



SUBDIVISION REPORT - CONCEPT

▶ **FILE #:** 5-SE-22-C

AGENDA ITEM #: 24

AGENDA DATE: 5/12/2022

▶ **SUBDIVISION:** THE WOODS AT PARKDALE

▶ **APPLICANT/DEVELOPER:** STEVEN GEORGE, DAWN & JAMIE MEADOWS

OWNER(S): Steven George, Dawn & Jamie Meadows

TAX IDENTIFICATION: 58 I G 00901 & 10

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 5800 & 0 Parkdale Rd.

▶ **LOCATION:** East side of Parkdale Rd, east of Pellieux Dr

SECTOR PLAN: North City

GROWTH POLICY PLAN: N/A

WATERSHED: First Creek

▶ **APPROXIMATE ACREAGE:** 10.3 acres

▶ **ZONING:** RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection)

▶ **EXISTING LAND USE:** Rural residential

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential -- RN-1 (Single-Family Residential Neighborhood), EN (Established Neighborhood), and HP (Hillside Protection Overlay)
South: Single family residential, Rural residential -- RN-1 (Single-Family Residential Neighborhood), EN (Established Neighborhood), and HP (Hillside Protection Overlay)
East: Single family residential -- EN (Established Neighborhood) and HP (Hillside Protection Overlay)
West: Single family residential -- Single family residential, Rural residential -- RN-1 (Single-Family Residential Neighborhood) and HP (Hillside Protection Overlay)

▶ **NUMBER OF LOTS:** 19

SURVEYOR/ENGINEER: Mark Tucker / Robert G. Campbell & Associates

ACCESSIBILITY: Access is via Parkdale Road, a major collector street with 21ft of pavement width within 40ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

STAFF RECOMMENDATION:

▶ **Postpone the concept plan to the June 9, 2022 Planning Commission meeting as requested by the applicant.**

The applicant is requesting postponement to allow additional time to address comments from staff.

COMMENTS:

This request is for a 19 lot detached residential subdivision on 10.3 acres in the RN-1 zone with access to Parkdale Road. The property is entirely within the HP (Hillside Protection Overlay) which will limit the land disturbance to a maximum of 6.9 acres.

ESTIMATED TRAFFIC IMPACT: 226 (average daily vehicle trips)

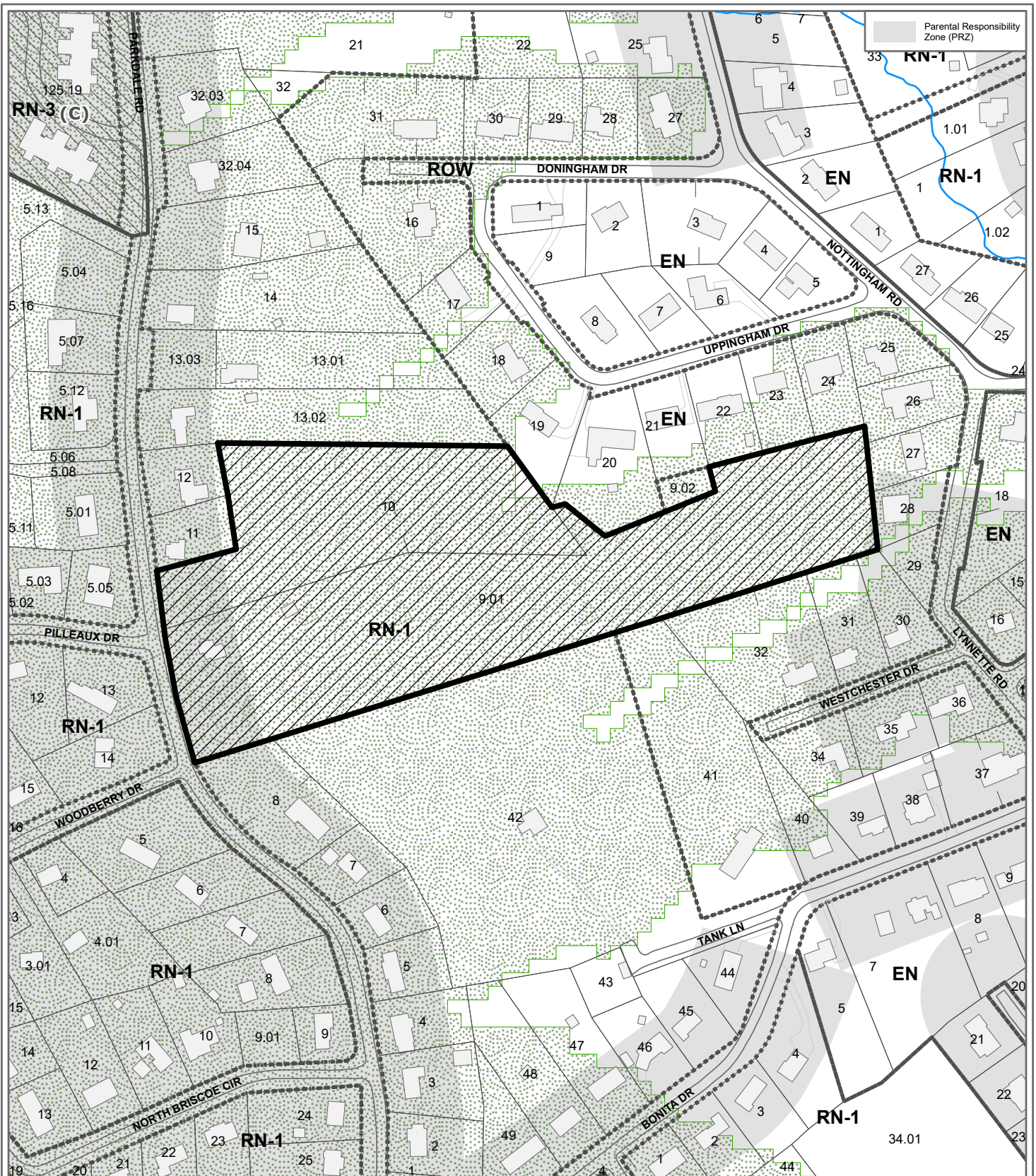
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

