



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 11-SA-23-C  
11-B-23-DP

**AGENDA ITEM #:** 28  
**AGENDA DATE:** 11/9/2023

▶ **SUBDIVISION:** BABELAY SUBDIVISION  
▶ **APPLICANT/DEVELOPER:** CONNOR P. KELLY  
**OWNER(S):** S&E Properties, LLC

**TAX IDENTIFICATION:** 50 174,178,171 [View map on KGIS](#)

**JURISDICTION:** County Commission District 8

**STREET ADDRESS:** 6513 BABELAY RD (0 BABELAY RD)

▶ **LOCATION:** Northwest side of Babelay Rd, east side of Harris Rd, west side of Link Rd

**SECTOR PLAN:** Northeast County

**GROWTH POLICY PLAN:** Rural Area

**WATERSHED:** Woods Creek

▶ **APPROXIMATE ACREAGE:** 105.66 acres

▶ **ZONING:** PR (Planned Residential) up to 2.5 du/ac

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

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Agricultural/forestry/vacant and single family residential - A (Agricultural)  
South: Agricultural/forestry/vacant, rural residential, and single family residential - A (Agricultural)  
East: Agricultural/forestry/vacant and single family residential - A (Agricultural), PR (Planned Residential) up to 2 du/ac  
West: Agricultural/forestry/vacant, rural residential, and single family residential - A (Agricultural)

▶ **NUMBER OF LOTS:** 264

**SURVEYOR/ENGINEER:** Chris Gollhofer Ardurra

**ACCESSIBILITY:** Access is via Babelay Road, a minor collector with 18 ft of pavement width within a 40 - 45 ft right-of-way width, and Harris Road, a minor arterial with 17-19 ft of pavement width within 40 ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

## STAFF RECOMMENDATION:

▶ **Approve the Concept Plan subject to 12 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox

County (County Ord. 91-1-102). The street name suffix "Court" may be used on Road 'B' and Road 'E'.

3. All sidewalks and crosswalks within the public right-of-way shall meet the applicable ADA standards. The design details shall be worked out with Knox County Engineering and Public Works during the design plan phase.

4. Providing the sidewalk and/or pedestrian trail system (pedestrian system) that connects the Babelay Road and Harris Road access points as required by the Knox County Sidewalk Ordinance. The design details and timing of the installation of the pedestrian system shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.

5. Implementing the recommendations outlined in the Babelay Subdivision Transportation Impact Analysis prepared by Fulghum MacIndoe (Revised 2/21/2022), as revised and approved by the Knox County Department of Engineering and Public Works and Planning staff (see Exhibit A). The design details and implementation of the recommendations shall be worked out with the Knox County Department of Engineering and Public Works during the design plan stage for the subdivision.

6. Harris Road shall be widened to a consistent minimum of 18 feet. If right-of-way or utility constraints prevent these improvements, the developer shall coordinate with Knox County to install suitable operational improvements such as guardrail, signage, striping, etc., to mitigate the additional traffic volumes.

7. The applicant must enter into a Memorandum of Understanding with Knox County Engineering and Public Works for the offsite improvements per Chapter 54, Article. V of the Knox County Code (Ord. O-23-4-102).

8. Providing the 25-ft common area along the Babelay Road and Link Road frontages where the adjacent lots do not meet the double frontage lot depth standard per Section 3.02.A.4. of the Subdivision Regulations.

9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

11. Providing a note on the final plat that all lots will have access to internal streets.

12. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

► **Approve the development plan for 264 detached residential houses on individual lots and the peripheral setback reduction from 35 ft to 25 ft for all double frontage lots with an adjacent 25-ft common area strip along the Babelay Road and/or Link Road frontages, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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 a revision to the Babelay Subdivision approved in March 2022 (3-SC-22-C / 3-D-22-UR). This request increases the number of lots from 262 to 264 detached residential lots, reduces the lot widths, and eliminates four short cul-de-sac roads. The proposed density is 2.49 du/ac, and the PR (Planned Residential) zoning allows up to 2.5 du/ac. Access to the site is from Babelay Road (minor collector) and Harris Road (minor arterial). A 25 ft wide common area is provided for a portion of the Babelay Road frontage to meet the double frontage lot standards in the Subdivision Regulations.

**AMENITIES**

A walking trail connects two proposed park and amenity areas through the large common open space in the middle of the development.

**TRANSPORTATION IMPACT STUDY (TIS)**

The conclusions and recommendations of the Babelay Subdivision TIA (Fulgham MacIndoe, 2/21/2022) are presented in Exhibit A. The study notes that turn lanes are not warranted at either of the proposed entrances and the development will not significantly impact the Harris Road intersections at Babelay Road or Washington Pike. The TIS did find that the current width of Harris Road ranges from 17-19 ft and recommends that between Babelay Road and Washington Pike the road be widened, resurfaced, striped, etc., in coordination with Knox County Engineering and Public Works (see condition #6).

**SIDEWALKS**

The Knox County sidewalk ordinance requires a sidewalk along the Harris Road frontage because the development is within a parental responsibility zone and internal to the development because the road system connects to classified streets. The developer proposes a combination of sidewalks within the right-of-way and walking trails in the common open space to make the pedestrian connection between the two subdivision entrances.

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 2.5 du/ac

a) The PR zone allows 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 2.5 du/ac. The proposed density for the subdivision is 2.49 du/ac.

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 – The proposed single family houses are of similar scale as nearby residential development.

3) NORTHEAST COUNTY SECTOR PLAN

a) The property is classified as LDR (Low Density Residential) on the sector plan, which allows consideration of up to 5 du/ac. The proposed density is 2.49 du/ac.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning.

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.

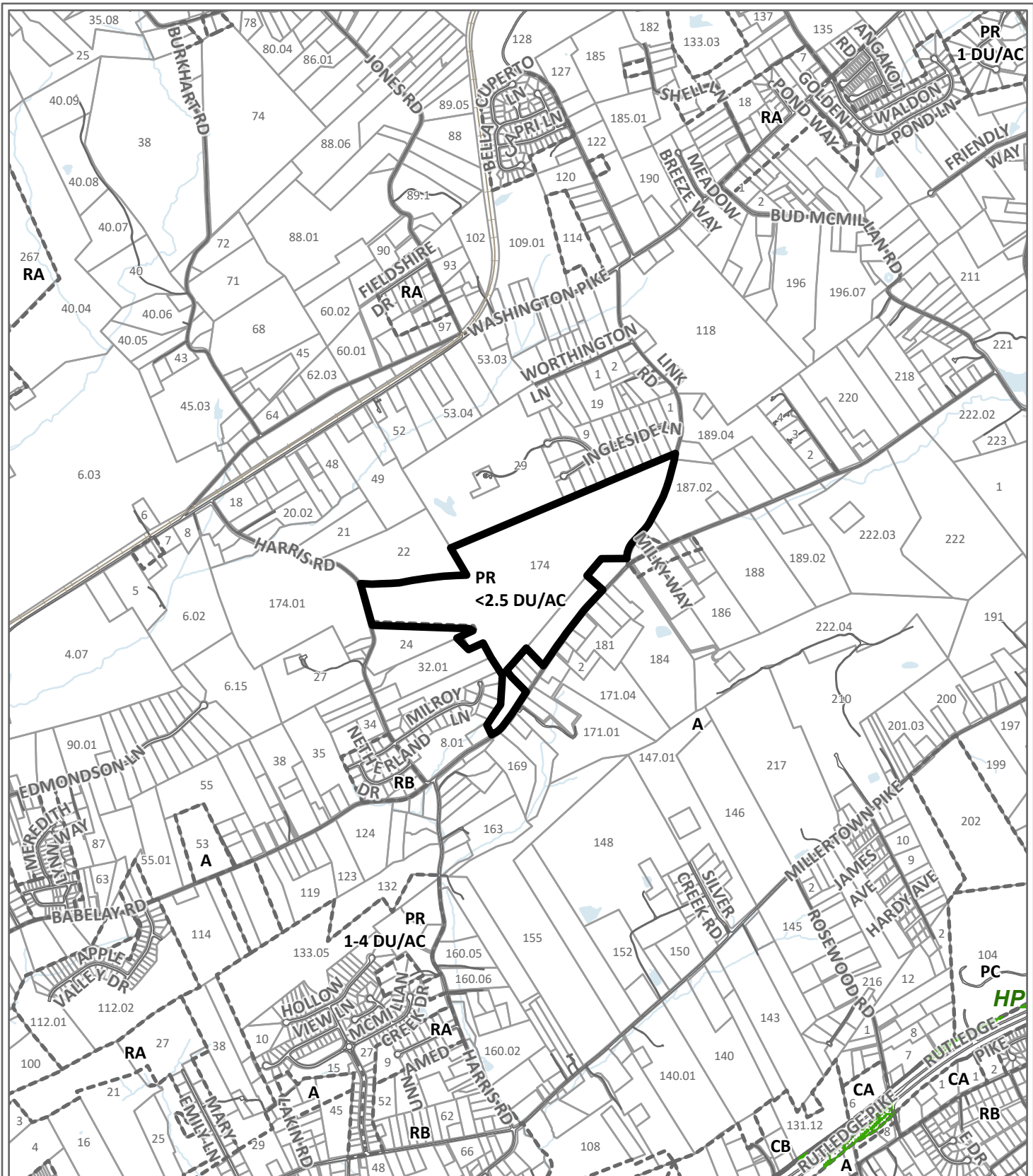
ESTIMATED STUDENT YIELD: 112 (public school children, grades K-12)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs 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**

**11-SA-23-C / 11-B-23-DP**

Petitioner: Connor P. Kelly



Detached residential subdivision in PR (Planned Residential)

