



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 8-SA-23-C

AGENDA ITEM #: 30

8-B-23-DP

AGENDA DATE: 8/10/2023

▶ **SUBDIVISION:** SPRING LAKE FARMS

▶ **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.

OWNER(S): Eagle Bend Development, LLC

TAX IDENTIFICATION: 92 053

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 BOGART LN

▶ **LOCATION:** North of Bogart Ln terminus, south side of Ball Camp Pike, east of Amherst Rd

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

WATERSHED: Grassy Creek

▶ **APPROXIMATE ACREAGE:** 26.2 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Attached residential subdivision

**SURROUNDING LAND
USE AND ZONING:**

North: Single family residential, public-quasi public,
agriculture/forestry/vacant -- A (Agricultural)
South: Single family residential -- PR (Planned Residential) up to 4 du/ac
East: Agriculture/forestry/vacant land -- A (Agricultural)
West: Single family residential -- A (Agricultural)

▶ **NUMBER OF LOTS:** 57

SURVEYOR/ENGINEER: Chris Sharp, P.E. Urban Engineering, Inc.

ACCESSIBILITY: Access is via Bogart Lane and Jumping Jack Lane, local streets with 22 ft of pavement width within a 40-ft right-of-way.

▶ **SUBDIVISION VARIANCES
REQUIRED:** VARIANCES

1. Reduce the minimum lot frontage from 25 ft to a minimum of 15 ft, as shown on the Concept Plan, for lots 126-133, 138-143, 145, and 147.

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

1. Reduce the minimum lot frontage from 25 ft to a minimum of 20 ft, as shown on the Concept Plan, for lots 105-115, 118, 121-122, 125, 134, 137, 144, 146, 149-150, 152-156, and 159-160.

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

** See attached variance and alternative design request form

STAFF RECOMMENDATION:

- ▶ **Approve the requested variance and alternative design standard based on the justification provided by the applicant.**

Approve the Concept Plan subject to 6 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) Implementation of any outstanding improvements identified in the Traffic Impact Study prepared by Fulghum MacIndoe & Associates, Inc., dated December 17, 2018, as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff.
- 4) Providing a revised concept plan to Planning staff with the acreage of the PR (Planned Residential) zoning district. The total acreage stated on the concept plan, 44.86 acres, includes right-of-way along existing county roads and a small portion of the property on the south side of Bradley Lake Lane that is zoned A (Agricultural).
- 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.

- ▶ **Approve the development plan for a residential subdivision with up to 57 attached dwellings on individual lots, as shown on the plan, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) The maximum height of the attached dwellings shall be 35 feet.

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

COMMENTS:

This proposal is Phase 2 of the Spring Lake Farms Subdivision, with 57 attached houses on individual lots on approximately 26.2 acres (2.18 du/ac). This replaces approximately 39 detached house lots, resulting in an increase of 18 dwelling units. If this proposal is approved as requested, there will be 137 dwelling units on approximately 42.3 acres zoned PR at an overall (gross) density of approximately 3.24 du/ac. The property is zoned PR (Planned Residential) up to 4 du/ac.

BACKGROUND

The original Concept Plan was approved in 2018 for 119 detached house lots at a density of 2.8 du/ac (12-SC-18-C / 12-J-18-UR). In 2020, a revised Concept Plan was approved administratively to reduce the number of lots and shorten the roads in what is now Phase 2. In 2022, another revision was approved administratively to add 4 additional lots at the end of Jumping Jack Lane. This revision is shown on sheet C-1.

The 2018 Concept Plan approval included reduced pavement width to 22 ft and right-of-way width to 40 ft. This was approved for the entire subdivision but was specifically recommended for approval to reduce grading into the Hillside Protection area, which is allowed as a consideration per Section 4.01 of the subdivision regulations. The 2018 approval was for detached residential lots with a typical width of 50 ft.

The current proposal includes a 26 ft wide road and 50 ft wide right-of-way for Road A and Road B, which will allow on-street parking. The applicant estimates there is room for approximately 17 on-street parking spaces.

A Traffic Impact Study was completed in 2018. The only recommended off-site road improvement was to widen Bradley Lake Lane from the subdivision entrance to Amherst Road per the requirements of Knox County Engineering and Public Works.

VARIANCES AND ALTERNATIVES DESIGN STANDARDS

When a Concept Plan is revised, the variances and alternative design standards must be reapproved. This includes a reevaluation of those based on the current proposal.

This proposal includes requests to reduce the minimum lot frontage of 25 ft for 44 of the 57 lots. This includes 19 lots with frontage between 20 ft and 25 ft of frontage and 16 lots with frontage between 15 ft and 20 ft. The subdivision regulations allow the Planning Commission to approve a reduction of the lot frontage for attached dwelling units to 20 ft as an alternative design standard; however, guest parking shall be provided throughout the development as determined by the Planning Commission per Section 3.03.B. A lot frontage reduction less

than 20 ft requires variance approval and must the criteria for approval in Section 1.05.

Staff is recommending approval of the alternative design standard and variance request to reduce the minimum lot frontage based on the available on-street parking opportunities for guest parking (see Exhibit A). The lots with less than 20 ft of frontage are in the radials of the cul-de-sacs.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 4 du/ac:

- a) The PR zone allows houses and attached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 4 du/ac. The proposed gross (overall) density for the subdivision is 3.24 du/ac.
- c) The maximum height for any use other than houses and duplexes is determined by the Planning Commission. Staff recommends a maximum height of 35 ft for the attached dwellings, consistent with the maximum height allowed on surrounding properties.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities – NOTE: The proposed attached houses are 2 stories with front-facing garages, consistent with most detached houses in the subdivision.
- b) Policy 9.8, Encourage a mixture of housing sizes and prices within planned residential developments – NOTE: The existing residential development in the area consists predominantly of detached houses, so this development will help diversify the housing stock in the general area.

