

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 3-SD-23-C

AGENDA ITEM #: 33

3-E-23-DP

AGENDA DATE: 3/9/2023

► **SUBDIVISION:** CARDINAL LANDING

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

OWNER(S): Turner Homes, LLC

TAX IDENTIFICATION: 91 256.08

[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:** 9.06 acres

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

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

► **PROPOSED USE:** Public roads and multi-dwelling development

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:** 1

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

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. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road 'A' between STA 1+05.86 and 1+36.73

2. Reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road 'A' between STA 2+28.68 and 2+55.09

3. Reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road 'A' between STA 4+08.52 and 4+32.95

4. Reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road 'A' between STA 5+20.65 and 5+75.13

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL**
1. None

STAFF RECOMMENDATION:

- **Approve the requested alternative design standards based on the justifications provided by the applicant and the recommendations of Knox County Engineering and Public Works.**

Approve the concept plan subject to 9 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) Connecting Road 'A' to Bailey Landing Lane in the subdivision to the east, with review and approval by Knox County Engineering and Public Works during the design plan phase.
- 4) Installing notification of future street connection at the north end of Road 'B' as required by Section 3.04.C.2.d. of the Subdivision Regulations.
- 5) Providing a temporary turnaround at the north end of Road 'B' if required by Knox County Engineering and Public Works during the design plan phase.
- 6) 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.
- 7) Installing sidewalks per Chapter 54, Article IV of the Knox County Code, and sidewalks from the multi-family development to the public sidewalk. The location of the sidewalks will be determined by Knox County Engineering and Public Works during the design plan phase.
- 8) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 9) Meeting all applicable requirements of the Knox County Zoning Ordinance.

- **Approve the development plan for a multi-family development with up to 72 dwelling units, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Providing a Type 'B' landscape screen (Exhibit A), consisting of two (2) or more tree species, along the eastern boundary of the multi-family development and on the west side of the Dog Park, with review and approval by the Planning Commission staff before grading permits are issued for the site.
- 3) The maximum height for the multi-dwelling development 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:

SUMMARY

This proposal is for the construction of public roads and a 72-unit apartment complex on this 9.07-acre property at a net density of 7.94 du/ac. The property is zoned PR (Planned Residential) 1-4 du/ac and was formerly part of a larger parcel that included the PC (Planned Commercial) parcel to the north. The subdivision has access to Bakertown Road and road connections to Lobetti Landing to the east and the commercial property to the north. Sidewalks will be provided along the entire length of the public roads and connecting the apartment complex to the public sidewalks. Landscape screening is proposed along the apartment complex's eastern boundary, and staff recommends additional landscape screening on the west side of the dog park.

This proposal is a revision to the previously approved concept plans, 6-SF-22-C and 6-SA-21-C/6-B-21-UR. These revisions are necessary because what was assumed to be a wet weather convenience through the middle of the property was determined to be a stream. Subsequently, two wetlands on the west side of the site were discovered. This has required the developer to concentrate the dwelling units into a smaller area and propose a multi-family development instead of the attached houses approved in the two previous applications.

ZONING AND DENSITY 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 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. Refer to the case boundary for 6-B-21-UR for the area included in the density transfer.

The applicant provides a summary of the former approvals, the total acreage of the development, and the number of existing or approved dwelling units on plan sheet C-1. When the concept plan and use on review (development plan) was approved for the two existing developments on the south side of Ball Camp Pike (8-SH-05-C / 8-J-05-UR), a label on the subject property stated the unused density was to be transferred to the subject lot (see exhibit B).

PROPOSED 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 AND SIDEWALKS

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 Lobetti Landing subdivision to the east and the commercially zoned property 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'.

LANDSCAPE SCREENING

Landscape screening is proposed along the eastern boundary of the parking lot of the apartment complex. Staff is also recommending landscape screening on the west side of the dog park because of the close proximity to the Bakertown Road frontage and the houses on the opposite side of the street.

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) 1-4 du/ac:

A) The PR zone allows multi-family developments 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) The property was rezoned to PR up to 4 du/ac in 2006 (6-U-06-RZ / 6-I-06-SP) and the proposed subdivision has a net density of 7.94 du/ac (subject property only) and a gross density of 3.26 du/ac (including the existing Bakertown Woods and Bakertown Station subdivisions south of Ball Camp Pike). See the density notes on plan sheet C-1 for additional information.

C) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft for the multi-dwelling development, which is consistent with the maximum height allowed on surrounding properties.

2) GENERAL PLAN – DEVELOPMENT POLICIES

A. Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – Staff is recommending a maximum height of 35 ft, which is consistent with the maximum height on surrounding properties, and landscape screening between the apartment use areas and the adjacent residential.

B. Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development will introduce a new residential type to the area, resulting in a greater mix of housing options.

C. Create gradual zoning transition patterns by placing medium-intensity zones and uses such as offices, condominiums, and community buildings between single-family residential areas and higher-intensity uses. Require landscaping, screening, earth berms, walls, and similar techniques to separate incompatible land uses when gradual zoning transition patterns are not possible (Policy 11.4) – The proposed multi-family development is to the south of commercial zoning and protects the low-intensity residential from the potential of additional commercial zoning/development.

D. Require vehicular and pedestrian connections between subdivisions to encourage safe access to

community facilities and to reduce reliance on the automobile (Policy 4.2) – These connections are proposed.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property is within the NWCO-9 (Hines Valley/Amherst) special mixed-use district, which recommends a mix of residential, office, and commercial uses. The district recommends MDR (Medium Density Residential) uses, which allow consideration of a maximum of 12 du/ac.

B. The net density for the site is 7.94 du/ac, consistent with the MDR land use classification, which allows consideration of up to 12 du/ac.

C. The NWCO-9 mixed use special district recommends street connectivity between neighborhoods, a mix of detached and attached housing types, and sidewalks and pathways from developments to the Schaad Road pedestrian facilities.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the 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 services.

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 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).

Requested Variances & Alternative Design Standards

3-SD-23-C / 3-E-23-DP— CARDINAL LANDING

VARIANCES

1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road 'A' between STA 1+05.86 and 1+36.73
2. Reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road 'A' between STA 2+28.68 and 2+55.09
3. Reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road 'A' between STA 4+08.52 and 4+32.95
4. Reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road 'A' between STA 5+20.65 and 5+75.13

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. None

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Recommend approval because the requests will not create an unsafe condition.

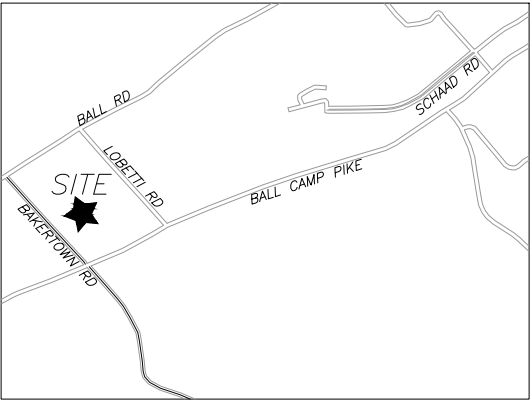
Steve Elliott 3/1/2023

CONCEPT PLAN / DEVELOPMENT PLAN

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
10330 HARDIN VALLEY ROAD, SUITE 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 WEST KNOX UTILITY DISTRICT
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
PROPERTY DATA MAP	C-1
SITE PLAN	C-2
ROAD PROFILES	C-3
ARCHITECTURAL ELEVATIONS	A1

REVISED: 2/20/2023

MPC FILE NUMBERS: 3-SD-23-C
/ 3-E-23-DP

2	2/21/23	SUBMITTAL 2
ISSUE NO.	DATE	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:

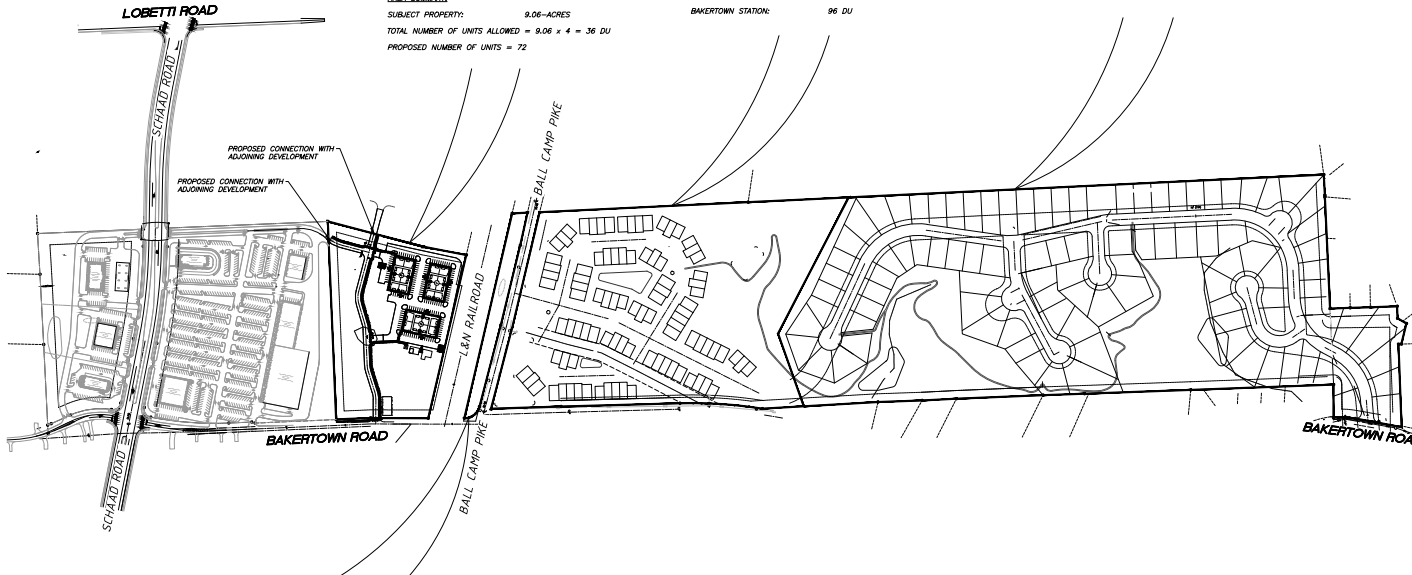
AREA SUMMARY:

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



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



REVISED: 2/20/2023

MPC FILE NUMBERS: 3-SD-23-C
/ 3-E-23-DP

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

REVISION	DATE	PER MPC / ETW COMMENTS	CHK
1	2/21/23		

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. W8	KNOX CO., TN.
CLT MAPS 91	PARCEL 256.08
SCALE: 1"=250'	JANUARY 23, 2023
URBAN ENGINEERING, INC. 10330 HARDIN VALLEY ROAD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	
DWG. CLM	CHK: CAS
DWG. NO. 2103004	

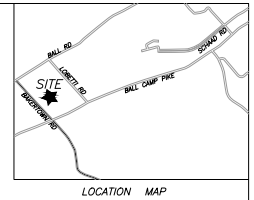



Figure 10-1 is a vertical curve diagram showing the transition from existing ground to a proposed finished grade. The diagram includes a grid with stationing (0+25 to 2+50) and elevation (1040 to 1070). It shows a parabolic curve with a 2.00% grade, a 4% grade, and a future road grade. Key data points include: STA 0+00.00 ROAD 1% ELEV 1055.99; STA 7+44.00 ROAD 1% ELEV 1055.99; STA 7+74.33 ROAD 4% ELEV 1059.04; and STA 10+00.00 ROAD 4% ELEV 1059.04. The diagram also shows the existing ground line and the proposed finished grade line.

						 URBAN ENGINEERING, INC. 10330 HARDIN VALLEY ROAD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924
1	2/21/23		PER MPC / EPW COMMENTS	CAS		
REVISION	DATE		DESCRIPTION	BY		
					DWG: CLM CHG: CAS DWG. NO. 210.0004	

URBAN ENGINEERING, INC.
0330 HARDIN VALLEY ROAD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(615) 595-1551

CARDINAL LANDING

PROPOSED ELEVATIONS

DATE:
02/20/2023
BY:
FWB
JOB:
CL

SHEET:

A1



1 BLDG #1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 BLDG #1 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

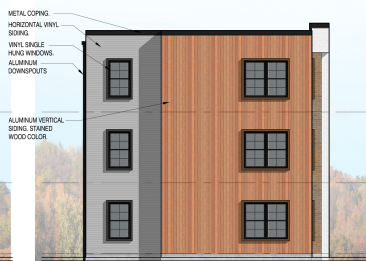
NOTE: RIGHT ELEVATION IS MIRROR OF LEFT.



3 BLDG #1 BACK ELEVATION
SCALE: 1/8" = 1'-0"



4 BLDG #2 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



5 BLDG #2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"

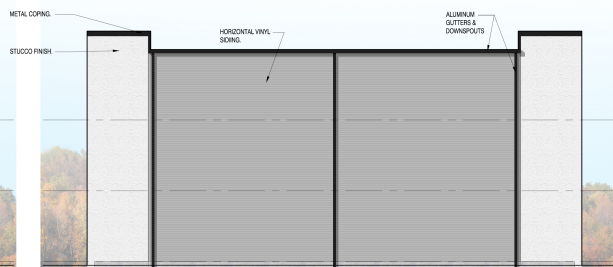
NOTE: RIGHT ELEVATION IS MIRROR OF LEFT.



6 BLDG #2 BACK ELEVATION
SCALE: 1/8" = 1'-0"



7 BLDG #3 FRONT & BACK ELEVATION
SCALE: 1/8" = 1'-0"



8 BLDG #3 LEFT & RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



9 STREETVIEW
SCALE: N.T.S.

3-SD-23-C / 3-E-23-DP
REVISED: 2/20/2023

Type “B” Screen: Continuous

APPROPRIATE LOCATION: Screening parking and loading areas from adjoining residential and office districts

NOTE: Landscape buffer strips should be a minimum of 12 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.