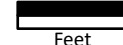
Original Print Date: 10/4/2023

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

Map No: 50

Jurisdiction: County

0 1,000



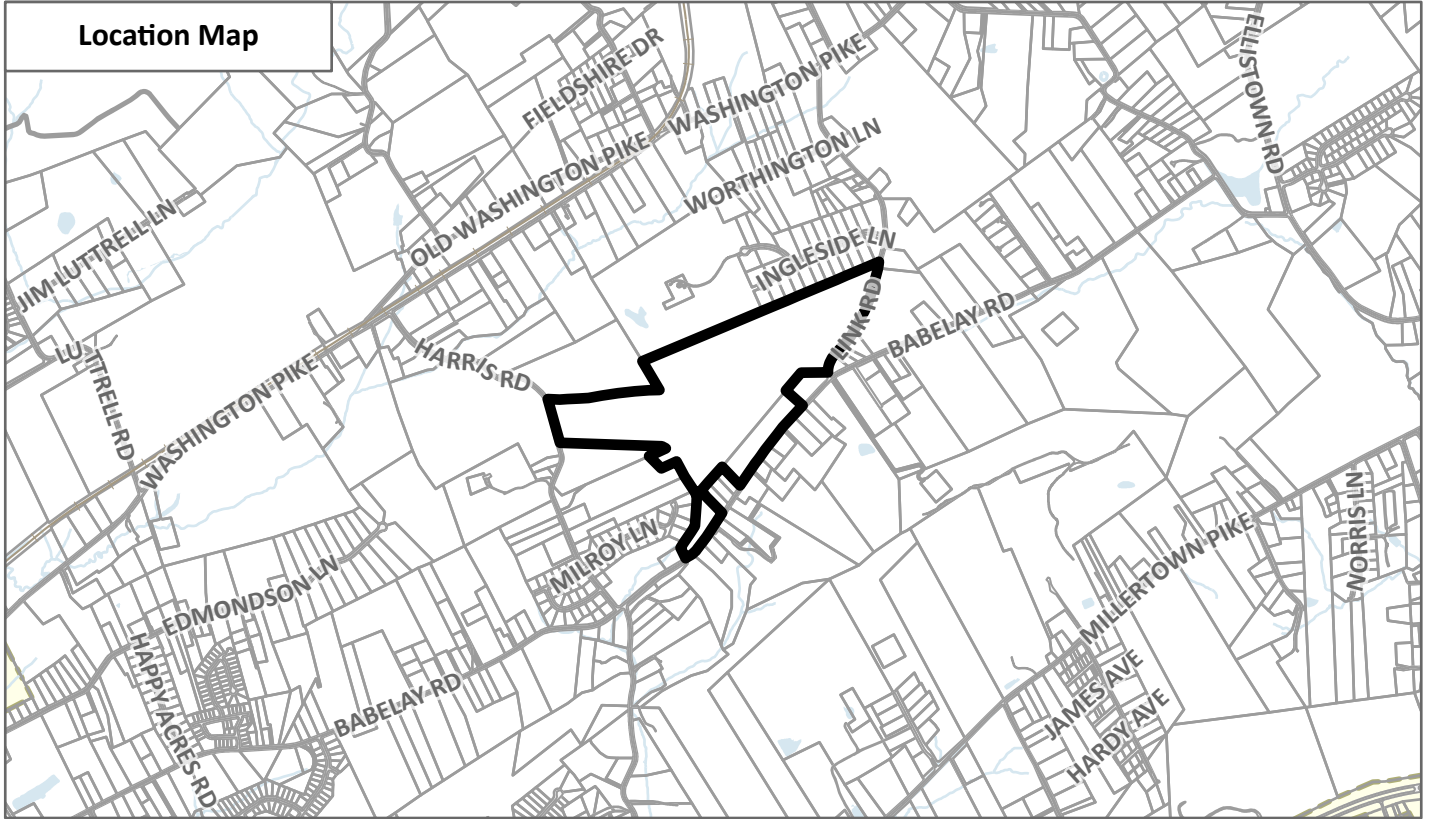
Feet



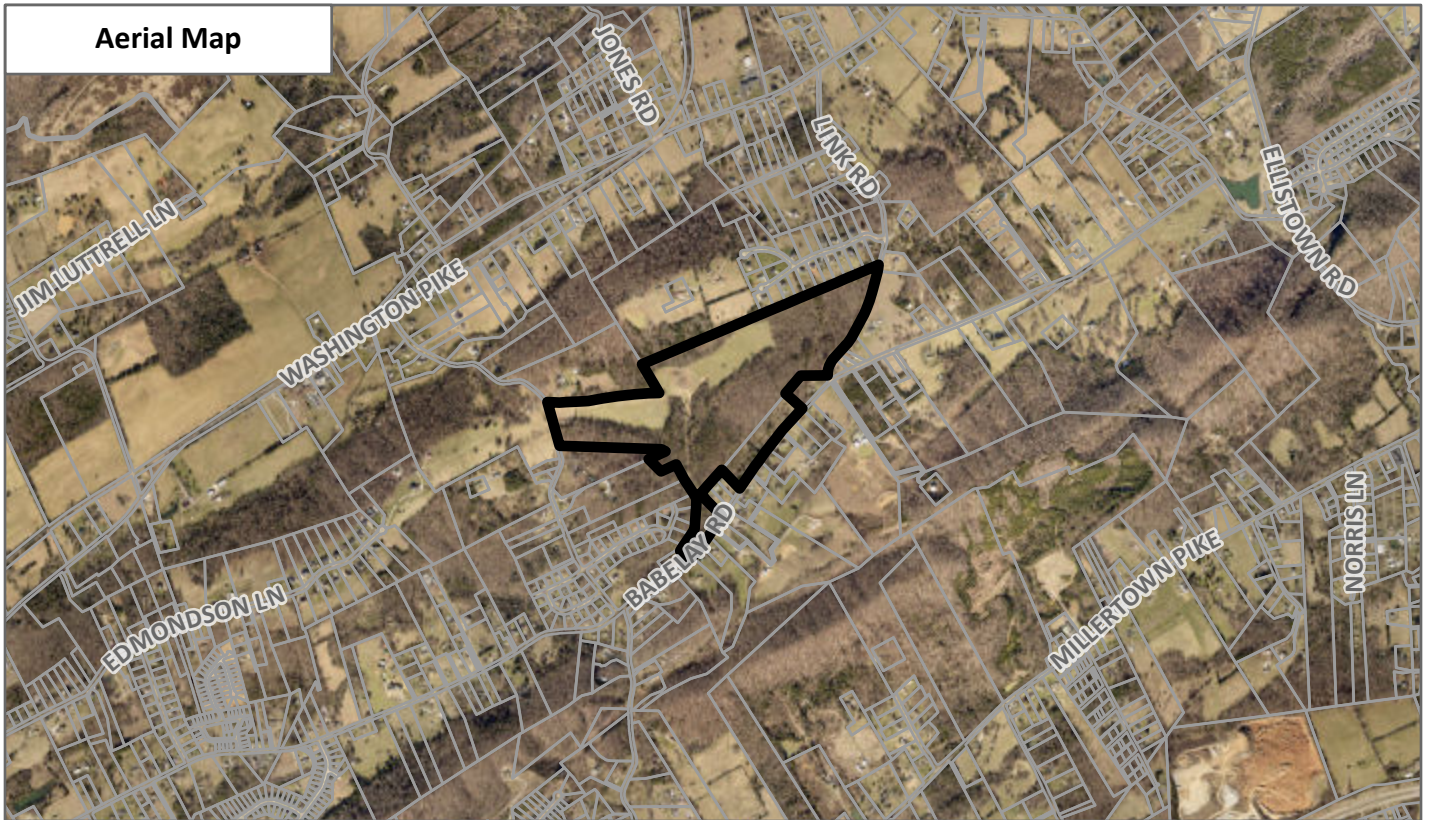


# Exhibit A. Contextual Images

Location Map



Aerial Map

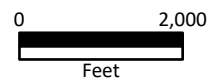


CONTEXTUAL MAPS 1

11-B-23-DP / 11-SA-23-C



Case boundary





Staff - Slope Analysis Case:  
11-SA-23-C / 11-B-23-DP

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Non-Hillside	96.77	100%	96.8
0-15% Slope	2.71	100%	2.7
15-25% Slope	4.6	50%	2.3
25-40% Slope	2.05	20%	0.4
Greater than 40% Slope	0.43	10%	0.0
Ridgetops	0		
<b>Subtotal: Sloped Land</b>	<b>9.79</b>	<i>Recommended disturbance budget within Hillside Protection Area (acres)</i>	<b>5.5</b>
<b>Total Acreage</b>	<b>106.56</b>		