3) NORTHWEST COUNTY SECTOR PLAN

- a) The property is classified as LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed density is 3.24 du/ac.
- b) Phase 2 has approximately 13.3 acres of Hillside Protection (HP) area. This proposal does not create any additional disturbance within the HP area.
- c) The pond on the property has the Stream Protection (SP) designation. This proposal does not impact the SP area.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Urban Growth Boundary. The purposes of the Urban Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knoxville-Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and service.

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.

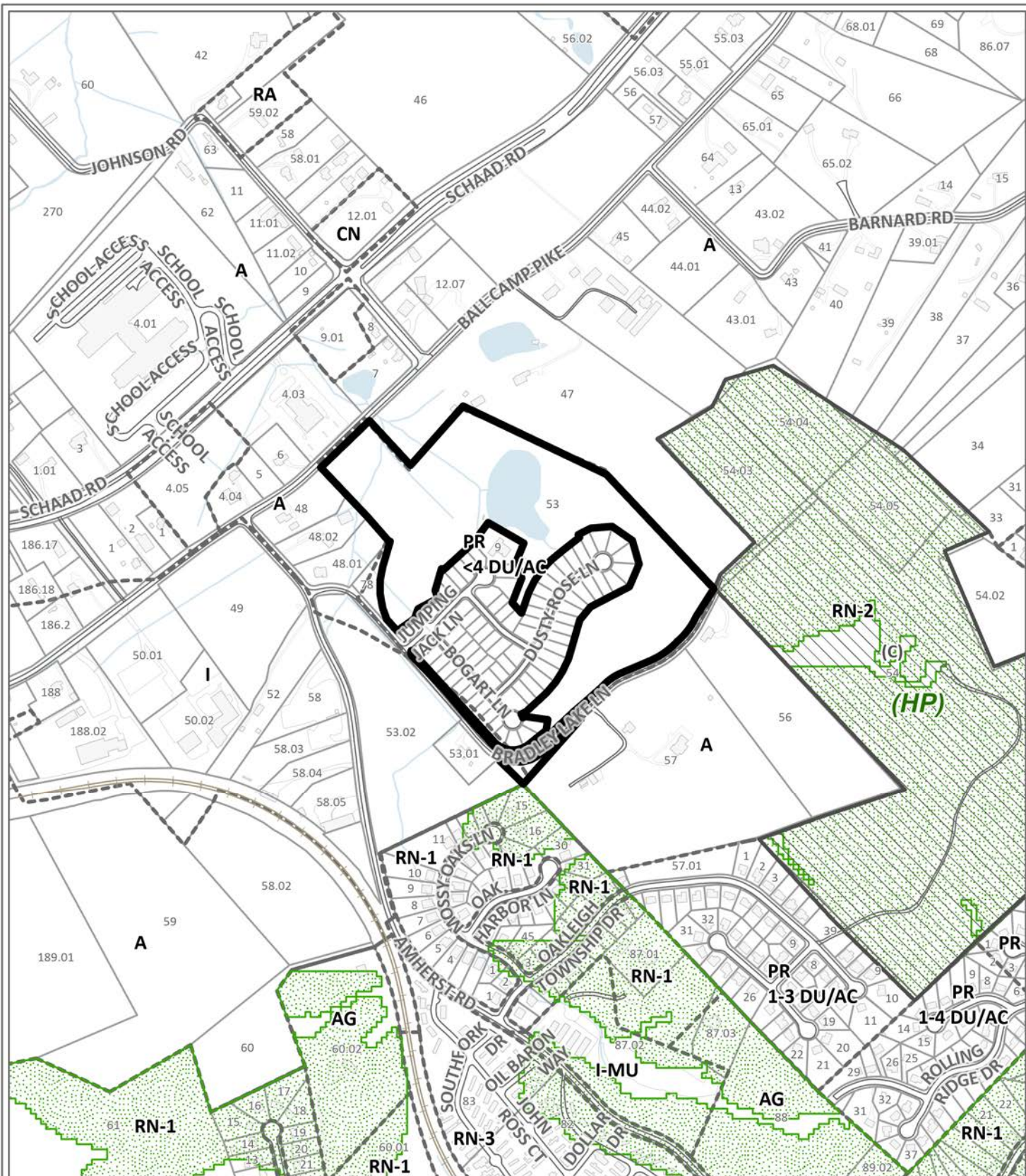
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: 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 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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



CONCEPT PLAN / DEVELOPMENT PLAN

8-SA-23-C / 8-B-23-DP

Petitioner: Urban Engineering, Inc.



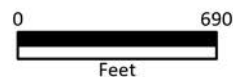
Attached residential subdivision in PR (Planned Residential)

Original Print Date: 7/18/2023

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 92

Jurisdiction: County



Requested Variances & Alternative Design Standards

8-SA-23-C / 8-B-23-DP – SPRING LAKE FARMS, PHASE 2

VARIANCES

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ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

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ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 to 1.25 percent on Road A at the Jumping Jack Lane intersection.
2. Increase the maximum intersection grade from 1 to 1.25 percent on Road B at the Road A intersection.

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve as requested since no unsafe conditions are created.