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

Schools affected by this proposal: Sterchi Elementary, Gresham Middle, and Central High.

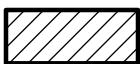
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



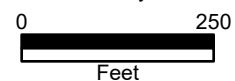
**5-SE-22-C
CONCEPT PLAN**

Petitioner: George, Dawn & Jamie
Meadows, Steven



Detached residential subdivision in RN-1 (Single-Family Residential Neighborhood) / HP (Hillside Protection)

Map No: 58
Jurisdiction: City



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



Request to Postpone • Table • Withdraw

Steven George, Dawn George, Jamie Meadows 4/29/2022
Applicant Name (as it appears on the current Planning Commission agenda) Date of Request

5/12/2022
Scheduled Meeting Date

5-SE-22-C
File Number(s)

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the 6/9/2022 Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than noon on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received prior to public notice and the request is approved by the Executive Director or Planning Services Manager. *The refund check will be mailed to the original payee.

TABLE

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

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

Applicant Signature

Austin Johnson
Please Print

865-947-5996
Phone Number

Austin.Johnson@rgc-a.com
Email

STAFF ONLY

Staff Signature

Michael Reynolds
Please Print

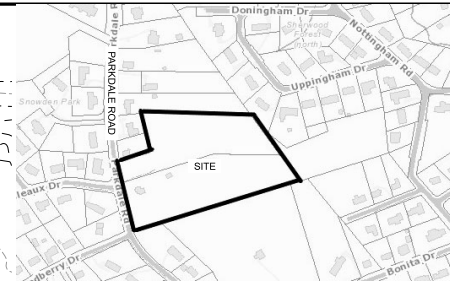
5/2/2022 SM No Fee
Date Paid

Eligible for Fee Refund? Yes No Amount:

Approved by: _____ Date: _____

Payee Name _____ Payee Phone _____ Payee Address _____

ENGINEER:
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996



SITE MAP
N.T.S

LEGEND

- EIP EXISTING IRON PIN
- IRON PIN SET ROD W/ CAP
- MANHOLE
- LIGHT POLE
- SIKH
- WATER VALVE
- POWER/TELEPHONE
- CULY WIRE
- W.M. WATER METER
- SURVEY CONTROL POINT/BENCHMARK
- SILT FENCE
- CONSTRUCTION EXIT
- STORM DRAIN INLET PROTECTION
- STORM DRAIN OUTLET PROTECTION
- OVERLAND DRAINAGE PATTERN
- EROSION CONTROL MATTING
- ROCK CHECK DAM
- EXISTING GRADE
- PROPOSED GRADE
- WET WEATHER CONVEYANCE (WWC)
- STREAM

NOTES:

- 1) EXISTING CONTOURS BASED ON KGIS
- 2) ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 3) EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
- 4) EXCAVATE PERMANENT STORM WATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
- 5) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
- 6) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 7) WATER PROVIDERS: KUB
SEWER PROVIDERS: KUB

