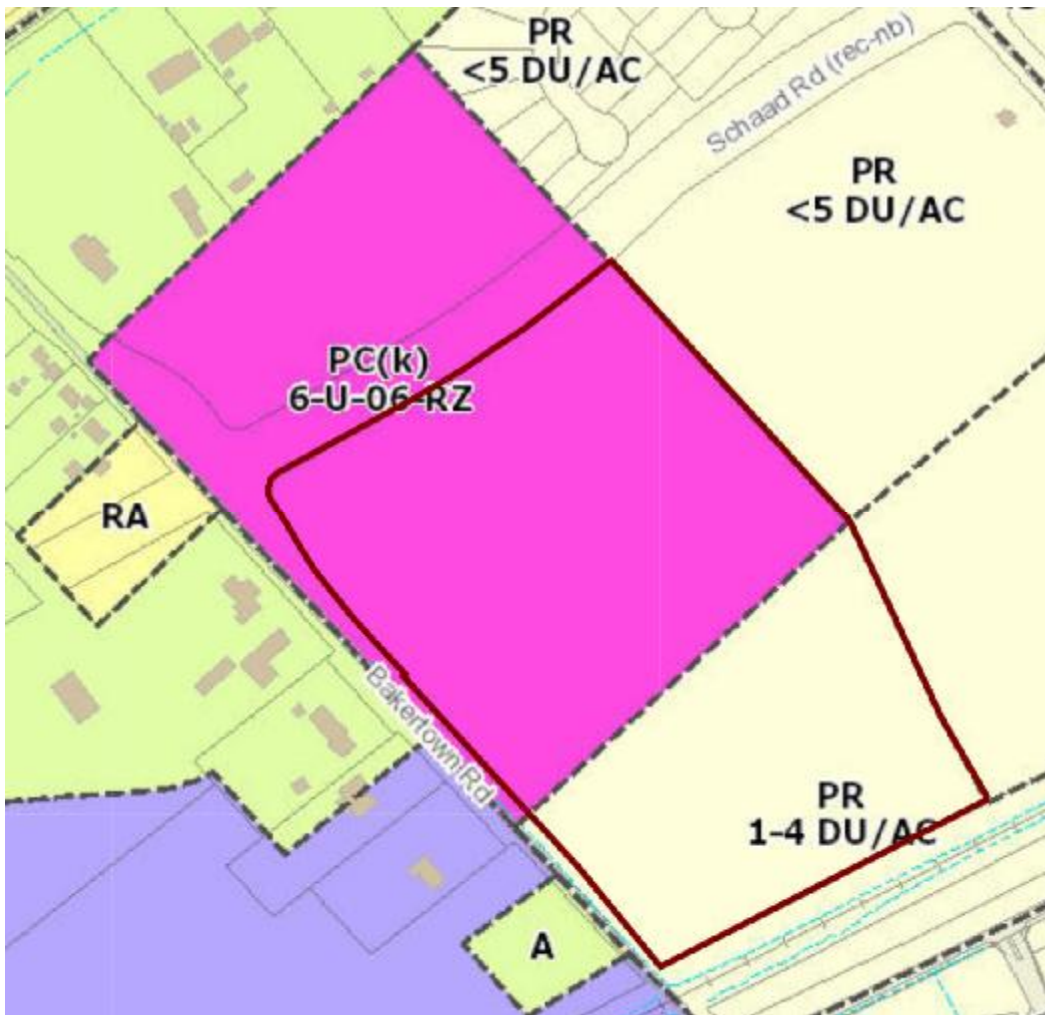


# URBAN ENGINEERING, INC.

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.



# 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.

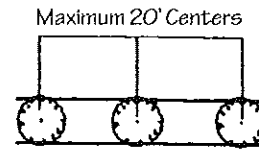
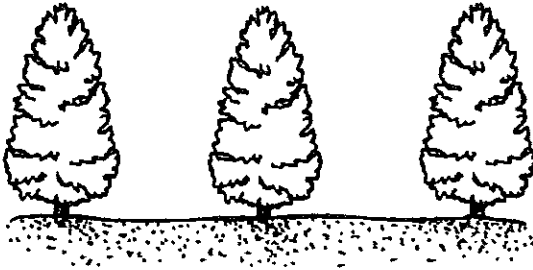
MPC uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