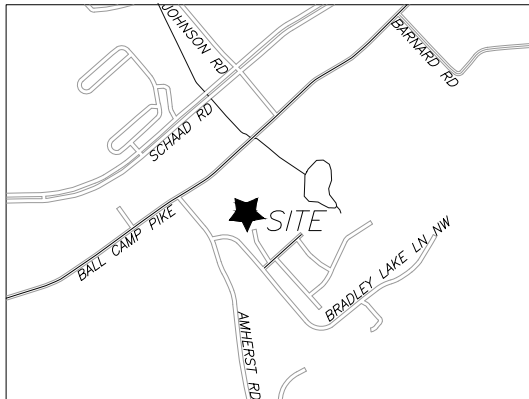
Steve Elliott 8/8/2023

CONCEPT PLAN

U.E.I. PROJECT NO. 2303011

SPRING LAKE FARMS – PHASE 2

SITE ADDRESS: 0 BOGART LANE, KNOXVILLE, TENNESSEE 37921
TAX MAP: 92, PARCEL: 53



LOCATION MAP

DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

- ELECTRICAL – AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- GAS – AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- WATER & SEWER – AS DIRECTED BY KNOXVILLE UTILITIES BOARD
- TELEPHONE – AS DIRECTED BY AT&T
- CABLE – AS DIRECTED BY COMCAST
- SITE DEVELOPMENT – KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
KEY SHEET / TYPICAL SECTION	C-1
SITE PLAN	C-2 & C-3
ROAD PROFILES	C-4

