



# SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 5-SC-22-C

**AGENDA ITEM #:** 22

**AGENDA DATE:** 5/12/2022

▶ **SUBDIVISION:** ROCK POINTE CROSSING

▶ **APPLICANT/DEVELOPER:** CHRIS BURKHART / ROCK POINTE DEVELOPMENT, LLC

**OWNER(S):** Rock Pointe Development, LLC

**TAX IDENTIFICATION:** 70 M E 001 (SEE APPLICATION FOR ADDITIONAL PARCELS) [View map on KGIS](#)

**JURISDICTION:** City Council District 6

**STREET ADDRESS:** 325 Pelham Rd. ((See application for additional addresses))

▶ **LOCATION:** North and south side of Pelham Road, east of McCalla Avenue

**SECTOR PLAN:** East City

**GROWTH POLICY PLAN:** N/A

**WATERSHED:** Love Creek

▶ **APPROXIMATE ACREAGE:** 8.418 acres

▶ **ZONING:** C-G-2 (General Commercial), I-G (General Industrial), RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection)

▶ **EXISTING LAND USE:** Vacant land, Commercial, Office, Single family residential

▶ **PROPOSED USE:** Commercial subdivision and road re-alignment

**SURROUNDING LAND USE AND ZONING:**  
North: I-40 interchange -- ROW (right-of-way)  
South: Vacant land, Single family residential -- C-G-2 (General Commercial), RN-2 (Single-Family Residential Neighborhood), and HP (Hillside Protection Overlay)  
East: Vacant land, Single family residential -- I-G (General Industrial), RN-1 (Single-Family Residential Neighborhood), and HP (Hillside Protection Overlay)  
West: Rutledge Pike, Commercial, Open space -- C-G-1 (General Commercial), OS (Parks and Open Space), and HP (Hillside Protection Overlay)

▶ **NUMBER OF LOTS:** 3

**SURVEYOR/ENGINEER:** James I. Smith, P.E. / Ardurra

**ACCESSIBILITY:** Access is via Rutledge Pike, a major arterial street with four lanes and a center median; and via McCalla Avenue, a local street with 34ft of pavement width within 60ft of right-of-way; and via Pelham Road, a local street with 20ft of pavement width within 40ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
**VARIANCES**  
1. Reduce the minimum intersection curb and right-of-way radii from 75ft to 25ft for the southeast corner of Rock Point Drive and McCalla Avenue.  
2. Reduce the minimum intersection curb and right-of-way radii from 75ft to 25ft for the western corner of Pelham Road and Rock Point Drive.

3. Reduce the minimum intersection curb radius from 75ft to 25ft for the eastern corner of Pelham Road and Rock Point Drive.

4. Reduce the minimum intersection right-of-way radius from 75ft to 0ft for the eastern corner of Pelham Road and Rock Point Drive.

**ALTERNATIVE DESIGN STANDARDS REQUIRING CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING APPROVAL**

1. Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Rock Pointe Drive at McCalla Avenue.

2. Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Pelham Road at Rock Pointe Drive.

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**STAFF RECOMMENDATION:**

- **Approve the requested variances based on the justifications provided by the applicant, the recommendations of the City of Knoxville Department of Engineering, and the proposal will not create a safety hazard.**

**Approve the Concept Plan subject to 9 conditions.**

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within the City of Knoxville (City Ord. 0-280-90).
3. Obtaining all necessary zoning variances from the City of Knoxville Board of Zoning Appeals.
4. All new developments accessing the road will need to provide true retention assuming pre-development greenfield conditions.
5. The east terminus of the proposed road must be designed per the City of Knoxville Department of Engineering requirements.
6. The McCalla Avenue intersection must be designed per the City of Knoxville Department of Engineering requirements.
7. Obtaining any necessary approvals from the Tennessee Department of Transportation.
8. Meeting all other applicable requirements of the Knoxville Department of Engineering.
9. 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 for a nonresidential subdivision with 3 lots and a new road to replace a portion of Pelham Road. The new road provides improved access to the applicant's commercial and industrial property and the residential neighborhood to the southeast. A separate application is required to close Pelham Road through the subject property.

McCalla Avenue is between Rock Pointe Drive and Rutledge Pike. A short segment of McCalla Avenue north of Rock Pointe Drive connects to Rutledge Pike at a sharp angle. This proposal anticipates utilizing this portion of McCalla Avenue for northbound access to Rutledge Pike. If the northern portion of McCalla Avenue remains open with the construction of Rock Pointe Drive, access is not guaranteed to remain in the future. If it is closed, northbound access to Rutledge Pike can be accommodated via the short access road west of the Rock Pointe Drive / McCalla Avenue intersection.