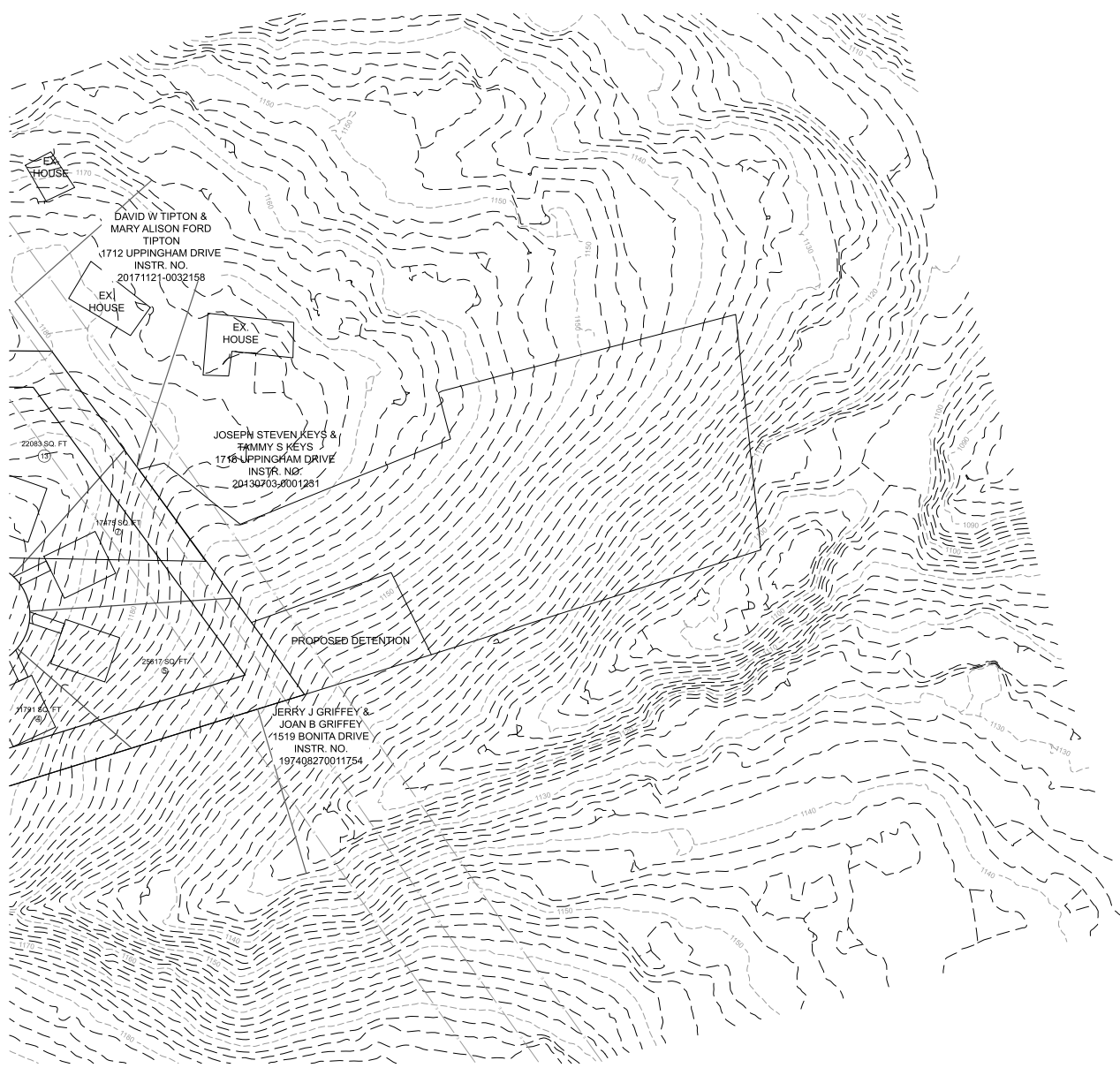
TOTAL AREA: +/- 7.76 ACRES
NUMBER OF LOTS: 18

CLT MAP: 58
PARCELS: 9.01 & 10
DEED REFERENCE: 202202170064008
ZONING: RN-1
MPC FILE NUMBER:

5-SE-22-C
3/28/2022



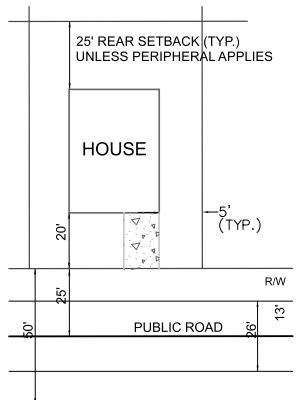
	ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	THE WOODS AT PARKDALE	5800 PARKDALE ROAD	DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1"=50' DATE 3-28-2022	SHEET NO. 1 OF 1 SHEETS
NO. DATE BY CKD.	DESCRIPTION REVISIONS						



ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
 7523 TAGGART LANE
 KNOXVILLE, TN 37938
 (865) 947-5996

Certification of Concept Plan.
 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 all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.
 Registered Engineer
 Tennessee Certificate No. _____