MPC FILE# 8-SA-23-C / 8-B-23-DP

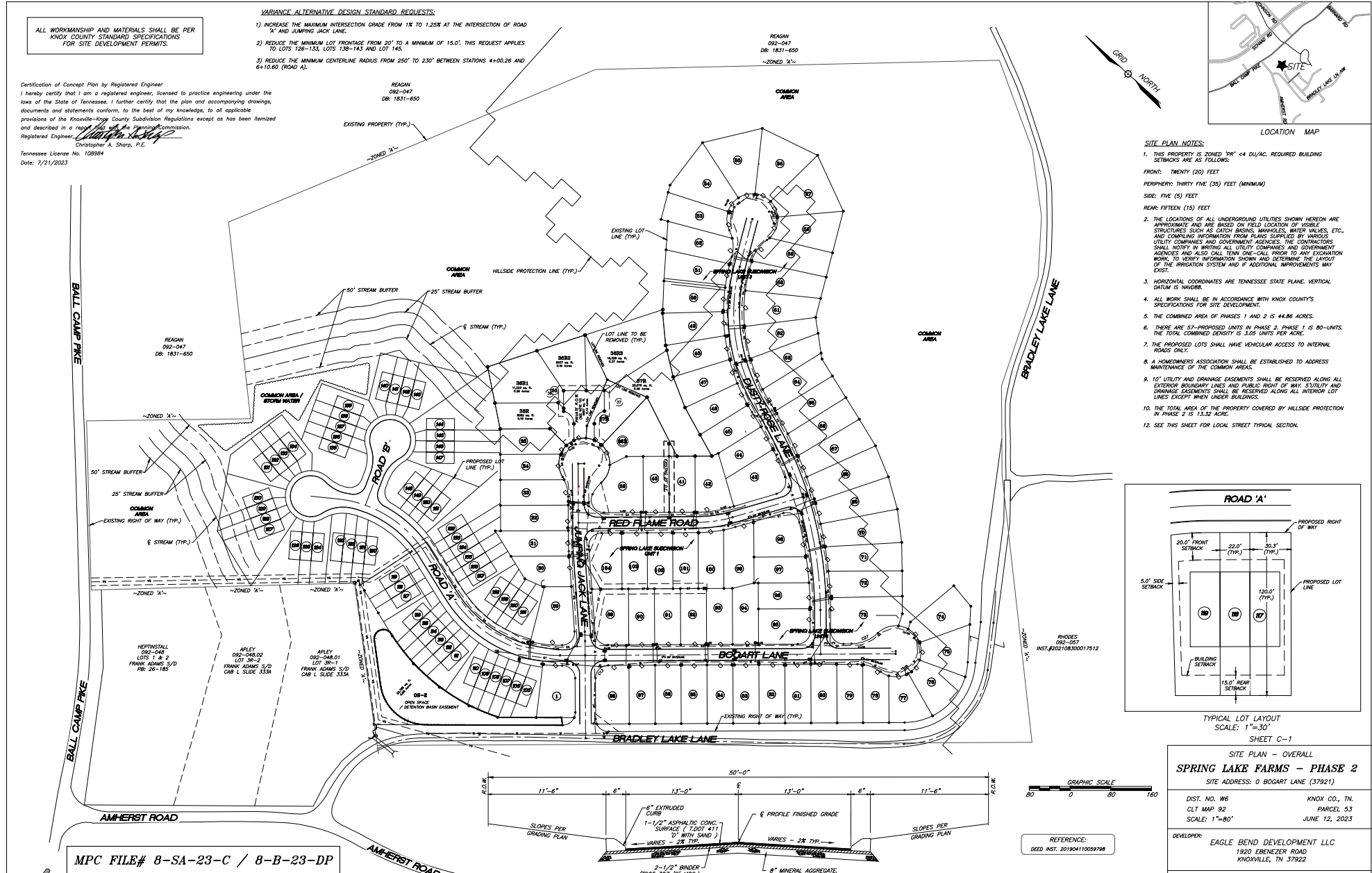
Revised: 8/4/2023

ISSUE NO.	DATE	DESCRIPTION
3	8/4/23	SUBMITTAL 3
2	7/21/23	SUBMITTAL 2

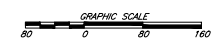
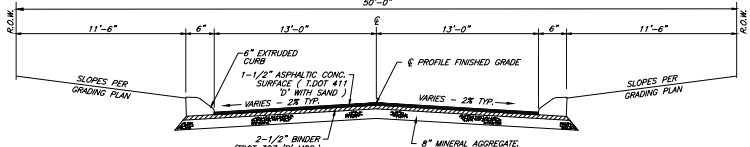
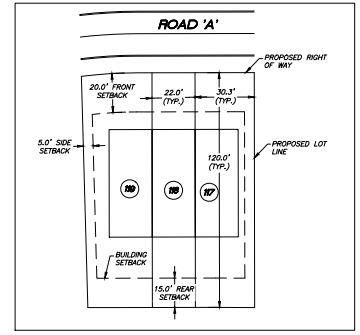
ALL WORKMANSHIP AND MATERIALS SHALL BE PER
 KNOX COUNTY STANDARD SPECIFICATIONS
 FOR SITE DEVELOPMENT PERMITS.

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 separate report filed with the Professional Engineering Commission.
 Registered Engineer: *Christopher A. Sharp, P.E.*
 Christopher A. Sharp, P.E.
 Tennessee License No. 108984
 Date: 7/21/2023

- VARIANCE ALTERNATIVE DESIGN STANDARD REQUESTS:**
- 1) INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1% TO 1.25% AT THE INTERSECTION OF ROAD "A" AND JUMPING JACK LANE.
 - 2) REDUCE THE MINIMUM LOT FRONTAGE FROM 20' TO A MINIMUM OF 15.0'. THIS REQUEST APPLIES TO LOTS 128-133, LOTS 138-143 AND LOT 145.
 - 3) REDUCE THE MINIMUM CENTERLINE RADIUS FROM 250' TO 230' BETWEEN STATIONS 4+00.26 AND 6+10.60 (ROAD A).



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED "R" C4 DU/AC. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)
 SIDE: FIVE (5) FEET
 REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND CORRELATING 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 TWIN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE COMBINED AREA OF PHASES 1 AND 2 IS 44.80 ACRES.
 6. THERE ARE 87 PROPOSED UNITS IN PHASE 1. PHASE 1 IS 80-UNITS. THE TOTAL COMBINED DENSITY IS 3.05 UNITS PER ACRE.
 7. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 8. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 9. 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.
 10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IN PHASE 2 IS 13.89 ACRES.
 12. SEE THIS SHEET FOR LOCAL STREET TYPICAL SECTION.



REFERENCE:
 DEED INST. 2019041009798

MPC FILE# 8-SA-23-C / 8-B-23-DP

Revised: 8/4/2023



REVISION	DATE	DESCRIPTION	BY
3	8/4/23	SUBMITAL 3	CAS
2	8/4/23	UPDATED AREA STATISTICS	CAS
1	7/27/23	SUBMITAL 2	CAS

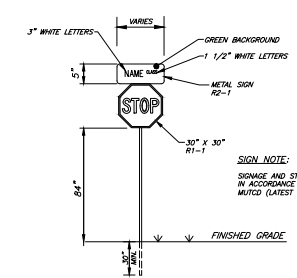
SITE PLAN - OVERALL
SPRING LAKE FARMS - PHASE 2
 SITE ADDRESS: 0 BOGART LANE (37921)

DIST. NO. W6 KNOX CO., TN.
 CLT MAP 92 PARCEL 5.3
 SCALE: 1"=80' JUNE 12, 2023

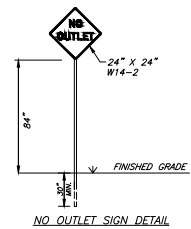
DEVELOPER:
 EAGLE BEND DEVELOPMENT LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922

URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD., #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