The eastern terminus of Rock Pointe Drive does not have a turnaround as would typically be required. The Subdivision Regulations require turnarounds only if two or more lots are on the same side of the street. Only one lot relies on Rock Pointe Drive for access east of the Pelham Road intersection, so a turnaround is not required. The applicant wants to extend a nonresidential driveway from the Rock Pointe Road terminus, however, the property there is zoned RN-1 (Single-Family Residential Neighborhood) and must be rezoned to a zone district that allows the business use. The property does not have to be rezoned to allow construction of the new road, but it must be rezoned before a nonresidential driveway is permitted to connect to the end of Rock Pointe Road.

**SUBDIVISION REGULATION VARIANCES**

In commercial and industrial zones, the minimum intersection curb and right-of-way radii are 75ft. The City of Knoxville Department of Engineering can approve a reduction of these radii to 50ft as an alternative design standard. If the proposed radii are less than 50ft, the Planning Commission must approve a variance. The purpose of the larger radii is to accommodate the turning movement of large vehicles, such as semi-trucks.

Staff recommends approval of the requested radii reductions because the intersecting streets are not truck routes and the 25ft radii will discourage large vehicles from using local streets.

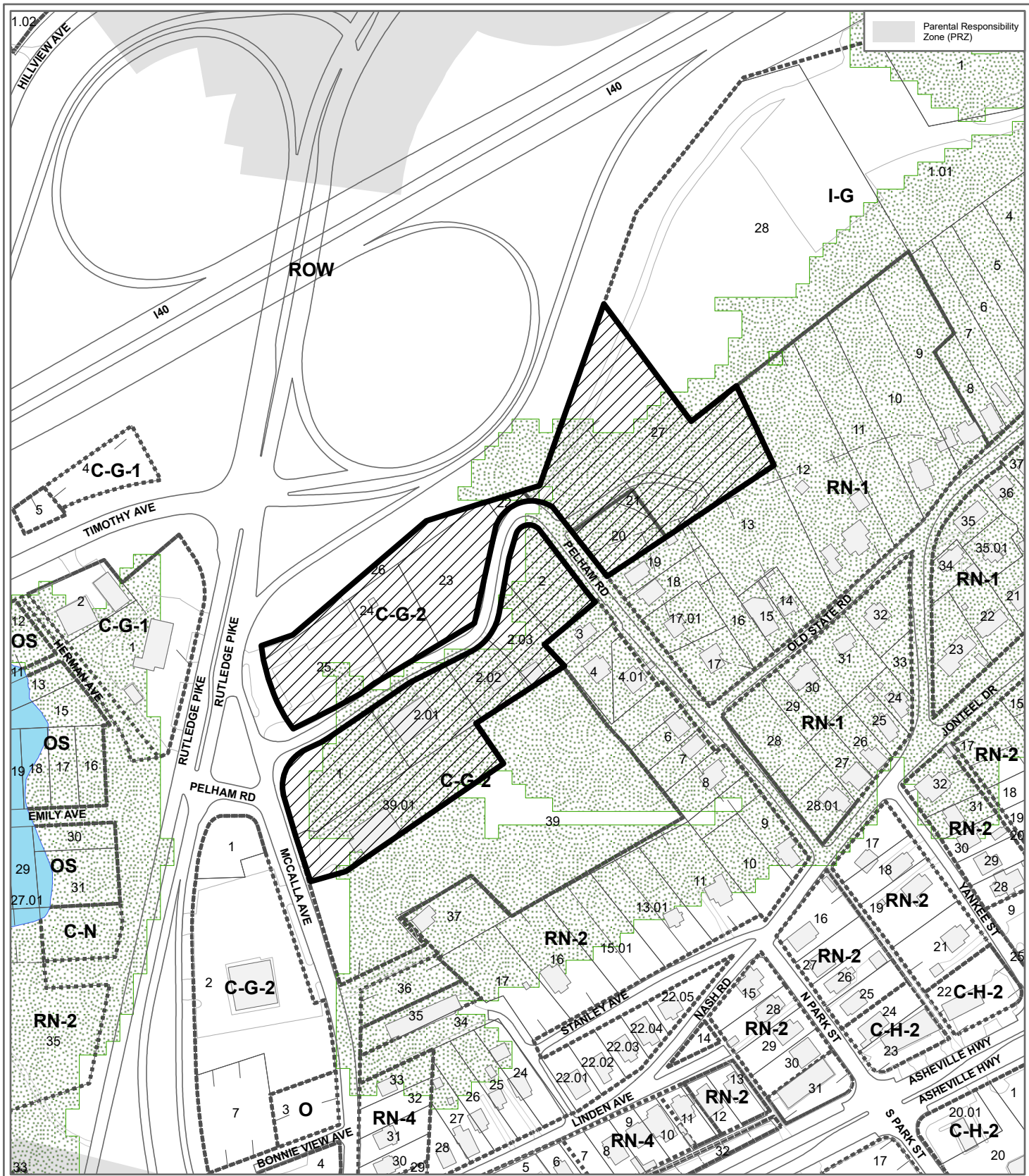
#### ZONING VARIANCES

Two existing residential driveways will be too close to the proposed Rock Pointe Drive / Pelham Road intersection. The applicant's options are: 1) shift Rock Point Drive to the north to obtain the required 50ft corner clearance requirement of Article 11.7 (Access and Driveway Design), 2) obtain permission from the property owners to move the driveways to meet the minimum corner clearance, or 3) obtain a variance from the City of Knoxville Board of Zoning Appeals to reduce the 50ft minimum corner clearance.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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.