**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](http://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.

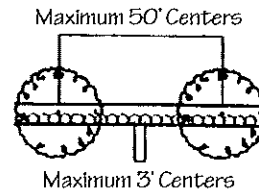
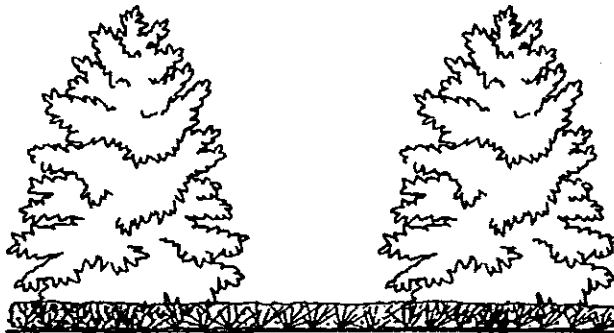
- A row of small evergreen trees

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)*

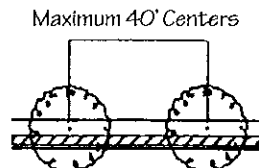
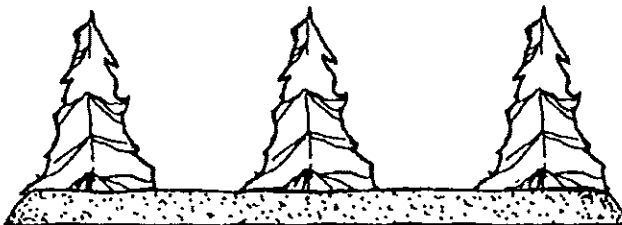
TREE HEIGHT  
 Installed: 8 ft.  
 Mature: 40 ft.



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.



**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

4/25/22

6/9/22

File Number(s)

Date Filed

Meeting Date (if applicable)

6-SF-22-C

**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

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**

Turner Homes, LLC

11543 Kingston Pike, Knoxville, TN 37934

(865) 777-1700

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Bakertown Road (37931)

091 25608

Property Address

Parcel ID

WKUD

WKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

**STAFF USE ONLY**

East side of Bakertown Road, north of Ball Camp Pike

9.07 acres

General Location

Tract Size

City  County

6th

PR

Vacant land

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

**Cardinal Landing**

Related Rezoning File Number

Proposed Subdivision Name

Previous application  
6-SA-21-C / 6-B-21-UR

Unit / Phase Number

- Combine Parcels   
  Divide Parcel   
 72

Total Number of Lots Created

- Other (specify) Attached residential subdivision

- Attachments / Additional Requirements

## ZONING REQUEST

- Zoning Change

Proposed Zoning

Pending Plat File Number

- 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
108	Concept Plan	
Fee 2		\$2,660
Fee 3		

MR

**Chris Sharp**

Digitally signed by Chris Sharp  
Date: 2022.04.25 15:49:18 -04'00'

**Urban Engineering, Inc.**

**4/25/22**

Applicant Signature

Please Print

Date

**(865) 966-1924**

**chris@urban-eng.com**

Phone Number

Email

Property Owner Signature

**Stefan Claar**

**4/25/22**

Please Print

Date

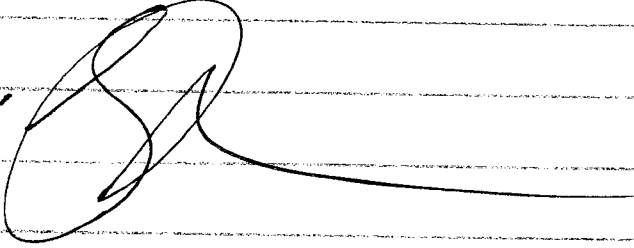
*[Signature]* 4/26/2022



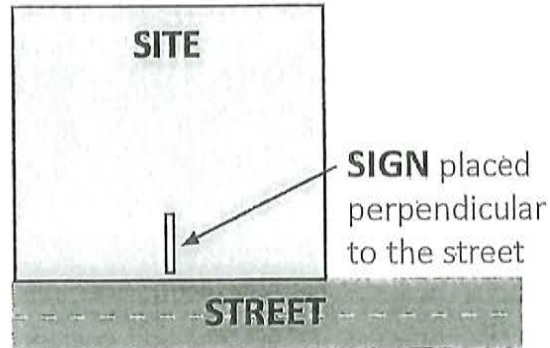
**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME  
MUST BE LISTED BELOW:**

Please print or type in black ink:

NAME	ADDRESS	CITY	STATE	ZIP	OWNER / OPTION
TURNER HOMES LLC	11543 KINGSTON PK	KNOXVILLE, TN		37934	✓

x 

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

Applicant Name: Chris Stump / Urban Engineering

Date: 4/26/2022

File Number: 0-SF-22-C

Sign posted by Staff  
 Sign posted by Applicant