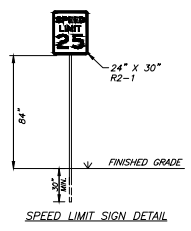
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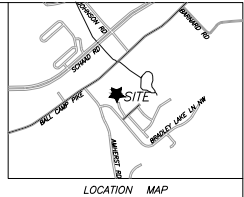
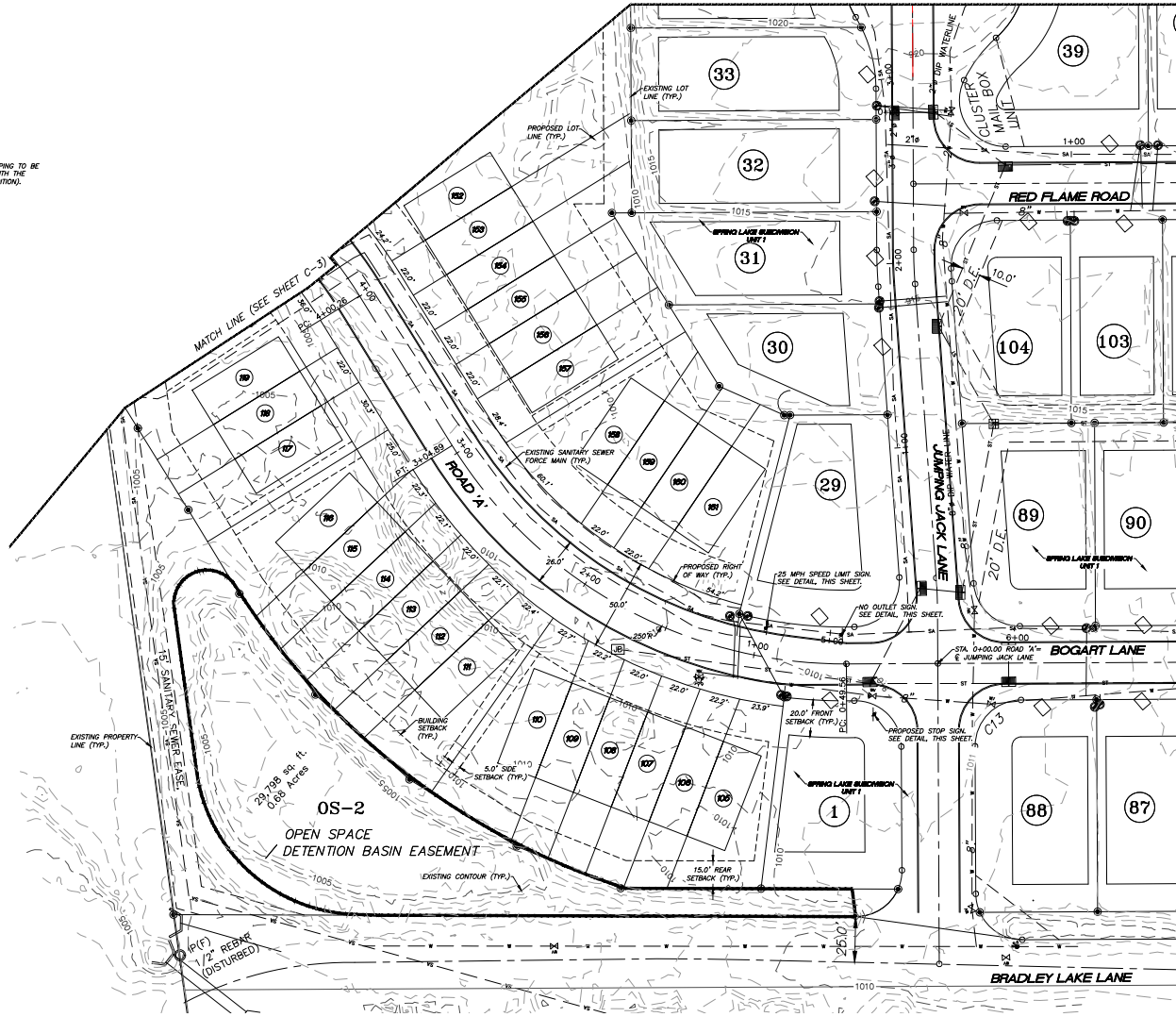
COMBINATION STOP SIGN / STREET NAME SIGN DETAIL



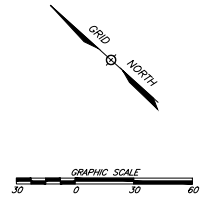
NO OUTLET SIGN DETAIL



SPEED LIMIT SIGN DETAIL



- SITE PLAN NOTES:**
1. THIS PROPERTY IS ZONED 'PR' C4 DU/AC. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)
 SIDE: FIVE (5) FEET
 REAR: FIFTEEN (15) FEET
 2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND CORRELATING 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 TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK, TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 5. THE COMBINED AREA OF PHASES 1 AND 2 IS 44.80 ACRES.
 6. THERE ARE 87 PROPOSED UNITS IN PHASE 1. PHASE 1 IS 80-UNITS. THE TOTAL COMBINED DENSITY IS 3.05 UNITS PER ACRE.
 7. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
 8. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
 9. 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.
 10. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IN PHASE 2 IS 13.83 ACRES.
 12. SEE SHEET C-1 FOR LOCAL STREET TYPICAL SECTION.



ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

MPC FILE# 8-SA-23-C / 8-B-23-DP

Revised: 8/4/2023

REFERENCE:
DEED INSTR. 201804110089788

REVISION	DATE	DESCRIPTION	BY
3	8/4/23	SUBMITTAL 3	CAS
2	8/4/23	UPDATED AREA STATISTICS	CAS
1	7/27/23		

SHEET C-2
SITE PLAN
SPRING LAKE FARMS - PHASE 2
SITE ADDRESS: 0 BOGART LANE (37921)

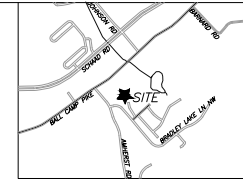
DIST. NO. W6	KNOX CO., TN.
CLT MAP 92	PARCEL 5.3
SCALE: 1"=30'	JUNE 12, 2023

DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWG. CLM	CHK: CAS	DWG. NO. 2303011
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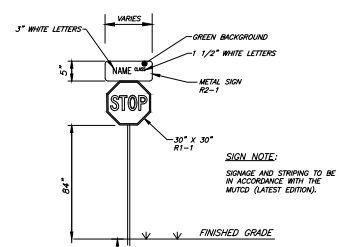
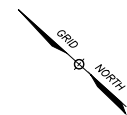
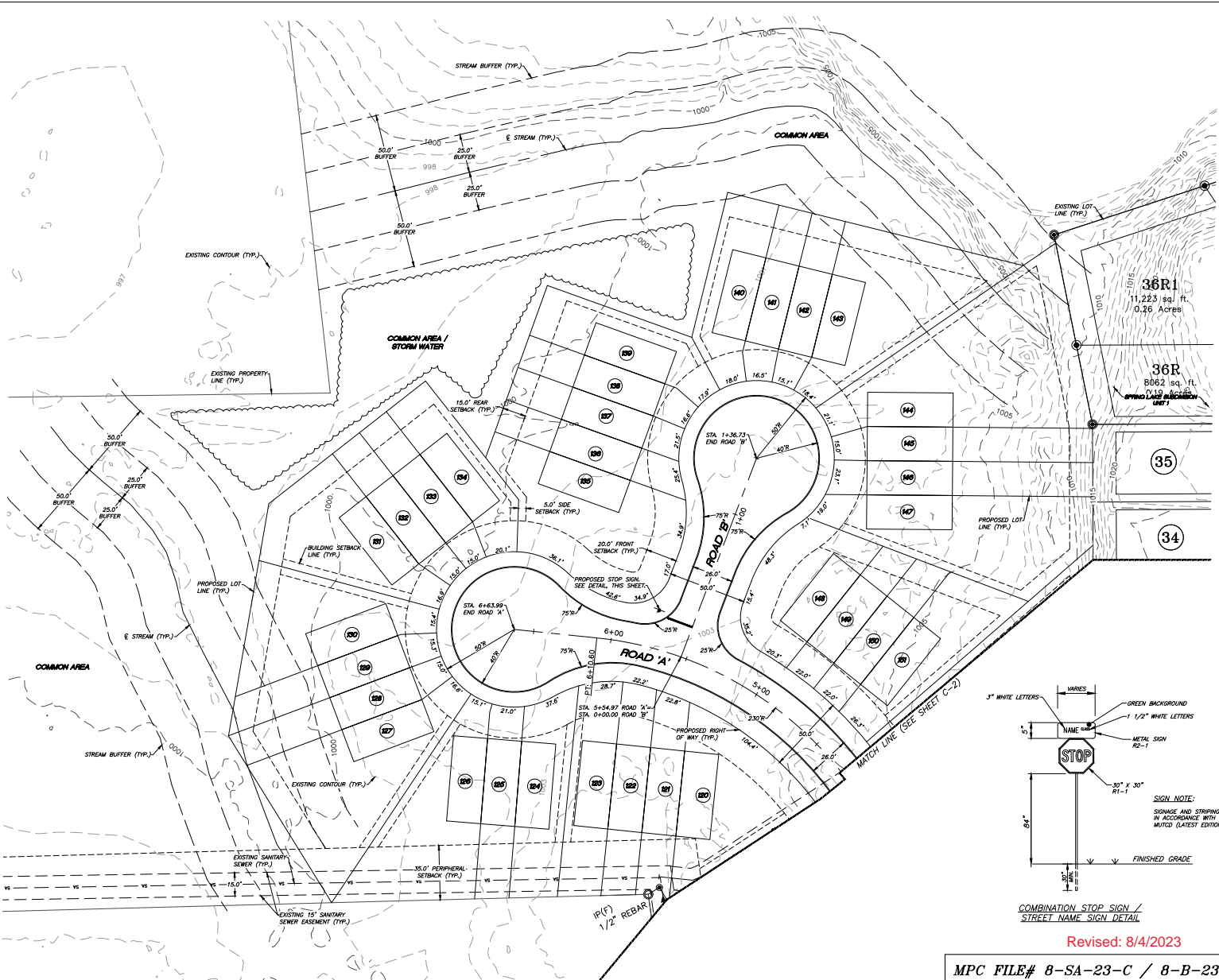




LOCATION MAP

SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED "PR" C4 DU/AC. REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)
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2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF USABLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND CORRELATING INFORMATION FROM PLANS SUPPLIED BY HARBOUR UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
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COMBINATION STOP SIGN / STREET NAME SIGN DETAIL

Revised: 8/4/2023

MPC FILE# 8-SA-23-C / 8-B-23-DP

ALL WORKMANSHIP AND MATERIALS SHALL BE PER KNOX COUNTY STANDARD SPECIFICATIONS FOR SITE DEVELOPMENT PERMITS.

REFERENCE:
 DEED INST. 201804110089798

REVISION	DATE	DESCRIPTION	BY
3	8/4/23	SUBMITAL 3	CAS
2	8/4/23	UPDATED AREA STATISTICS	CAS
1	7/27/23	SUBMITAL 2	CAS

SHEET C-3
 SITE PLAN
SPRING LAKE FARMS - PHASE 2
 SITE ADDRESS: 0 BOGART LANE (37921)

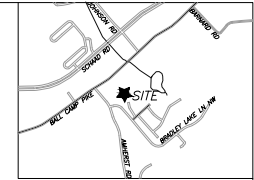
DIST. NO. W6
 CLT MAP 92
 SCALE: 1"=30'
 PARCEL 5.3
 JUNE 12, 2023