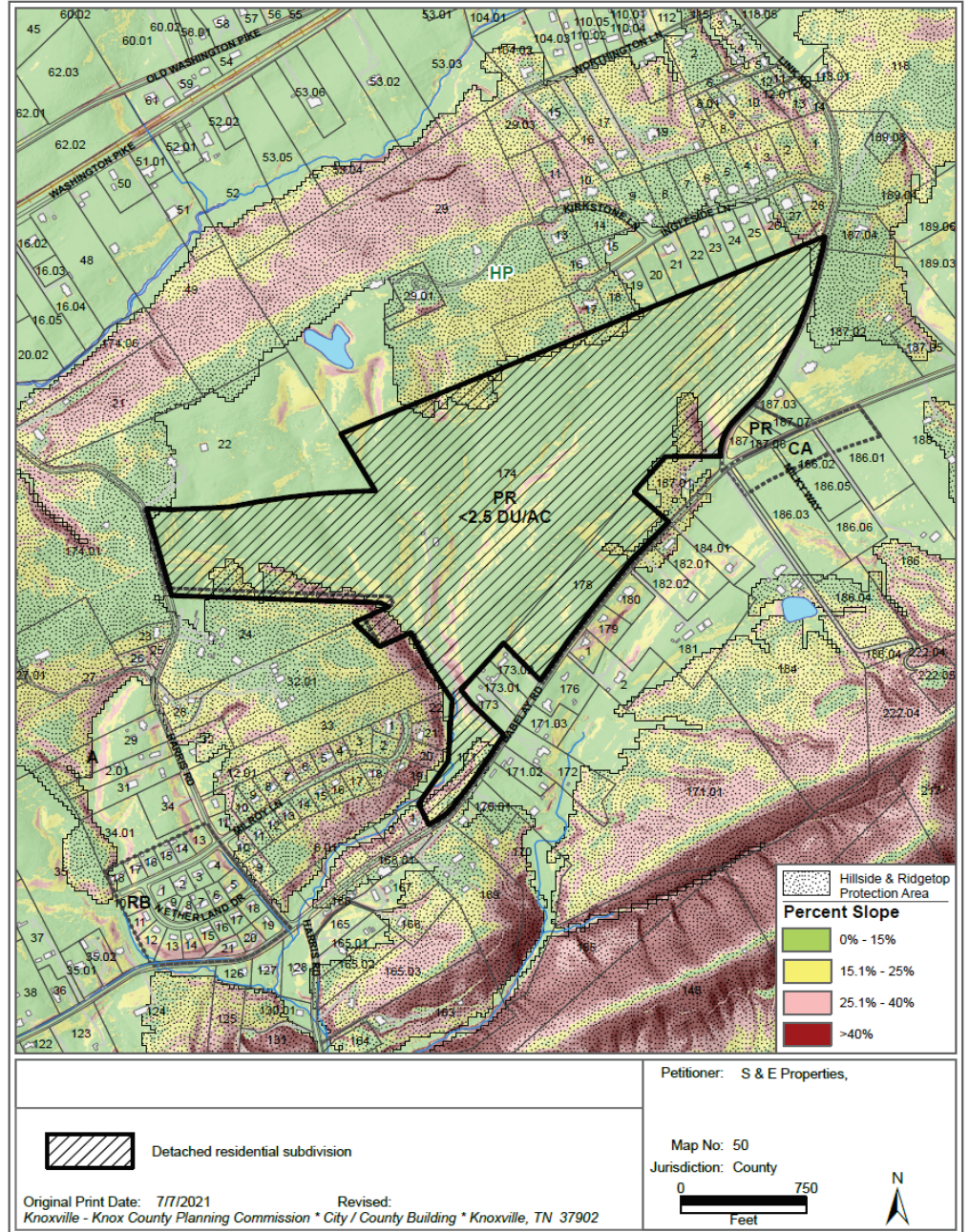


EXHIBIT A

**BABELAY SUBDIVISION**  
**Transportation Impact Analysis**  
**Babelay Road**  
**Knoxville, TN**

**A Transportation Impact Analysis for the Babelay Subdivision**

Submitted to

**Knoxville - Knox County Planning**

Revised February 21, 2022  
January 21, 2022  
FMA Project No. 330.020

Submitted By:



11-SA-23-C / 11-B-23-DP  
(3-SC-22-C / 3-D-22-UR)  
TIS Version 2  
2/21/2022

## **6 Turn Lane Warrant Analysis**

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The intersections of Babelay Road at Harris Road, Harris Road at Washington Pike, Babelay Road at driveway connection (Road "A") and Harris Road at driveway connection (Road "F") were evaluated to determine if right or left turn lanes are warranted. The Knox County Department of Engineering and Public Works handbook, "Access Control and Driveway Design Policy," was used to analyze the information.

There are no turn lanes warranted on Babelay Road, Harris Road or Washington Pike after the full buildout of the Babelay Subdivision.

The turn lane warrant worksheets and analysis are included in Attachment 8.

## **7 Conclusions and Recommendations**

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### **7.1 Babelay Road @ Harris Road**

The existing, background and full buildout conditions at the unsignalized intersection of Babelay Road at Harris Road were analyzed using the Highway Capacity Software (HCS7). The northbound and southbound approaches of Harris Road are separated by a distance of 100 feet but the intersection was analyzed as a four-way intersection that is stop controlled on the minor approaches (Harris Road).

The existing and background traffic conditions for the eastbound and westbound approaches (Babelay Road) operate at a LOS A during both the AM and PM peak hours and the northbound and southbound approaches (Harris Road) operate at a LOS B during the AM peak hour and LOS A during the PM peak hour.

After the completion of the full buildout of the Babelay Subdivision the traffic conditions for the intersection of Babelay Road at Harris Road will operate as follows. The eastbound and westbound approaches (Babelay Road) will operate at a LOS A during both the AM and PM peak hours. The northbound and southbound approaches (Harris Road) will operate at a LOS B during both the AM and PM peak hours.

There are no turn lanes warranted on either Babelay Road eastbound or Babelay Road westbound per the Knox County Department of Engineering and Public Works handbook, "Access Control and Driveway Design Policy."

The minimum required sight distance for a road with a posted speed limit of 30 mph is 300 feet in each direction in accordance with the “Knoxville-Knox County Subdivision Regulations” amended through February 13, 2020. FMA measured the sight distance at the existing intersections of Babelay Road at Harris Road (northbound) and Babelay Road at Harris Road (southbound) in November 2021.

At 15 feet from the edge of pavement the existing sight distance at the intersection of Babelay Road at Harris Road (northbound) is approximately 300 feet looking east and greater than 350 feet looking to the west. The sight distance looking to the east is partially blocked due to the existing trees and vegetation located within the right-of-way.

At 15 feet from the edge of pavement the existing sight distance at the intersection of Babelay Road at Harris Road (southbound) is greater than 350 looking to the east and greater than 350 feet looking to the west.

Attachment 9 shows pictures of the existing intersection sight distance at both intersections of Babelay Road at Harris Road.

## **7.2 Washington Pike @ Harris Road**

The existing, background and full buildout conditions at the unsignalized intersection of Washington Pike at Harris Road were analyzed using the Highway Capacity Software (HCS7).

The existing and background traffic conditions for the westbound approach (Washington Pike) operates at a LOS A during both the AM and PM peak hours and the northbound approach (Harris Road) operates at a LOS C during the AM peak hour and LOS B during the PM peak hour.

After the completion of the full buildout of the Babelay Subdivision the traffic conditions for the intersection of Washington Pike at Harris Road will operate as follows. The westbound approach (Washington Pike) will operate at a LOS A during both the AM and PM peak hours. The northbound approach (Harris Road) will operate at a LOS D during the AM peak hour and a LOS C during the PM peak hour.

An eastbound right turn lane and a westbound left turn lane on Washington Pike are not warranted per the Knox County Department of Engineering and Public Works handbook, “Access Control and Driveway Design Policy.”

The 95% queue length is defined as the queue length that has only a 5-percent probability of being exceeded during the analysis time period. The 95% queue length is typically used to determine the length of turning lanes in order to minimize the risk of blockage.



The unsignalized intersection capacity analysis shows the full buildout 95% queue length for the northbound approach (Harris Road) of 1.7 car lengths during the AM peak hour and less than one length during the PM peak hour; therefore, the existing storage at the intersection is adequate and no improvements are necessary in order to accommodate the Babelay Subdivision residential development.

The minimum required sight distance for a road with a posted speed limit of 45 mph is 450 feet in each direction in accordance with the “Knoxville-Knox County Subdivision Regulations” amended through February 13, 2020. FMA measured the sight distance at the existing intersection of Washington Pike at Harris Road in November 2021. At 15 feet from the edge of pavement the sight distance at the existing intersection is greater than 500 feet both looking to the east and looking to the west.

### **7.3 Babelay Road at Driveway Connection (Road “A”)**

The full buildout conditions at the unsignalized intersection of Babelay Road at the driveway connection (Road “A”) were analyzed using the Highway Capacity Software (HCS7).

After the completion of the full buildout of the Babelay Subdivision the traffic conditions for the eastbound approach (Babelay Road) operate at a LOS A during both the AM and PM peak hours and the traffic conditions for the southbound approach (Road “A”) operate at a LOS A during both the AM and PM peak hours.

An eastbound left turn lane and a westbound right turn lane on Babelay Road are not warranted per the Knox County Department of Engineering and Public Works handbook, “Access Control and Driveway Design Policy.”

Babelay Road is classified as a Minor Collector by the Major Road Plan. The minimum intersection spacing required on a collector street is 300 feet per the “Knoxville-Knox County Subdivision Regulations” amended through February 13, 2020. The driveway connection (Road “A”) is located approximately 1,215 feet west of Link Road and exceeds the typical minimum separation on a collector; therefore, no change is necessary.

The minimum required sight distance for a road with a posted speed limit of 45 mph is 450 feet in each direction in accordance with the “Knoxville-Knox County Subdivision Regulations” amended through February 13, 2020. FMA measured the sight distance at the proposed intersection of Babelay Road at the driveway connection (Road “A”) in November 2021. At 15 feet from the edge of pavement the proposed sight distance is greater than 500 feet both looking to the east and looking to the west.

#### **7.4 Harris Road at Driveway Connection (Road "F")**

The full buildout conditions at the unsignalized intersection of Harris Road at the driveway connection (Road "F") were analyzed using the Highway Capacity Software (HCS7).

After the completion of the full buildout of the Babelay Subdivision the traffic conditions for the southbound approach (Harris Road) operate at a LOS A during both the AM and PM peak hours and the traffic conditions for the westbound approach (Road "F") operate at a LOS A during both the AM and PM peak hours.

A southbound left turn lane and a northbound right turn lane on Harris Road are not warranted per the Knox County Department of Engineering and Public Works handbook, "Access Control and Driveway Design Policy."

Harris Road is classified as a Minor Arterial by the Major Road Plan. The minimum intersection spacing required on an arterial is 400 feet per the "Knoxville-Knox County Subdivision Regulations" amended through February 13, 2020. The driveway connection (Road "F") is located approximately 1,960 feet north of Milroy Lane and exceeds the typical minimum separation on an arterial; therefore, no change is necessary.

The minimum required sight distance for a road with a posted speed limit of 30 mph is 300 feet in each direction in accordance with the "Knoxville-Knox County Subdivision Regulations" amended through February 13, 2020. FMA measured the sight distance at the proposed intersection of Harris Road at the driveway connection (Road "F") in November 2021. At 15 feet from the edge of pavement the proposed sight distance is approximately 330 feet looking to the north and 380 feet looking to the south.

#### **7.5 Roadway Network**

FMA conducted field measurements of the width of Harris Road between Babelay Road and Washington Pike at approximate 500 foot intervals. The result was a width that varies between 17 feet and 19 feet with an overall average width of 18 feet. Attachment 10 includes the Harris Road width measurements.

FMA recommends any improvements on Harris Road between Babelay Road and Washington Pike including road widening, resurfacing, striping plan, etc. be coordinated with Knox County Engineering and Public Works.