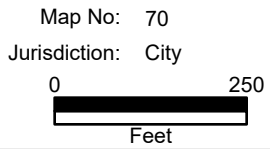
**5-SC-22-C  
CONCEPT PLAN**

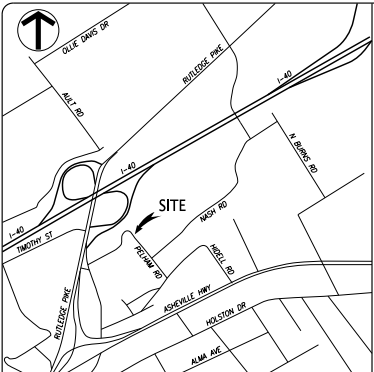
Petitioner: Burkhart / Rock Pointe Development, LLC, Chris



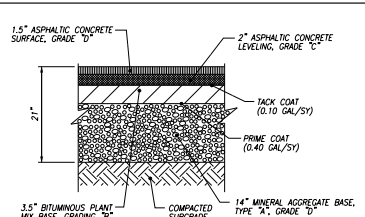
Commercial subdivision & road realignment in C-G-2 (General Commercial), I-G (General Industrial), RN-1 (Single-Family Residential Neighborhood) & HP (Hillside Protection)

Original Print Date: 4/18/2022 Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902



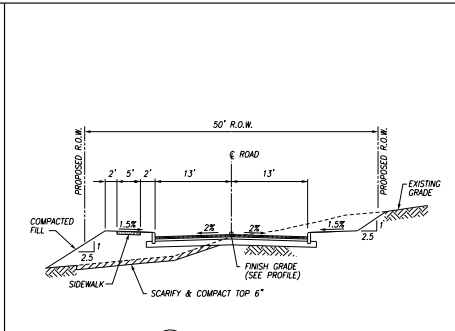


LOCATION MAP  
(NOT TO SCALE)



- NOTES:
- PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

1 ASPHALT PAVEMENT SECTION  
C1 NTS



2 TYPICAL 'LOCAL' ROAD SECTION  
C1 NTS

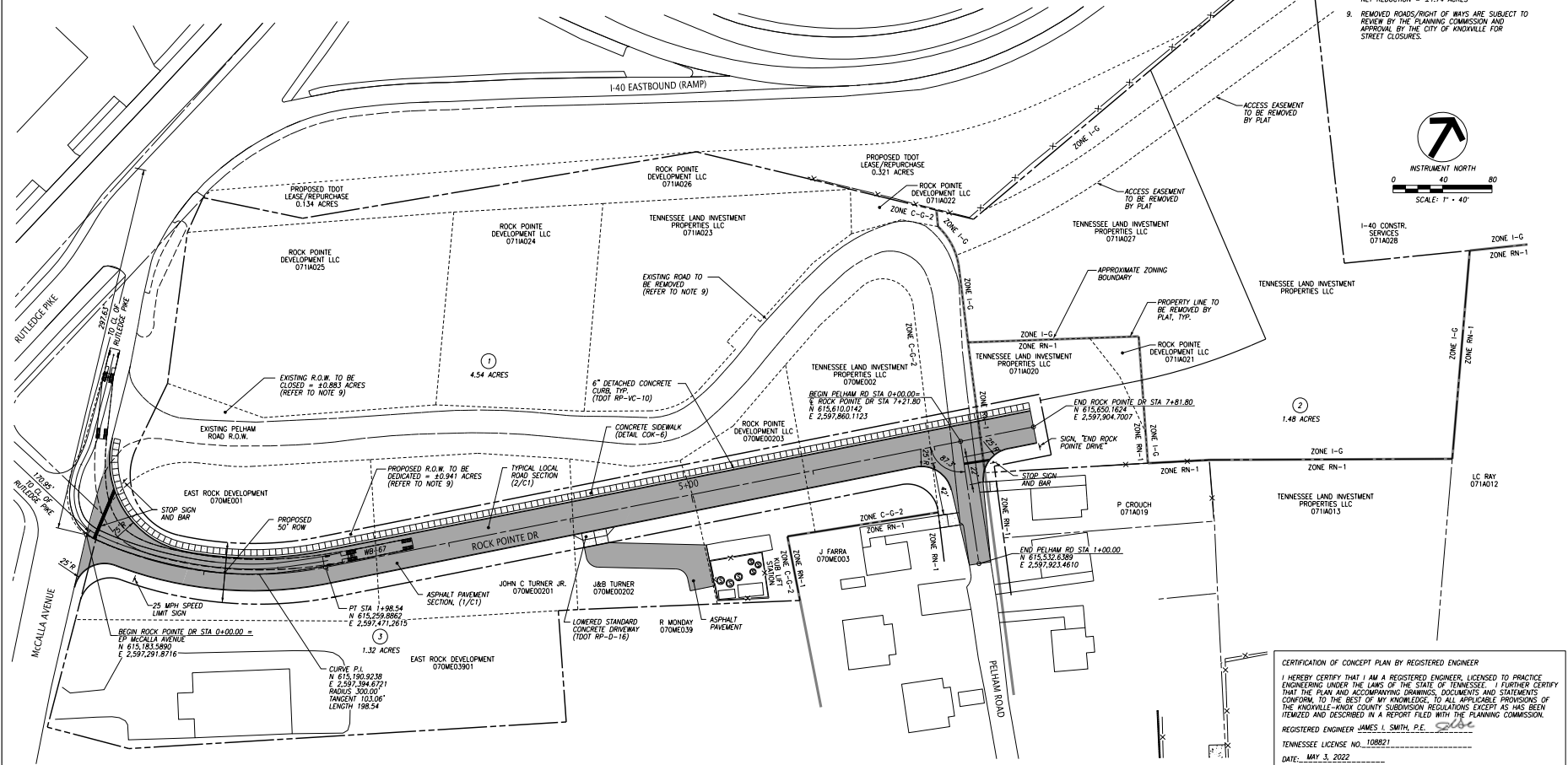
REQUESTED VARIANCE/ALTERNATIVE DESIGN STANDARDS