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

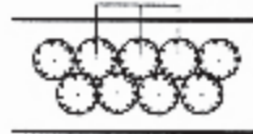
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

SHRUB HEIGHT
Installed: 4 ft.
Mature: 6 ft.

- Two offset rows of evergreen shrubs

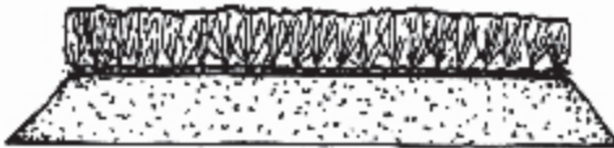


Maximum 4' Centers



SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers



TREE HEIGHT
Installed: 8 ft.
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



Maximum 50' Centers

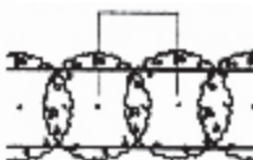


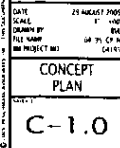
TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers







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

1/24/2023

Date Filed

3/9/2023

Meeting Date (if applicable)

3-SD-23-C / 3-E-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. Knoxville TN 37932

Address

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

Phone / Email

CURRENT PROPERTY INFO

Turner Homes, LLC

Owner Name (if different)

11543 Kingston Pike Knoxville TN 37934

Owner Address

865-777-1700

Owner Phone / Email

0 BAKERTOWN RD

Property Address

91 256.08

Parcel ID

Part of Parcel (Y/N)?

9.06 acres

Tract Size

West Knox Utility District, Knoxville Utiliti

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

East side of Bakertown Road, north of Ball Camp Pike

General Location

☐ City

Commission District 6

PR (Planned Residential)

Agriculture/Forestry/Vacant Land

☒ Count

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

MU-SD (Mixed Use Special District), NWCO-9

Sector Plan Land Use Classification

Planned Growth Area

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) Multi-dwelling structures			

SUBDIVISION REQUEST

Cardinal Landing	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	1
<input checked="" type="checkbox"/> Other Parcels	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

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

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review	\$1,000.00	
<input type="checkbox"/> Planning Commission	Fee 2	
ATTACHMENTS	Fee 3	
<input type="checkbox"/> Property Owners / Option Holders		
<input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

Urban Engineering, Inc.	1/24/2023
Applicant Signature	Date
Please Print	
Phone / Email	
Turner Homes, LLC	1/24/2023
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

1/23/23

3/9/23

File Number(s)

Date Filed

Meeting Date (if applicable)

3-SD-23-C_3-E-23-DP

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

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

Turner Homes, LLC

11543 Kingston Pike (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

No

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
District

6th

PR (Planned Residential)

Zoning District

Agriculture/forestry/vacant

Existing Land Use

Northwest County

MU-SD, NWCO-9

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

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)

SUBDIVISION REQUEST

Proposed Subdivision Name

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

☒ Other (specify) **New road only**

☐ Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

☐ Zoning Change
Proposed Zoning

☐ Plan Amendment Change
Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

☐ Other (specify) _____

Pending Plat File Number

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	Development Plan	Total
0403		
Fee 2		\$1,000
Fee 3		

MR

AUTHORIZATION

Chris Sharp

Digitally signed by Chris Sharp
Date: 2023.01.21 15:37:58 -05'00'

Urban Engineering, Inc.

1/21/23

Applicant Signature

Please Print

Date

(865) 966-1924

chris@urban-eng.com

Phone Number

Email

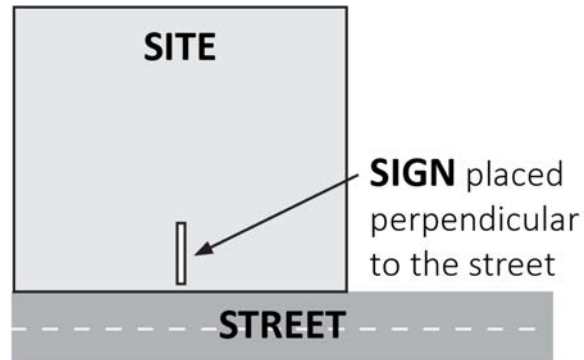
Stefan Claar

Property Owner Signature

Please Print

1/21/23
Date

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:

_____ 2/24/2023 _____ and _____ 3/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Urban Engineering

Date: 1/24/23

File Number: 3-SD-23-C_3-E-23-DP

☐

Sign posted by Staff

☒

Sign posted by Applicant