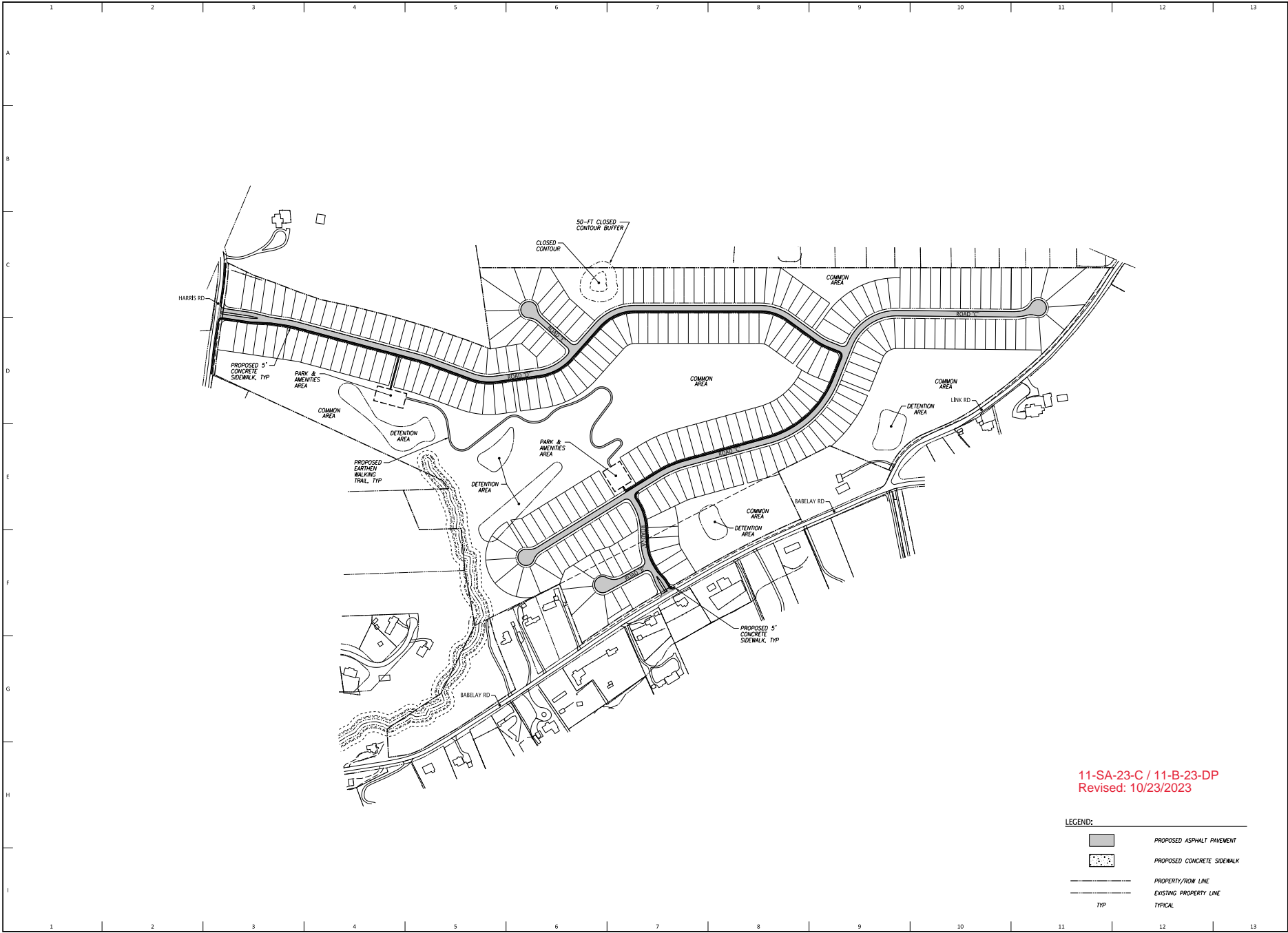
Road "A", Road "B", Road "C", Road "D", Road "E", Road "F", Road "G", Road "H" and Road "I" will have a width of 26 feet in accordance with the "Knoxville-Knox County Subdivision Regulations" amended through February 13, 2020.

**Babelay Subdivision  
Transportation Impact Analysis  
February 21, 2022**

Any required sight distance easements for the internal subdivision intersections of Road "A", Road "B", Road "C", Road "D", Road "E", Road "F", Road "G", Road "H" and Road "I" should be coordinated with Knox County Engineering and Public Works and included on the final design drawings prior to construction of the subdivision.



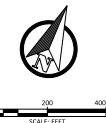
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 Plot Date: 10/25/2023



11-SA-23-C / 11-B-23-DP  
 Revised: 10/23/2023

**LEGEND:**

	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPERTY/ROW LINE
	EXISTING PROPERTY LINE
	TYPICAL



**COOK BROS. HOMES**  
 3571 LOUISVILLE RD  
 LOUISVILLE, TN  
 37777  
 MR. CONNOR KELLY  
 VICE PRESIDENT  
 (865) 851-7373

NO.	DATE	REVISIONS	BY	CHK

**BABELAY SUBDIVISION**  
 6513 BABELAY RD KNOXVILLE, TN 37764  
 PARCELS 050 171, 050 174 & 050 178  
 OVERALL CONCEPT LAYOUT AND PAVING PLAN  
 MPC FILE NUMBERS: 11-SA-23-C / 11-B-23-DP

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

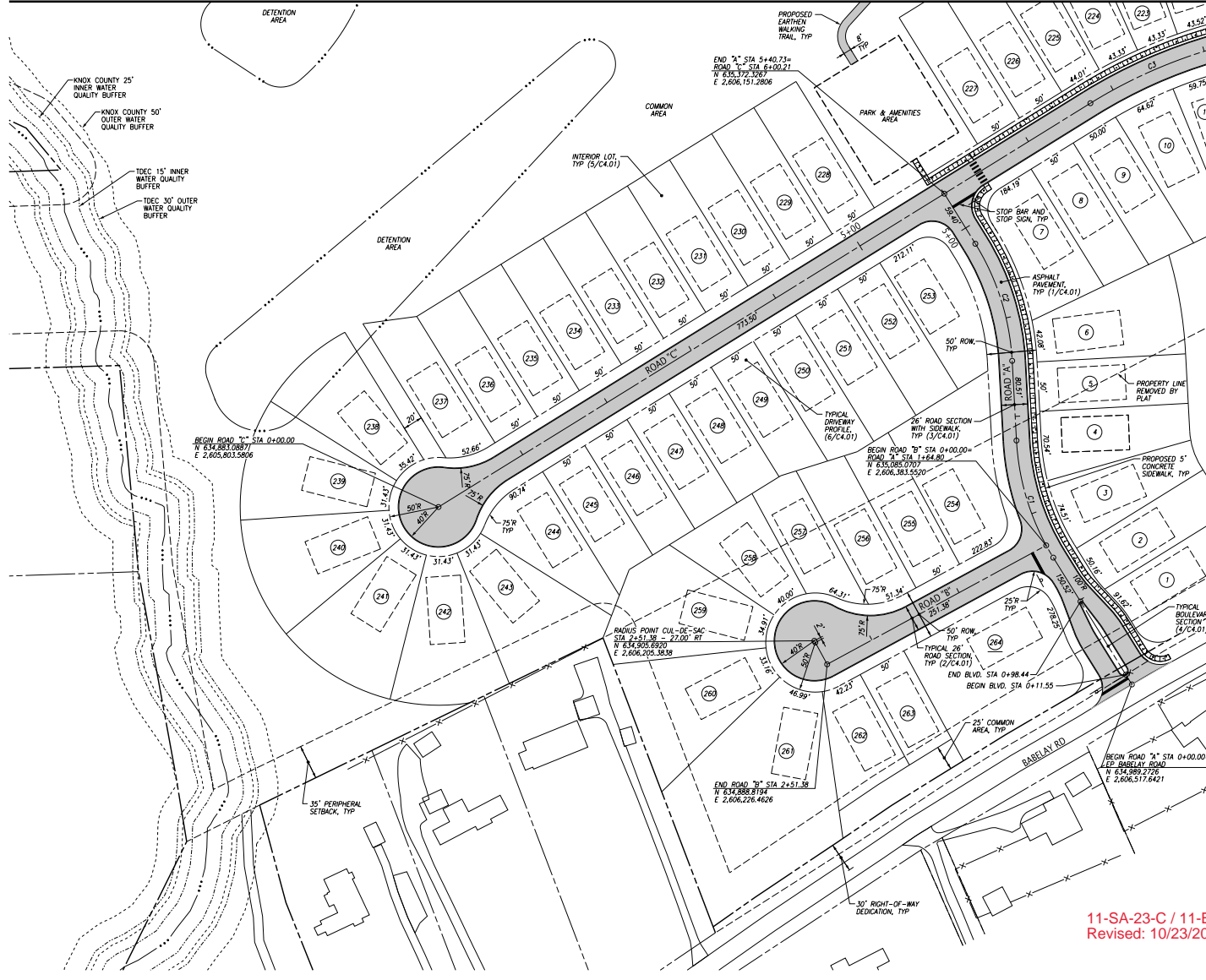
JOB NO: 176.001  
 DATE: 09/25/2023

**C0.02**  
 09/25/2023



HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.L. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C1	635,113.4946	2,606,342.8531	28°41'02" RT	250.00	63.92	125.16
C2	635,300.8882	2,606,251.7996	28°41'02" LT	250.00	63.92	125.16
C3	635,572.3900	2,606,293.4650	16°25'18" RT	500.00	72.15	143.31

MATCH LINE SHEET C1.05



- NOTES:**
1. THE BOUNDARY DATA WAS TAKEN FROM AVAILABLE KGIS MAPS DATED JULY 7, 2021.
  2. PROPERTY CONCERNED REFLECTS PARCEL 050 171, 050 174 & 050 178 AS SHOWN IN KNOX COUNTY C11 MAP 050. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL. TOTAL AREA = 105,908 AC.
  - OWNER: S&E PROPERTIES LLC  
405 MONTBROOK LN  
KNOXVILLE, TN 37919
  3. BUILDING SETBACKS ARE 20'-FT. IN FRONT, 5'-FT. ON SIDE, AND 15'-FT. IN REAR. THE PERIPHERAL SETBACK IS 35'-FT.
  4. ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
  5. 10' UTILITY DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND SUBMISSION PERIMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
  6. PROPOSED IMPROVEMENTS INCLUDE: 36" WIDE PUBLIC ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, AND CABLE TV.