- INCREASE ROCK POINT DRIVE INTERSECTION GRADE AT MCCALLA AVENUE FROM 1% TO 2%.
- INCREASE PELHAM ROAD INTERSECTION GRADE AT ROCK POINT DRIVE FROM 1% TO 3%.
- FOR INTERSECTION OF ROCK POINT DRIVE AT MCCALLA AVENUE, REDUCE SOUTHERN CURB RADIUS AND PROPERTY LINE RADIUS FROM 75 FT TO 25 FT FOR NON-TRUCK ROUTE.
- FOR INTERSECTION OF PELHAM ROAD AT ROCK POINT DRIVE, REDUCE WESTERN CURB RADIUS AND PROPERTY LINE RADIUS FROM 75 FT TO 25 FT FOR NON-TRUCK ROUTE.
- FOR INTERSECTION OF PELHAM ROAD AT ROCK POINT DRIVE, REDUCE EASTERN CURB RADIUS FROM 75 FT TO 25 FT AND PROPERTY LINE RADIUS FROM 50 FT TO 0 FT FOR NON-TRUCK ROUTE.

5-SC-22-C  
Revised: 5/4/2022

NOTES:

- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM SMOKEY MOUNTAIN LAND SURVEYING, INC. DATED 03/29/21 & AVAILABLE MOS MAPS.
- UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM THE FENCE LINE, PROPERTY LINE, FACE OF CURB, EDGE OF PAVEMENT.
- THE MINERAL AGGREGATE BASE AND ASPHALTIC SURFACE COURSES SHALL MEET THE MATERIALS, EQUIPMENT, CONSTRUCTION, AND TESTING REQUIREMENTS OF THESE DRAWINGS, AND THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
- CONCRETE CURB AND PAVEMENT SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE CURB AND PAVEMENT SHALL MEET THE MATERIALS, EQUIPMENT, AND CONSTRUCTION REQUIREMENTS OF THE CITY OF KNOXVILLE DEPARTMENT OF ENGINEERING STANDARD SPECIFICATIONS.
- TRAFFIC CONTROL DEVICES AND PAVEMENT MARKING SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PROPERTY CONCERNED REFLECTS PELHAM ROAD RIGHT-OF-WAY AND PARCELS 071A020, 071A021, 071A022, 071A023, 071A024, 071A025, 071A026, 071A027, 070M001, 070M002, 070M003, 070M004, 070M005, 070M006, 070M007, AND 070M008 AS SHOWN IN KNOX COUNTY CL MAPS 70 AND 71. ZONING FOR THE PROPERTIES IS C-2, RN-1 & I-G WITH HP OVERLAY. CITY BLOCK NO. 31050 AND 13122. MAP NO. 31.
- OWNER: ROCK POINT DEVELOPMENT, LLC  
800 S GAY STREET, SUITE 1900  
KNOXVILLE, TN 37902
- PRE-PROJECT IMPERVIOUS AREA = 42.94 ACRES  
POST-PROJECT IMPERVIOUS AREA = 41.20 ACRES  
NET REDUCTION = 1.74 ACRES
- REMOVED ROADS/RIGHT OF WAYS ARE SUBJECT TO REVIEW BY THE PLANNING COMMISSION AND APPROVAL BY THE CITY OF KNOXVILLE FOR STREET CLOSURES.