NOTE: PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.
 25' REAR SETBACK (TYP.) UNLESS PERIPHERAL APPLIES

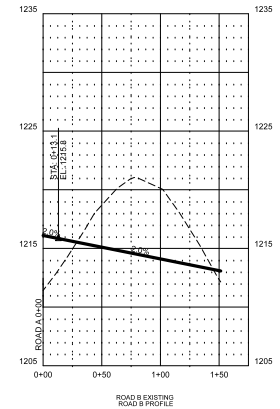
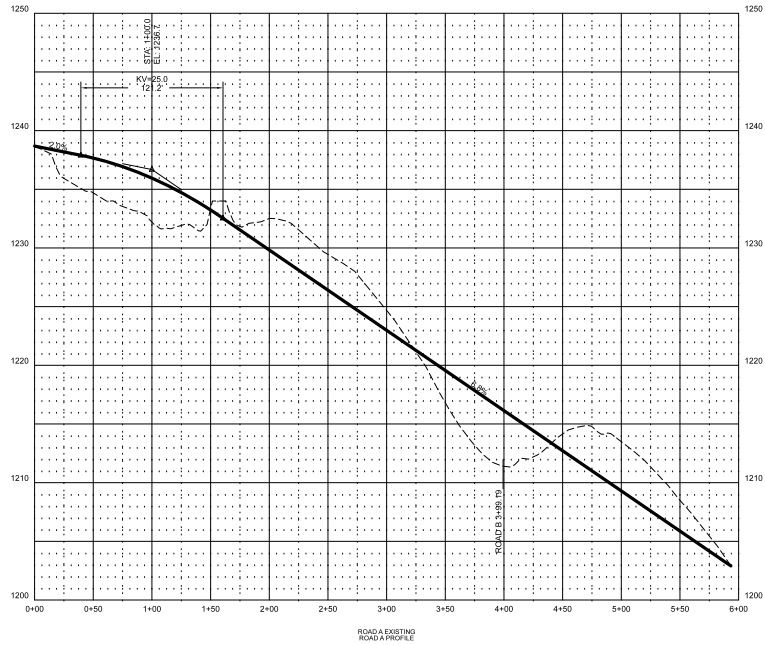


LEGEND

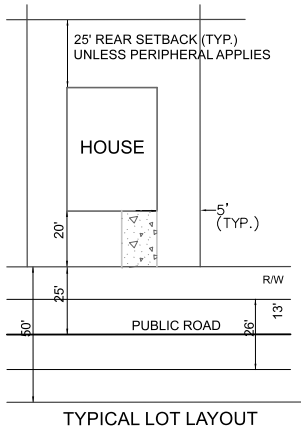
- EXISTING IRON PIN
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- WET WEATHER CONVEGANCE (WWC)
- STREAM
- SILT FENCE

5-SE-22-C
 3/28/2022

NO.		DATE		DESCRIPTION		BY		CHKD.		ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	THE WOODS AT PARKDALE	5800 PARKDALE ROAD	DESIGNED BY	CHECKED BY	SCALE	SHEET
				REVISIONS									ALJ RGC 1"=60' 3-28-2022 NA	NO. 2 OF 1 SHEETS		



NOTE: PERIPHERAL SETBACK APPLIES
AROUND SUBDIVISION PERIMETER.



5-SE-22-C
3/28/2022

NO.	DATE	DESCRIPTION	BY	CHKD.



ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

THE WOODS AT PARKDALE

5800 PARKDALE ROAD

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RGC	AS SHOWN	NO. 3
DRAWN BY	DATE	FILE NO.	OF 1 SHEETS
AJJ	3-28-2022	777	

DEVELOPMENT REQUEST

Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential
 Home Occupation (specify) _____
 Other (specify) _____

Related City Permit Number(s)

Concept

SUBDIVISION REQUEST

Proposed Subdivision Name The Woods at Parkdale - proposed name Related Rezoning File Number _____
 Unit / Phase Number _____ Combine Parcels Divide Parcel 18 Total Number of Lots Created
 Other (specify) Detached 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 <input type="checkbox"/> Staff Review <input checked="" type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 1		Total
	0108	\$1,040.00	
	Fee 2		
			\$1,040.00
	Fee 3		

AUTHORIZATION

Owners are also applicants ^{See} below 3-28-22
 Applicant Signature _____ Please Print _____ Date _____
Steven George - 865-694-8100 office 865-740-4217 cell
 Phone Number _____ Email _____
 Property Owner Signature _____ Please Print _____ Date _____
Janie C. Madans 03.28.22
 Please Print _____ Date _____
Steven H. George
 Please Print _____ Date _____
Dawn C. George
 Please Print _____ Date _____