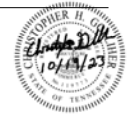
**PROPOSED DENSITY**

PARCEL ZONED PR ALLOWED DENSITY: 2.5 DU/AC  
 PROPERTY ZONED PR AREA: 105,908 AC  
 SINGLE FAMILY DWELLING UNITS: 264 UNITS  
 PROPOSED DENSITY: 2.50 DU/AC

**ENGINEERING CERTIFICATION:**

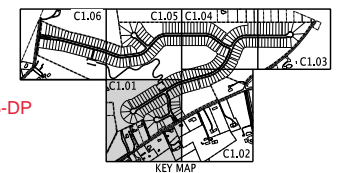
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT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

REGISTERED ENGINEER: CHRISTOPHER H. GOLLMEHR, P.E.  
 TENNESSEE CERTIFICATE NO. 119773




- UTILITY OWNERS:**
- WATER**  
NORTHEAST KNOX UTILITY DISTRICT (NEKUD)  
7214 WASHINGTON PIKE  
CORRYTON, TN 37721  
OFFICE PHONE: 865.687.5345
  - ELECTRIC, GAS, & SEWER**  
KNOXVILLE UTILITIES BOARD (KUB)  
405 MONTBROOK PIKE  
KNOXVILLE, TN 37921  
CONTACT: TIM BRADSHAW  
OFFICE PHONE: 865.558.2552
  - TELEPHONE**  
AT&T  
9733 PARKSIDE DRIVE  
KNOXVILLE, TN 37922  
CONTACT: MICHELE DAILEY  
OFFICE PHONE: 865.539.8571

- LEGEND:**
- PROPOSED ASPHALT PAVEMENT
  - PROPOSED CONCRETE SIDEWALK
  - PROPOSED LOT NUMBER
  - PROPERTY/ROW LINE
  - EXISTING PROPERTY LINE
  - ROAD CENTER LINE
  - PROPERTY SETBACK
  - DETAIL REF. (DETAIL NO./SHT. NO.)
  - TYPICAL



11-SA-23-C / 11-B-23-DP  
 Revised: 10/23/2023



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2160 Lakeside Center Way, Suite 201  
Knoxville, TN 37932  
Phone: (865) 890-6419  
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**COOK BROS. HOMES**  
 3571 LOUISVILLE RD  
 LOUISVILLE, TN  
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NO.	DATE	REVISION

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**BABELAY SUBDIVISION**  
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 PARCELS 050 171, 050 174 & 050 178  
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**PRELIMINARY NOT FOR CONSTRUCTION**

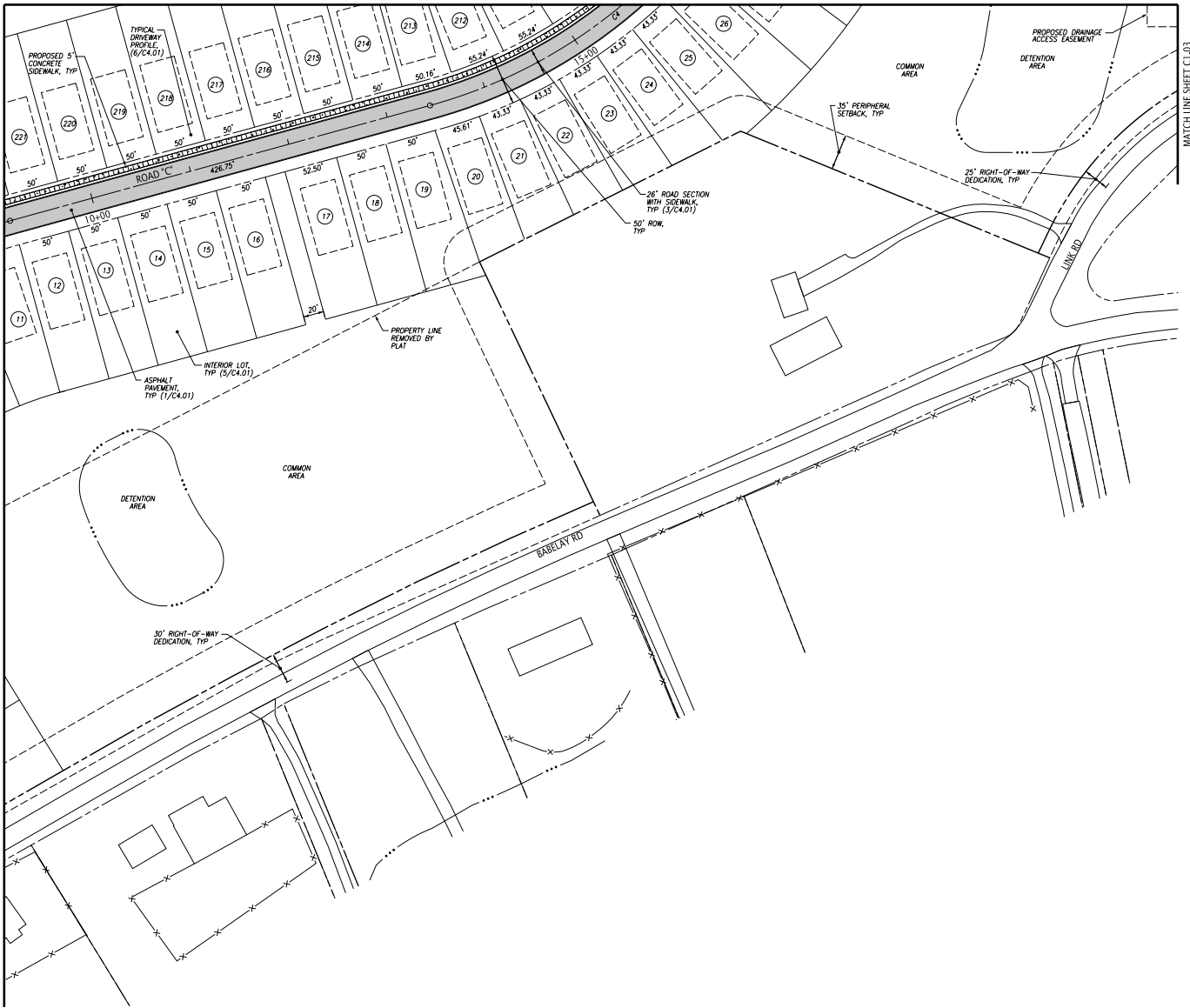
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JOB NO: 176.001  
 DATE: 09/25/2023

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**C1.01**  
 09/25/2023

HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C4	6,36,034.2876	2,606,880.9188	52°50'13" LT	500.00	248.40	461.09



NOTES:  
1. REFER TO SHEET C1.01 FOR NOTES AND LEGEND.



**COOK BROS. HOMES**  
3571 LOUISVILLE RD  
LOUISVILLE, TN  
37777  
MR. CONNOR KELLY  
CKB@COOKBROS.COM  
(865) 851-7373

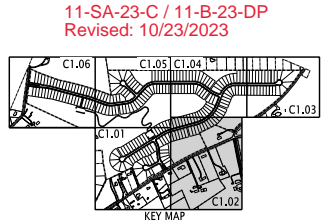
NO.	DATE	REVISIONS	REVISION COMMENTS	BY	CHK

**BABELAY SUBDIVISION**  
6513 BABELAY RD KNOXVILLE, TN 37764  
PARCELS 050 171, 050 174 & 050 178  
CONCEPT LAYOUT AND PAVING PLAN  
MPC FILE NUMBERS: 11-SA-23-C / 11-B-23-DP

PRELIMINARY  
NOT FOR  
CONSTRUCTION

JOB NO: 776.001  
DATE: 09/25/2023

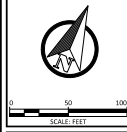
**C1.02**  
SFR  
09/25/2023



P:\Projects\11-SA-23-C\11-SA-23-C-Plan\11-SA-23-C-Plan\11-SA-23-C-Plan.dwg  
 Plot Date: 09/25/2023

HORIZONTAL CURVE DATA TABLE						
CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
CE	6,56,952.0483	2,607,620.2490	307°10'56" LT	250.00	67.41	131.69

NOTES:  
1. REFER TO SHEET C1.01 FOR NOTES AND LEGEND.



**COOK BROS. HOMES**  
3571 LOUISVILLE RD  
LOUISVILLE, TN  
37777  
MR. CONNOR KELLY  
KNOX@CBH.HOMES  
(865) 851-7373

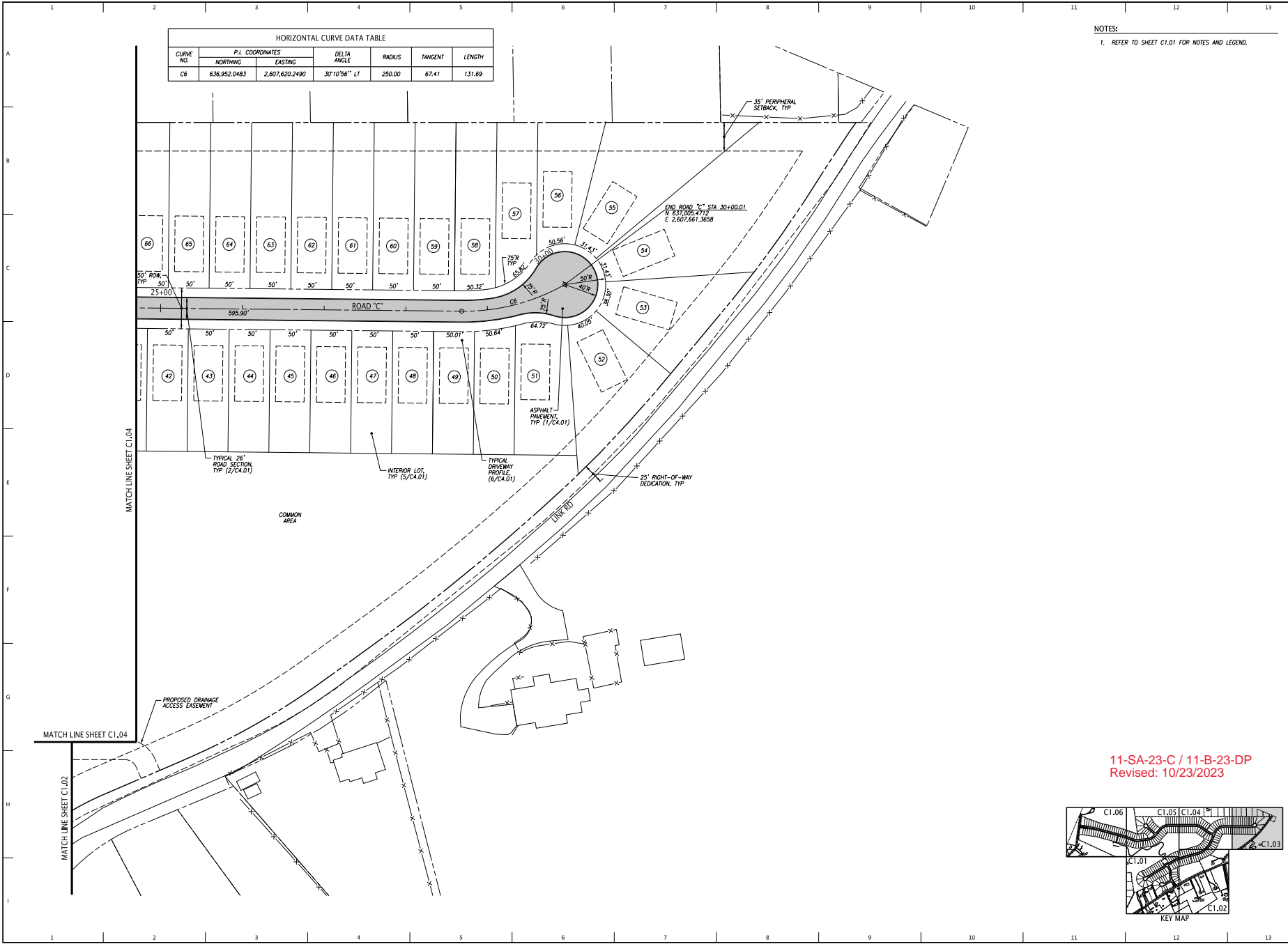
NO.	DATE	REVISIONS	BY	CHK

**BABELAY SUBDIVISION**  
6513 BABELAY RD KNOXVILLE, TN 37764  
PARCELS 050 171, 050 174 & 050 178  
CONCEPT LAYOUT AND PAVING PLAN  
MPC FILE NUMBERS: 11-SA-23-C / 11-B-23-DP