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CONCEPT PLAN OF  
ROCK POINT CROSSING  
KNOXVILLE, TENNESSEE 37914  
FILE: 5-SC-22-C

ROCK POINT DEVELOPMENT, LLC  
1000 W. BURNETT BLVD. SUITE 200  
KNOXVILLE, TN 37914  
CONTACT: CHRIS BURKHART  
TELEPHONE NO.: 865.326.3232  
EMAIL: CHRISB@SHORESOUTH.COM

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE
398.007	JS	05/02/22	
	JS	04/29/22	REVISED PER MFC COMMENTS
	MFC	04/29/22	REVISED PER MFC COMMENTS
	MFC	12/23/21	ISSUED FOR CONCEPT PLAN
	JS	12/23/21	

CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER

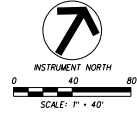
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO THE BEST OF MY KNOWLEDGE, TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-METRO COUNTY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

REGISTERED ENGINEER JAMES L. SMITH, P.E.  
TENNESSEE LICENSE NO. 108821  
DATE: MAY 3, 2022

Project Sheet  
Date 12/23/21  
Scale C1  
1"=40'

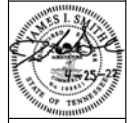


5-SC-22-C  
4/25/2022



**FULGHUM**  
**FM**  
**MACINDOE**  
ASSOCIATES, INC.

10330 HARDEN VALLEY ROAD  
SUITE 201  
KNOXVILLE, TN 37932  
OFFICE: 865.690.6419  
FAX: 865.690.6448  
www.fulghummacindoe.com



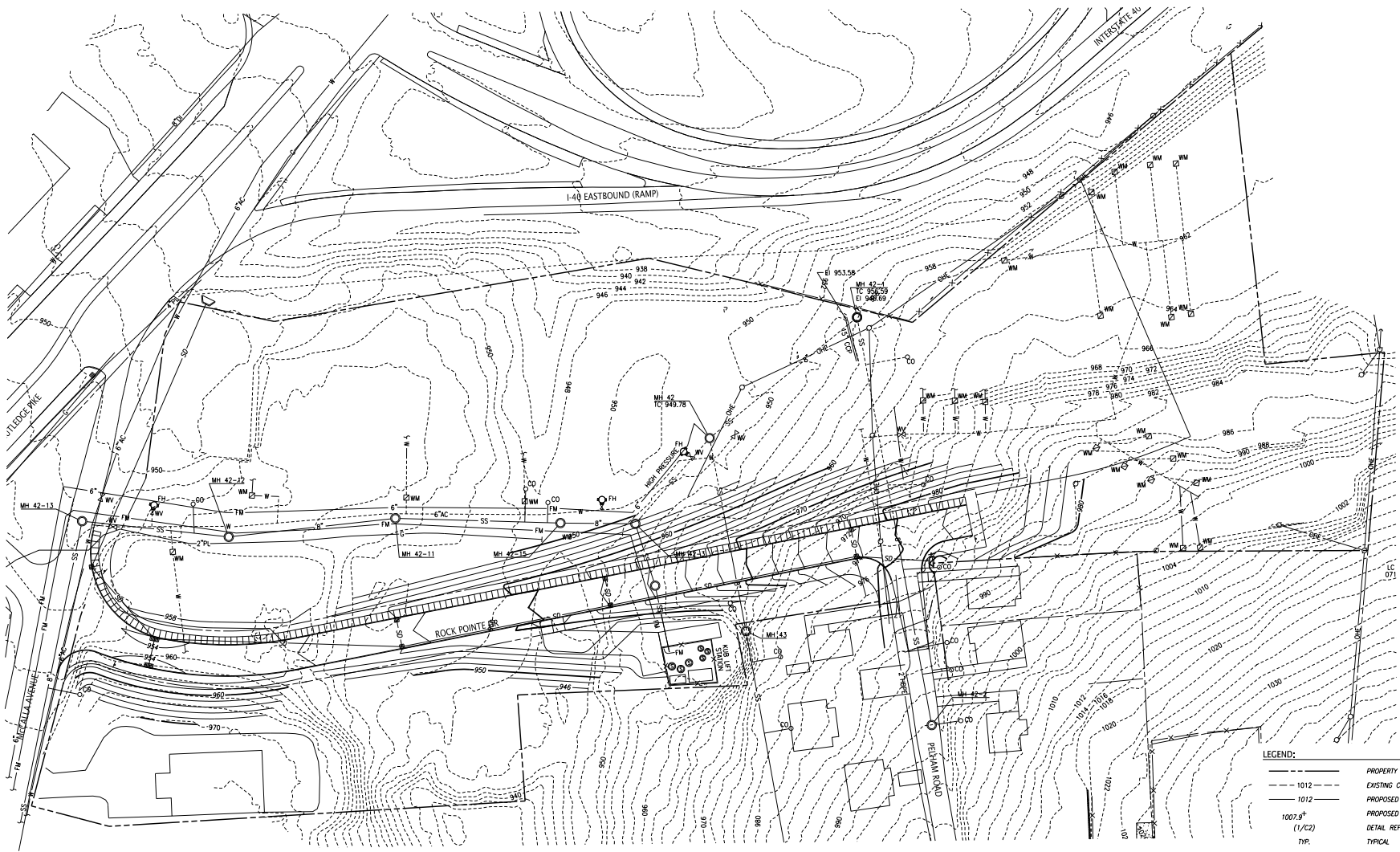
**CONCEPT PLAN OF  
ROCK POINT CROSSING**  
MCCALLA AVE  
KNOXVILLE, TENNESSEE 37914  
FILE: 5-SC-22-C