DEVELOPER:
EAGLE BEND DEVELOPMENT LLC
 1920 EBENEZER ROAD
 KNOXVILLE, TN 37922

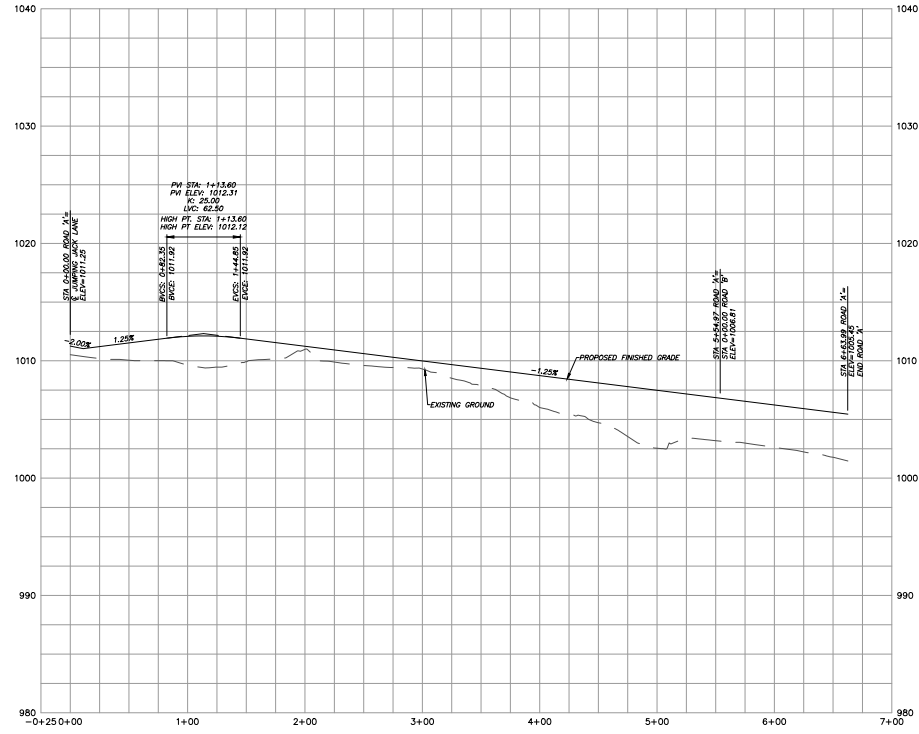
U URBAN ENGINEERING, INC.
 10330 HARDIN VALLEY RD, #201
 KNOXVILLE, TENNESSEE 37932
 (865) 966-1924

DWG. NO. 2303011

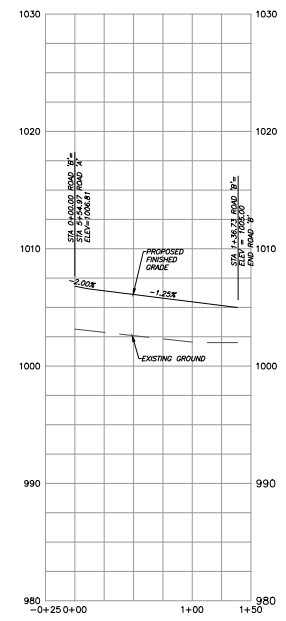




LOCATION MAP



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



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

Revised: 8/4/2023

MPC FILE# 8-SA-23-C / 8-B-23-DP



SHEET C-4

ROAD PROFILES
SPRING LAKE FARMS - PHASE 2
SITE ADDRESS: 0 BOGART LANE (37921)