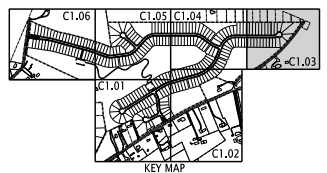
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

JOB NO: 776.001  
DATE: 09/25/2023

**C1.03**  
REV  
09/25/2023

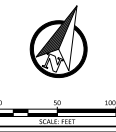


11-SA-23-C / 11-B-23-DP  
Revised: 10/23/2023



File Name: I:\2023\11-23\11-23-C\11-23-C-Prop\11-23-C-Prop.dwg  
 Plot Date: 10/17/2023

NOTES:  
1. REFER TO SHEET C1.01 FOR NOTES AND LEGEND.

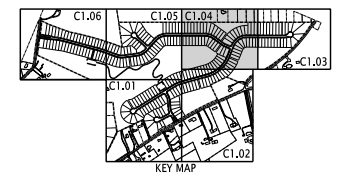


COOK BROS. HOMES  
3571 LOUISVILLE RD  
LOUISVILLE, TN  
37777  
MR. CONNOR KELLY  
VIRGIL@CBHOMES.COM  
(865) 851-7373

NO.	DATE	REVISION

BABELAY SUBDIVISION  
6513 BABELAY RD KNOXVILLE, TN 37764  
PARCELS 050 171, 050 174 & 050 178  
CONCEPT LAYOUT AND PAVING PLAN  
MPC FILE NUMBERS: 11-SA-23-C / 11-B-23-DP

11-SA-23-C / 11-B-23-DP  
Revised: 10/23/2023

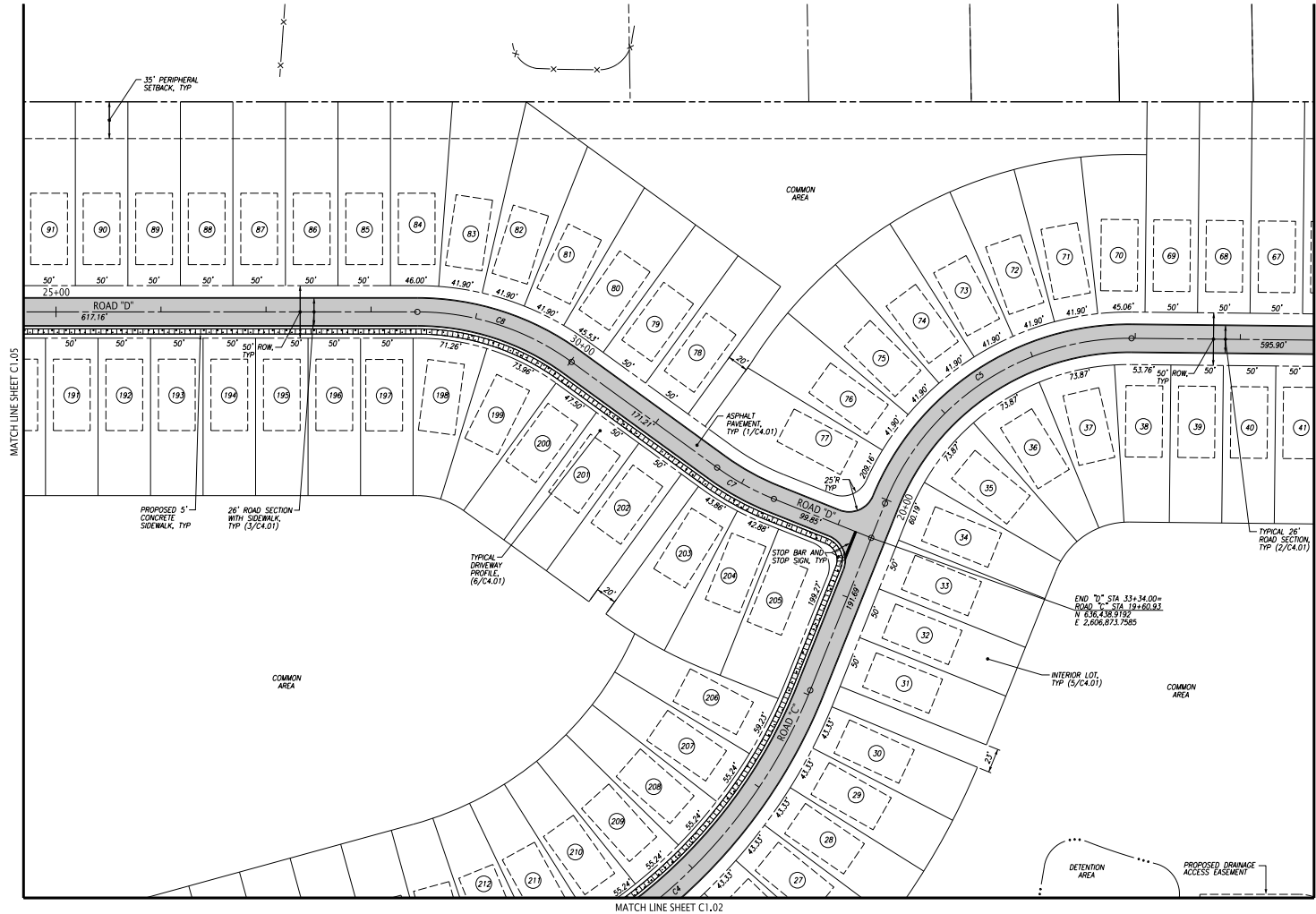


PRELIMINARY  
NOT FOR  
CONSTRUCTION

JOB NO: 176.001  
DATE: 09/25/2023

**C1.04**

REV  
09/25/2023

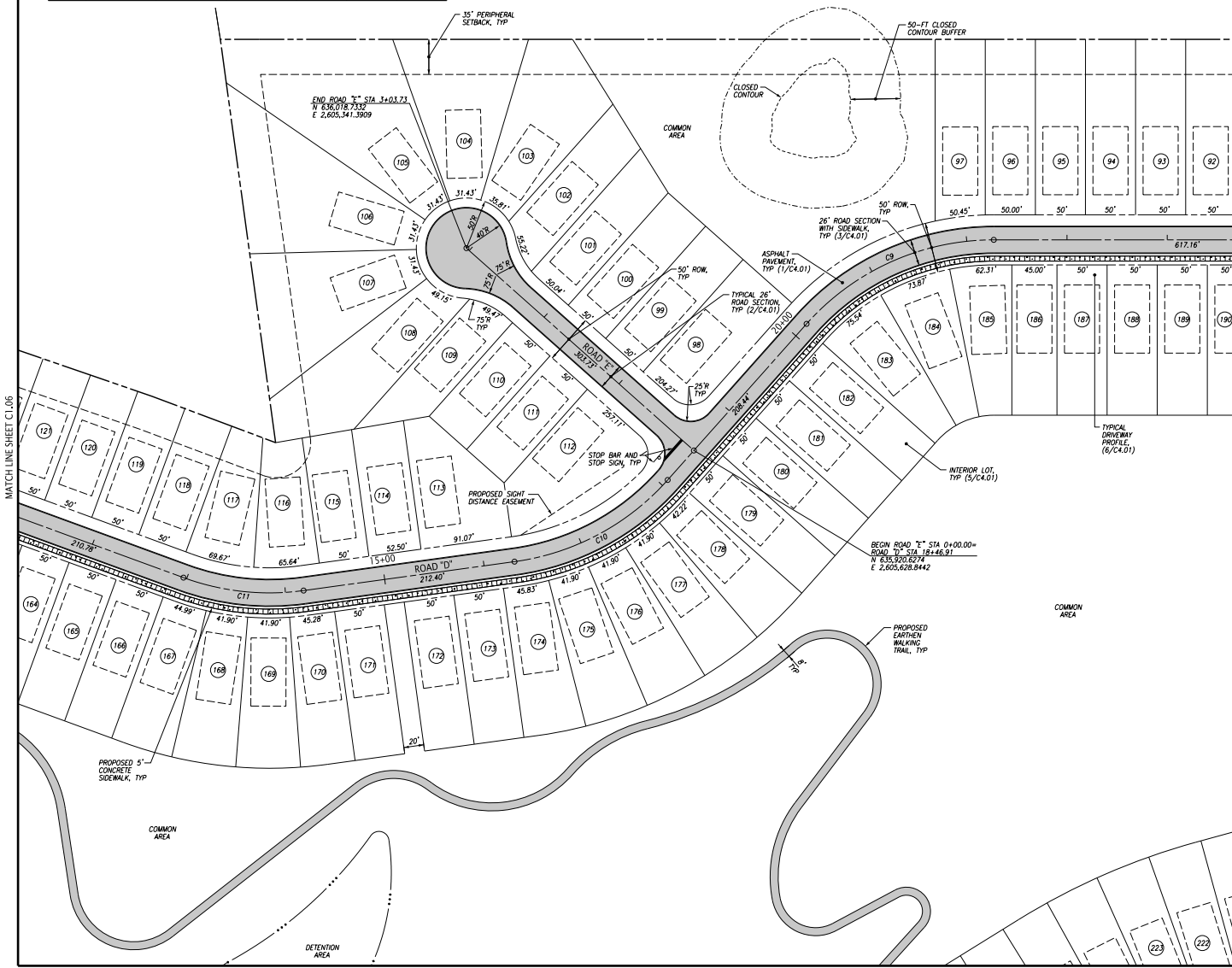


CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C4	636,034.2876	2,606,880.9188	52°50'13" LT	500.00	248.40	461.09
C5	636,845.3982	2,606,870.1047	68°46'47" RT	250.00	171.11	300.11
C7	636,436.8026	2,606,742.8426	14°10'31" LT	250.00	31.08	61.85
C8	636,501.1483	2,606,466.8190	35°58'38" RT	250.00	81.17	156.98

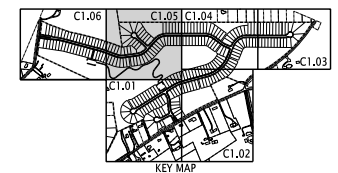
File Name: 11-SA-23-C1.02-Proposed-176001-104.dwg  
Plot Date: 10/19/2023

CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C9	636,186.8525	2,605,719.7050	48°20'24" RT	250.00	112.20	210.92
C10	635,796.0335	2,605,586.3211	40°32'05" LT	250.00	92.32	176.87
C11	635,609.2019	2,605,270.6699	27°53'41" LT	250.00	62.09	121.71

NOTES:  
1. REFER TO SHEET C1.01 FOR NOTES AND LEGEND.