**ROCK POINT DEVELOPMENT, LLC**  
1000 W. WOODLAND AVE.  
KNOXVILLE, TN 37914  
CONTACT: CHRIS BURKHART  
TELEPHONE NO.: 865.329.3232  
EMAIL: CHRIS@SHORESOUTH.COM

**CONCEPTUAL GRADING**

PROJ. NO.	ISSUED BY	DATE	REVISION/ISSUE	NO.	DATE
398.007	JIS	04/25/22	REVISED PER MFC COMMENTS		
	JIS	12/23/21	ISSUED FOR CONCEPT PLAN		
	MFC		Revision/Issue		

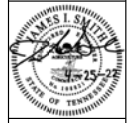
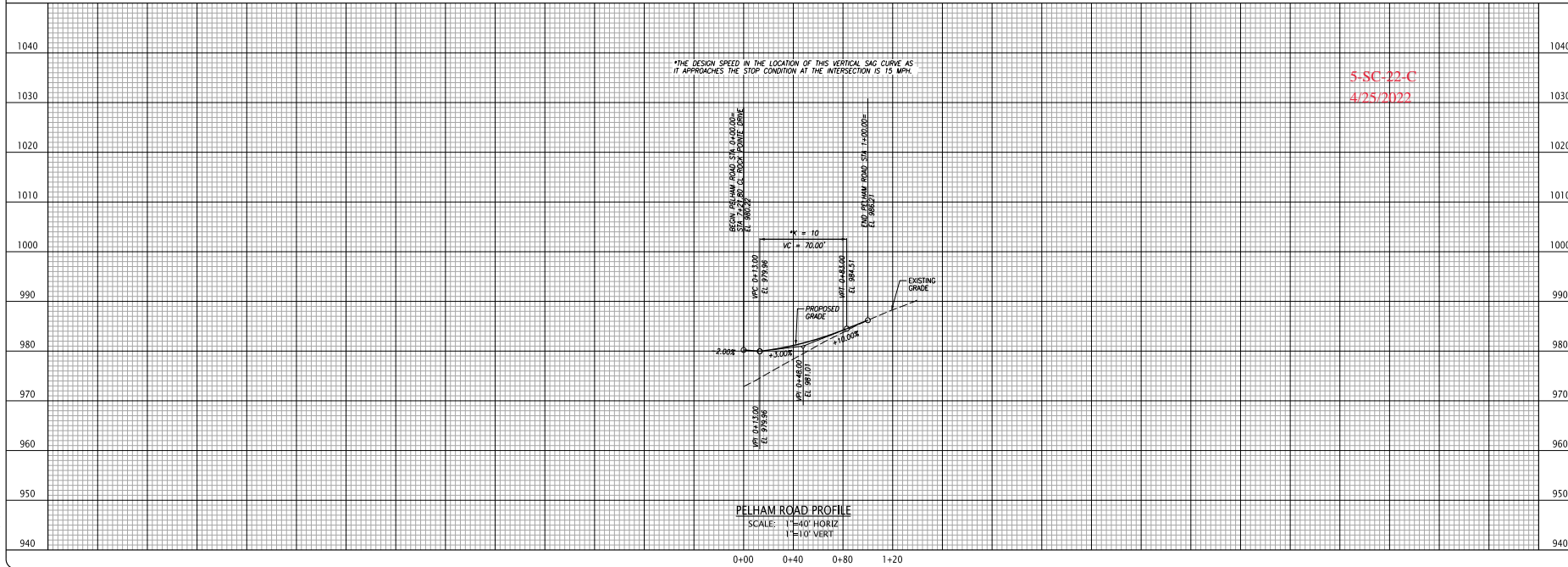
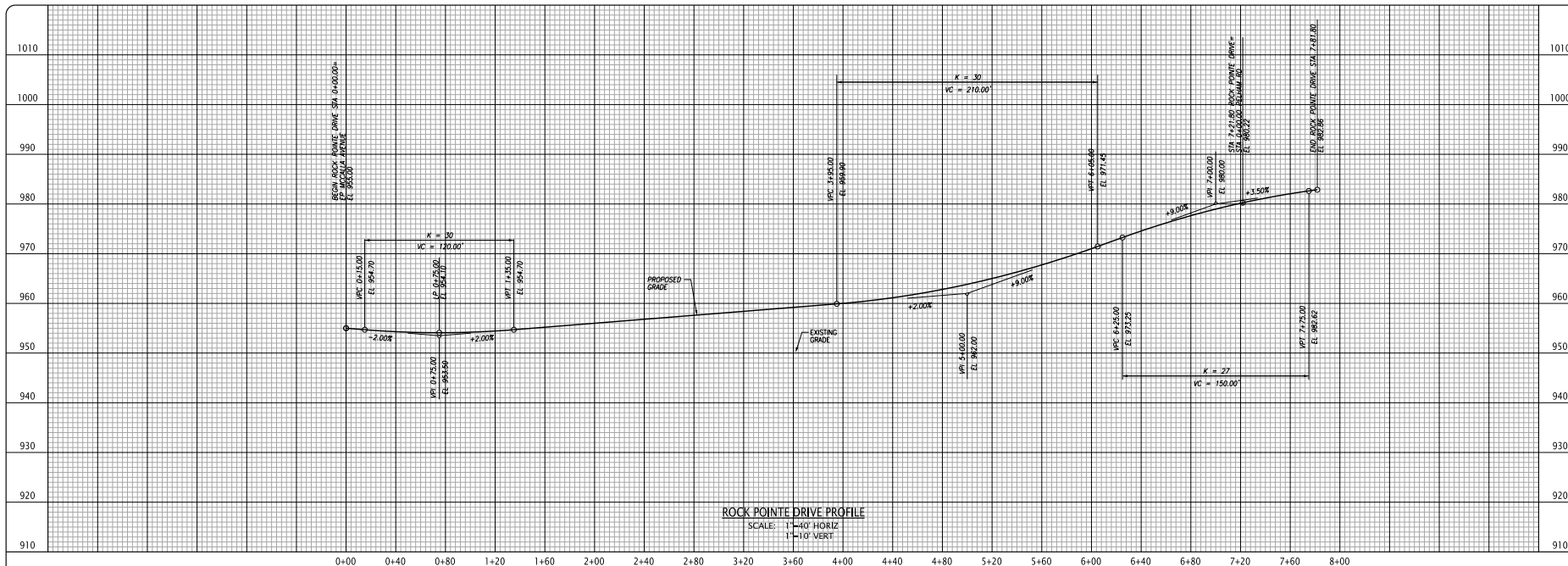
Project Sheet  
Date 12/23/21  
Scale C2  
1"=40'



**LEGEND:**

---	PROPERTY LINE
- - - -	EXISTING CONTOUR
—	PROPOSED CONTOUR
○	PROPOSED SPOT SHOT
1007.9 <sup>B</sup>	DETAIL REF. (DETAIL NO./SHT. NO.)
(1/C2)	TYPICAL

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**CONCEPT PLAN OF  
ROCK POINTE CROSSING**  
 MCCALLA AVE  
 KNOXVILLE, TENNESSEE 37914  
 FILE: (5-SC-22-C)

**ROCK POINTE DEVELOPMENT, LLC**  
 1010 W. WOODLAND AVE  
 KNOXVILLE, TN 37914  
 CONTACT: CHRIS BURKHART  
 TELEPHONE NO.: 865.329.3232  
 EMAIL: CHRISB@SHORESOUTH.COM

**ROAD PROFILES**

PROJ. NO.	398.007	ISSUED BY	JIS
DATE	12/23/21	DESIGNED BY	JIS
SCALE	AS SHOWN	DRAWN BY	JIS
PROJECT	398.007	NO.	
DATE	12/23/21	REVISION/ISSUE	
SCALE	AS SHOWN	DATE	

REVISED PER WPC COMMENTS  
 ISSUED FOR CONCEPT PLAN  
 12/23/21

**C3**

5-SC-22-C  
 4/25/2022



# 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

Mr. Chris Burkhart

Rock Pointe Development, LLC

Applicant Name  
3/28/2022  
~~1/26/2022~~

5/12/2022  
~~5/10/2022~~

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

**5-SC -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

James I. Smith, P.E.