DIST. NO. W6 KNOX CO., TN.
CLT MAP 92 PARCEL 5.3
SCALE: AS NOTED JUNE 22, 2023

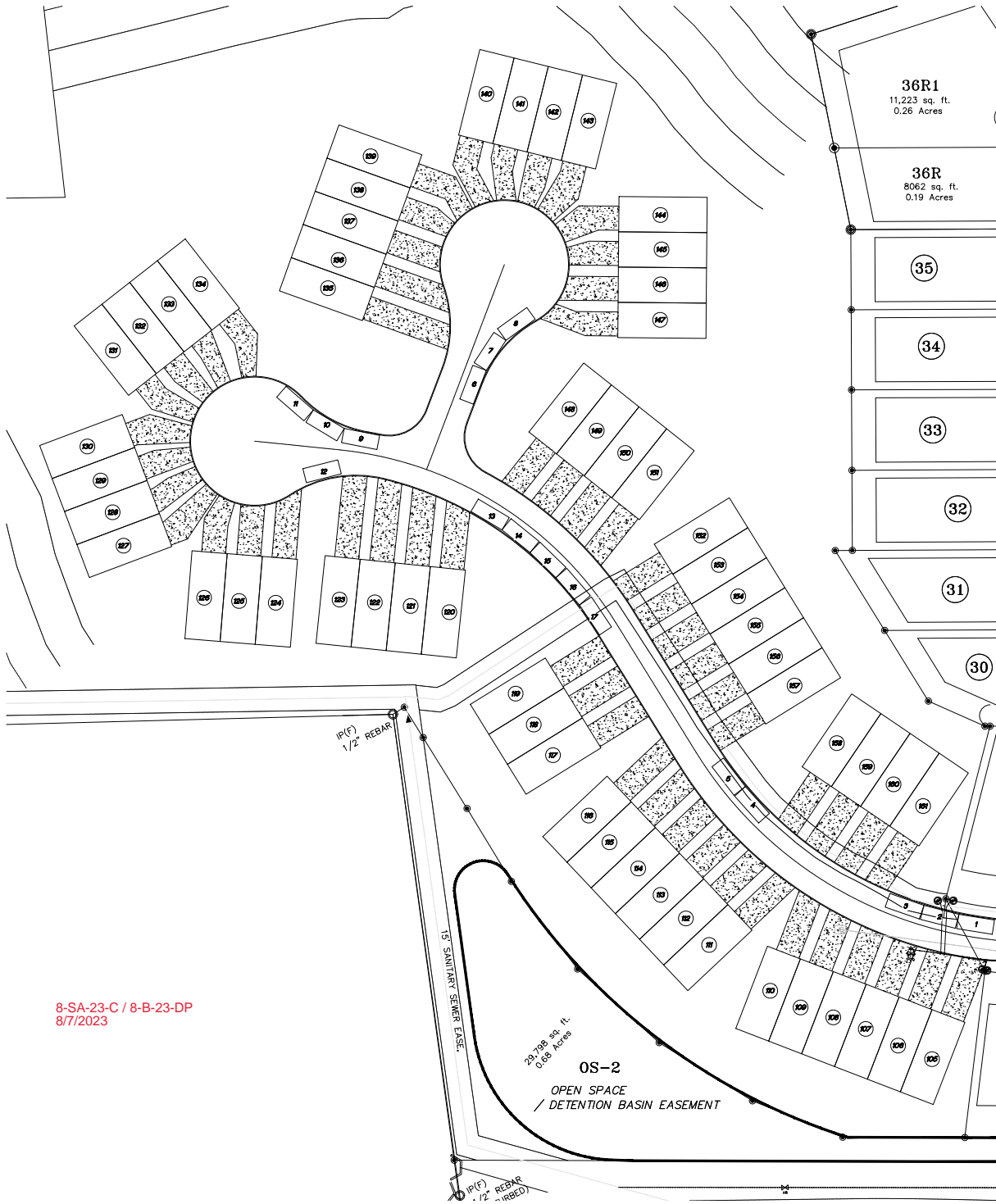
DEVELOPER: EAGLE BEND DEVELOPMENT LLC
1920 EBENEZER ROAD
KNOXVILLE, TN 37922

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, #201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

REVISION	DATE	DESCRIPTION	BY
2	8/4/23	SUBMITTAL 3	CAS
1	7/27/23	SUBMITTAL 2	CAS
1	7/27/23	DESCRIPTION	CAS

DWG. CLM CHK. CAS DWG. NO. 2303011

EXHIBIT A -- On-street parking opportunities



8-SA-23-C / 8-B-23-DP
8/7/2023



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - Sector Plan
 - One Year Plan
- Rezoning

Urban Engineering, Inc.

Applicant Name

Affiliation

6/26/2023

Date Filed

8/10/2023

Meeting Date (if applicable)

8-SA-23-C / 8-B-23-DP

File Number(s)

CORRESPONDENCE

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

Chris Sharp, P.E. Urban Engineering, Inc.

Name / Company

10330 Hardin Valley Rd. Pk. Suite 201 Knoxville TN 37932

Address

865-966-1924 / chris@urban-eng.com

Phone / Email

CURRENT PROPERTY INFO

Eagle Bend Development, LLC Eagle Ben

Owner Name (if different)

PO Box 11315 Knoxville TN 37939

Owner Address

865-693-3356

Owner Phone / Email

0 BOGART LN

Property Address

92 053

Parcel ID

26.82 acres

Tract Size

Part of Parcel (Y/N)?

Knoxville Utilities Board

Sewer Provider

Knoxville Utilities Board

Water Provider

Septic (Y/N)

STAFF USE ONLY

North of Bogart Ln terminus, south side of Ball Camp Pike, east of Amherst Rd

General Location

City

Commission District 3

PR (Planned Residential)

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northwest County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection), S

Sector Plan Land Use Classification

Urban Growth Area (Outside City Limit)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input checked="" type="checkbox"/> Development Plan <input type="checkbox"/> Planned Development <input type="checkbox"/> Use on Review / Special Use	Related City Permit Number(s)
<input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-residential	
Home Occupation (specify) _____	
Other (specify) Attached residential subdivision	

SUBDIVISION REQUEST

Spring Lake Farms	Related Rezoning File Number
Proposed Subdivision Name	
<u>2</u>	<u>57</u>
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
Proposed Plan Designation(s)		
Proposed Density (units/acre) Previous Zoning Requests		
Additional Information _____		

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	Urban Engineering, Inc. Please Print	6/26/2023 Date
---------------------	--	--------------------------

Phone / Email

Property Owner Signature	Eagle Bend Development, LLC Eagle Bend Development, LLC Please Print	6/26/2023 Date
--------------------------	--	--------------------------



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

6/23/23

8/10/23

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Urban Engineering, Inc.

Name

Company

10330 Hardin Valley Road, Suite 201

Knoxville

TN

37932

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

Eagle Bent Development, LLC

1920 Ebenezer Road (37922)

(865) 693-3356

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Bogart Lane

092 053

Property Address

Parcel ID

WKUD

WKUD

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

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) Attached residential subdivision

SUBDIVISION REQUEST

Spring Lake Farm S/D

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels
 Divide Parcel
 57 lots
 Unit / Phase Number Total Number of Lots Created

Other (specify) _____

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
0102	Concept Plan	\$1,600
Fee 2		
Fee 3		

AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct:

1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

Chris Sharp

Digitally signed by Chris Sharp
Date: 2023.06.16 09:59:04 -04'00'

Urban Engineering, Inc.

6/16/23

Applicant Signature

Please Print

Date

(865) 966-1924

chris@urban-eng.com

Phone Number

Email

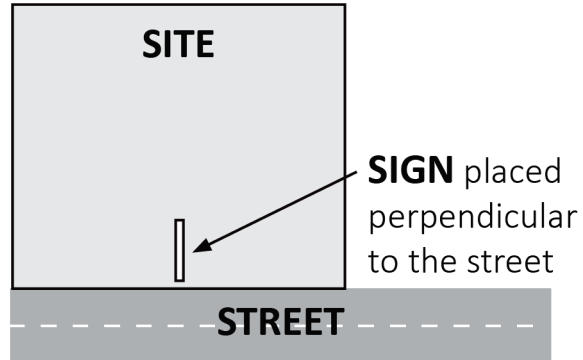
Property Owner Signature

Please Print

Date Paid

Scott Davis

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:

_____ July 28, 2023 _____ and _____ August 11, 2023 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Urban Engineering, Inc.

Date: 6/26/2023

File Number: 8-SA-23-C / 8-B-23-DP



Sign posted by Staff



Sign posted by Applicant