11-SA-23-C / 11-B-23-DP  
Revised: 10/23/2023



**ARDURRA**  
COLLABORATE. INNOVATE. CREATE.  
2160 Lakeside Centre Way, Suite 201  
Knoxville, TN 37922  
Phone: (865) 890-6419  
www.ardurra.com

**COOK BROS. HOMES**  
3571 LOUISVILLE RD  
LOUISVILLE, TN  
37777  
MR. CONNOR KELLY  
ENVIRONMENTAL  
(865) 851-7373

NO.	DATE	REVISION	BY	CHK

**BABELAY SUBDIVISION**  
6513 BABELAY RD KNOXVILLE, TN 37764  
PARCELS 050 171, 050 174 & 050 178  
CONCEPT LAYOUT AND PAVING PLAN  
MPC FILE NUMBERS: 11-SA-23-C / 11-B-23-DP

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

JOB NO: 776.001  
DATE: 09/25/2023

**C1.05**  
REV  
09/25/2023

File Name: I:\2023\11-23-C\11-01-Ardu\11-01-Ardu\11-01-Ardu.dwg  
 Plot Date: 10/23/2023



NOTES:  
1. REFER TO SHEET C1.01 FOR NOTES AND LEGEND.

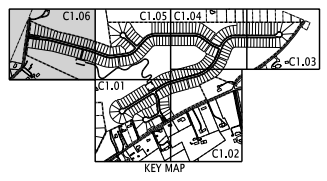


**COOK BROS. HOMES**  
3571 LOUISVILLE RD  
LOUISVILLE, TN  
37777  
MR. CONNOR KELLY  
ENVIRONMENTAL MANAGER  
(865) 851-7373

NO.	DATE	REVISIONS	BY	CHK

**BABELAY SUBDIVISION**  
6513 BABELAY RD KNOXVILLE, TN 37764  
PARCELS 050 171, 050 174 & 050 178  
CONCEPT LAYOUT AND PAVING PLAN  
MPC FILE NUMBERS: 11-SA-23-C / 11-B-23-DP

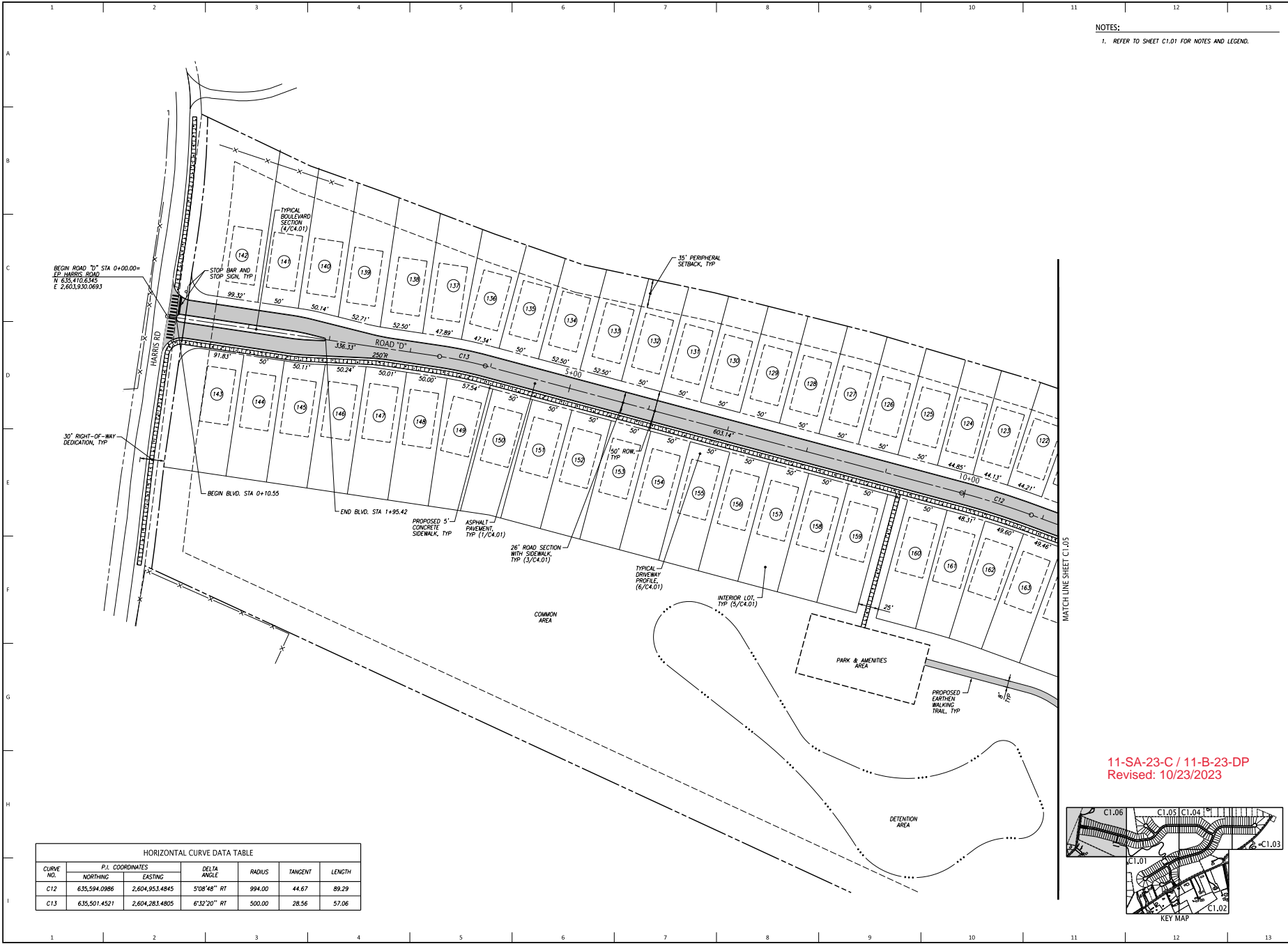
11-SA-23-C / 11-B-23-DP  
Revised: 10/23/2023



PRELIMINARY  
NOT FOR  
CONSTRUCTION

JOB NO: 176.001  
DATE: 09/25/2023

**C1.06**  
REV  
09/25/2023



CURVE NO.	P.I. COORDINATES		DELTA ANGLE	RADIUS	TANGENT	LENGTH
	NORTHING	EASTING				
C12	635,594.0986	2,604,953.4845	5°08'48" RT	994.00	44.67	89.29
C13	635,501.4521	2,604,283.4805	6°32'20" RT	500.00	28.56	57.06

File Name: I:\2023\11-23\11-23-C1.06-Proposed-11-23-23.dwg  
 Plot Date: 10/25/2023