Ardurra

Name

Company

10330 Hardin Valley Road

Knoxville

TN

37932

Address

City

State

ZIP

865.690.6419

jismith@ardurra.com

Phone

Email

## CURRENT PROPERTY INFO

Rock Pointe Development, LLC

P.O. Box 6069 Knoxville, TN 37914

TN

865.329.3232

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

N/A See attachment

071A020-027, 070ME001-002, 070ME00201

Property Address

Parcel ID (See attachment for all parcels)

KUB

KUB

N

Sewer Provider

Water Provider

Septic (Y/N)

## STAFF USE ONLY

North and south side of Pelham Rd, east of McCalla Avenue

8.418 acres

General Location

Tract Size

City  County

6th  
District

C-G-2, I-G, RN-1, HP  
Zoning District

Vacant land, residence, commercial  
Existing Land Use

East City

MU-SD, EC-2 (Magnolia Avenue), LI, MDR, HP

N/A

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation



## DEVELOPMENT REQUEST

- Development Plan   
  Use on Review / Special Use   
  Hillside Protection COA  
 Residential   
  Non-Residential

Related City Permit Number(s)

Home Occupation (specify) \_\_\_\_\_

Other (specify) \_\_\_\_\_

## SUBDIVISION REQUEST

Related Rezoning File Number

Rock Pointe Crossing

Proposed Subdivision Name

Unit / Phase Number

Combine Parcels

Divide Parcel

3

Total Number of Lots Created

Other (specify)

Proposed re-alignment and re-naming of Pelham Road

Attachments / Additional Requirements

## ZONING REQUEST

Pending Plat File Number

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) \_\_\_\_\_

## STAFF USE ONLY

### PLAT TYPE

- Staff Review   
  Planning Commission

### ATTACHMENTS

- Property Owners / Option Holders   
  Variance Request

### ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)  
 Use on Review / Special Use (*Concept Plan*)  
 Traffic Impact Study  
 COA Checklist (*Hillside Protection*)

Fee 1		Total
107	Concept	\$500
Fee 2		
Fee 3		

MR

## AUTHORIZATION

*Chris Burkhart*

Mr. Chris Burkhart

1-26-22

Applicant Signature

Please Print

Date

865-604-7767

chrisb@shoresouth.com

1-26-22

Phone Number

Email

*Chris Burkhart*

CHRIS BURKHART

1-26-22

Property Owner Signature

Please Print

Date

3/28/2022 swm

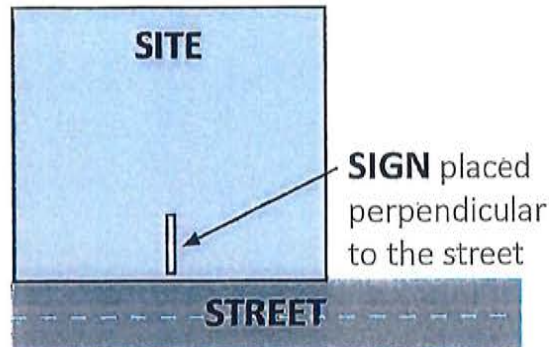
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Rock Pointe Crossing

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Parcel ID	Owner	Parcel Address	Zoning
070ME001	EAST ROCK DEVELOPMENT	325 PELHAM RD	C-G-2
070ME002	TENNESSEE LAND INVESTMENT PROPERTIES LLC	0 PELHAM RD	C-G-2
070ME00201	TURNER JEFFREY B	317 PELHAM RD	C-G-2
070ME00202	TURNER JEFFREY B	309 PELHAM RD	C-G-2
070ME00203	ROCK POINTE DEVELOPMENT LLC	305 PELHAM RD	C-G-2
070ME03901	EAST ROCK DEVELOPMENT	4320 MCCALLA AVE	C-G-2
071IA020	TENNESSEE LAND INVESTMENT PROPERTIES LLC	0 PELHAM RD	RN-1
071IA021	ROCK POINTE DEVELOPMENT LLC	0 PELHAM RD	RN-1
071IA022	ROCK POINTE DEVELOPMENT LLC	0 PELHAM RD	C-G-2
071IA023	TENNESSEE LAND INVESTMENT PROPERTIES LLC	288 PELHAM RD #UC	C-G-2
071IA024	ROCK POINTE DEVELOPMENT LLC	308 PELHAM RD	C-G-2
071IA025	ROCK POINTE DEVELOPMENT LLC	330 PELHAM RD	C-G-2
071IA026	ROCK POINTE DEVELOPMENT LLC	0 MCCALLA AVE	C-G-2
071IA027	TENNESSEE LAND INVESTMENT PROPERTIES LLC	0 PELHAM RD	I-G

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:*

April 27, 2022 and May 13, 2022  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Chris Burkhart

Date: 3/28/2022

File Number: 55C-22-C

Sign posted by Staff  
 Sign posted by Applicant