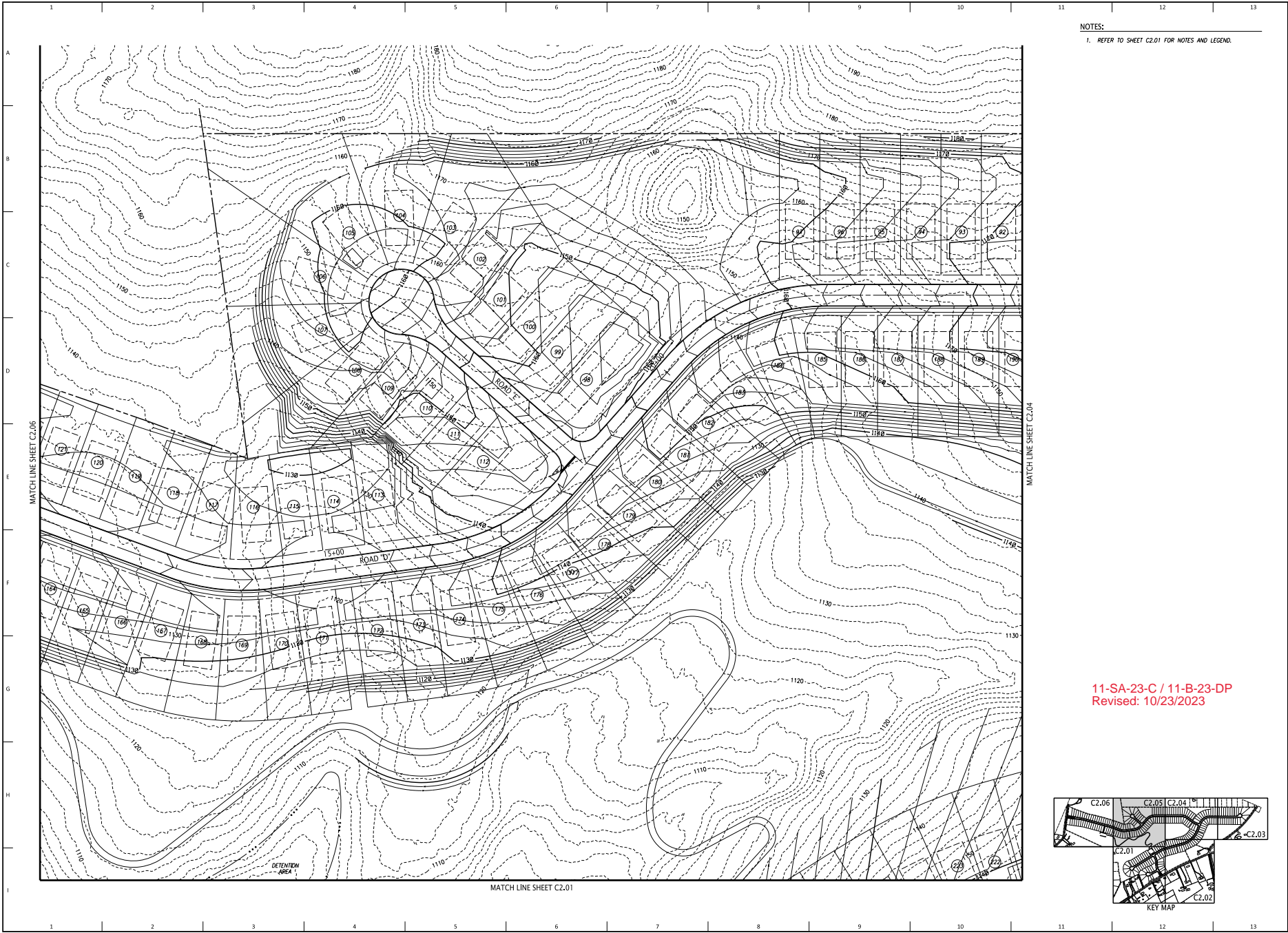








File Name: I:\2023\11-23\11-23-01-11-B-23-DP\11-23-01-11-B-23-DP.dwg  
 Plot Date: 10/17/2023



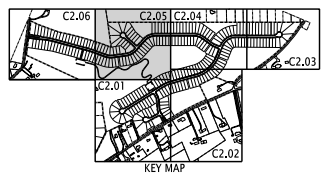
**NOTES:**  
 1. REFER TO SHEET C2.01 FOR NOTES AND LEGEND.

**ARDURRA**  
 COLLABORATE. INNOVATE. CREATE.  
 2160 Lakeside Centre Way, Suite 201  
 Knoxville, TN 37922  
 Phone: (865) 890-6419  
 www.ardurra.com

**COOK BROS. HOMES**  
 3571 LOUISVILLE RD  
 LOUISVILLE, TN  
 37777  
 MR. CONNOR KELLY  
 DEVELOPER/OWNER  
 (865) 851-7373

NO.	DATE	REVISIONS	BY	CHK

**11-SA-23-C / 11-B-23-DP**  
 Revised: 10/23/2023



**BABELAY SUBDIVISION**  
 6513 BABELAY RD KNOXVILLE, TN 37764  
 PARCELS 050 171, 050 174 & 050 178  
 CONCEPT GRADING PLAN  
 MPC FILE NUMBERS: 11-SA-23-C / 11-B-23-DP

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

JOB NO: 776.001  
 DATE: 09/25/2023

**C2.05**  
 09/25/2023

File Name: 11-SA-23-C / 11-B-23-DP.dwg  
 Plot Date: 10/25/2023



MATCH LINE SHEET C2.05

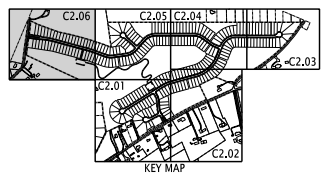
**NOTES:**  
 1. REFER TO SHEET C2.01 FOR NOTES AND LEGEND.



**COOK BROS. HOMES**  
 3571 LOUISVILLE RD  
 LOUISVILLE, TN  
 37777  
 MR. CONNOR KELLY  
 VICE PRESIDENT  
 (865) 851-7373

NO.	DATE	REVISION OR MPC COMMENTS	BY	CHK

**11-SA-23-C / 11-B-23-DP**  
 Revised: 10/23/2023



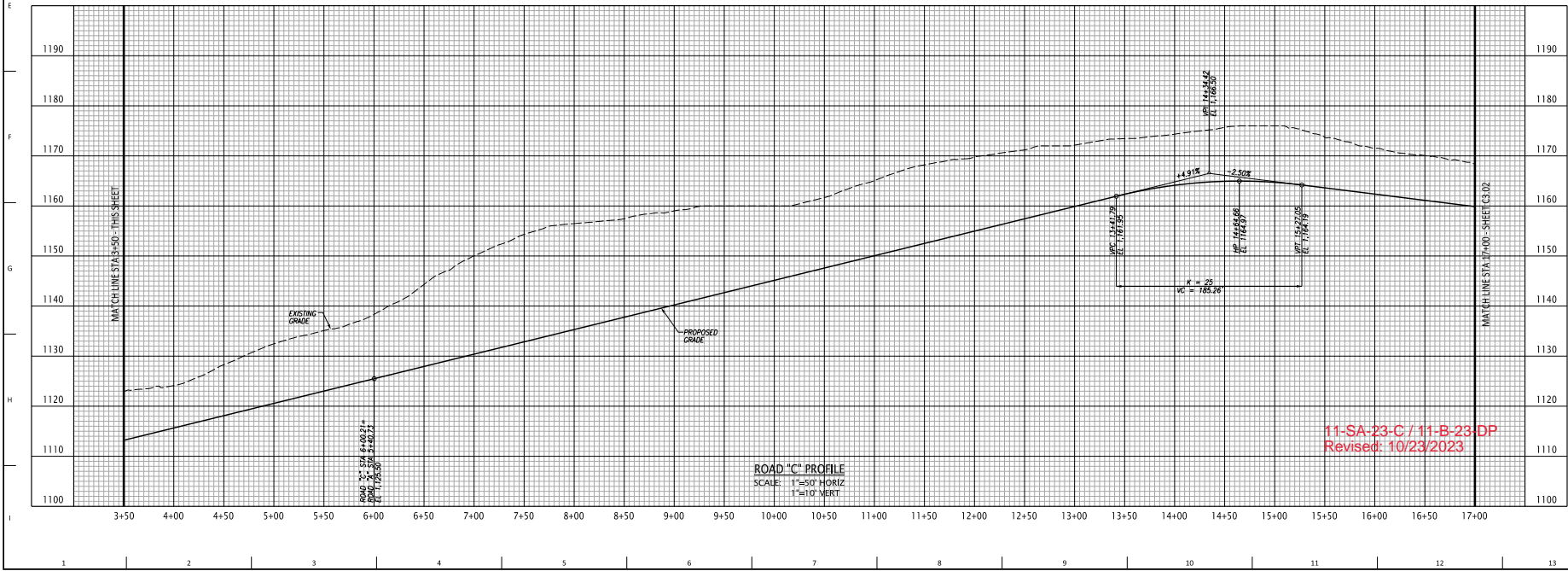
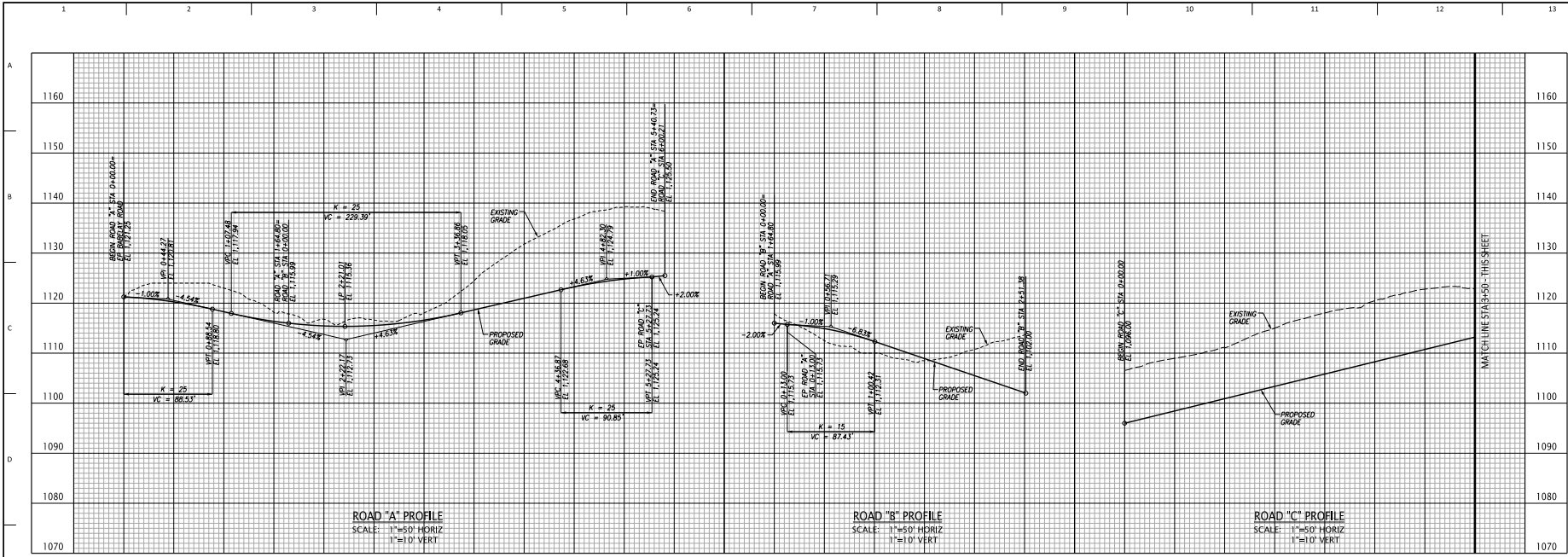
**BABELAY SUBDIVISION**  
 6513 BABELAY RD KNOXVILLE, TN 37764  
 PARCELS 050 171, 050 174 & 050 178  
 CONCEPT GRADING PLAN  
 MPC FILE NUMBERS: 11-SA-23-C / 11-B-23-DP

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

JOB NO: 776.001  
 DATE: 09/25/2023

**C2.06**  
 09/25/2023

File Name: I:\2023\11-23\11-23-11-01-ArduRA\11-23-11-01-ArduRA.dwg  
 Plot Date: 09/25/2023



11-SA-23-C / 11-B-23-DP  
 Revised: 10/23/2023



**COOK BROS. HOMES**  
 3571 LOUISVILLE RD  
 LOUISVILLE, TN  
 37777  
 MR. CONNOR KELLY  
 (865) 551-7373

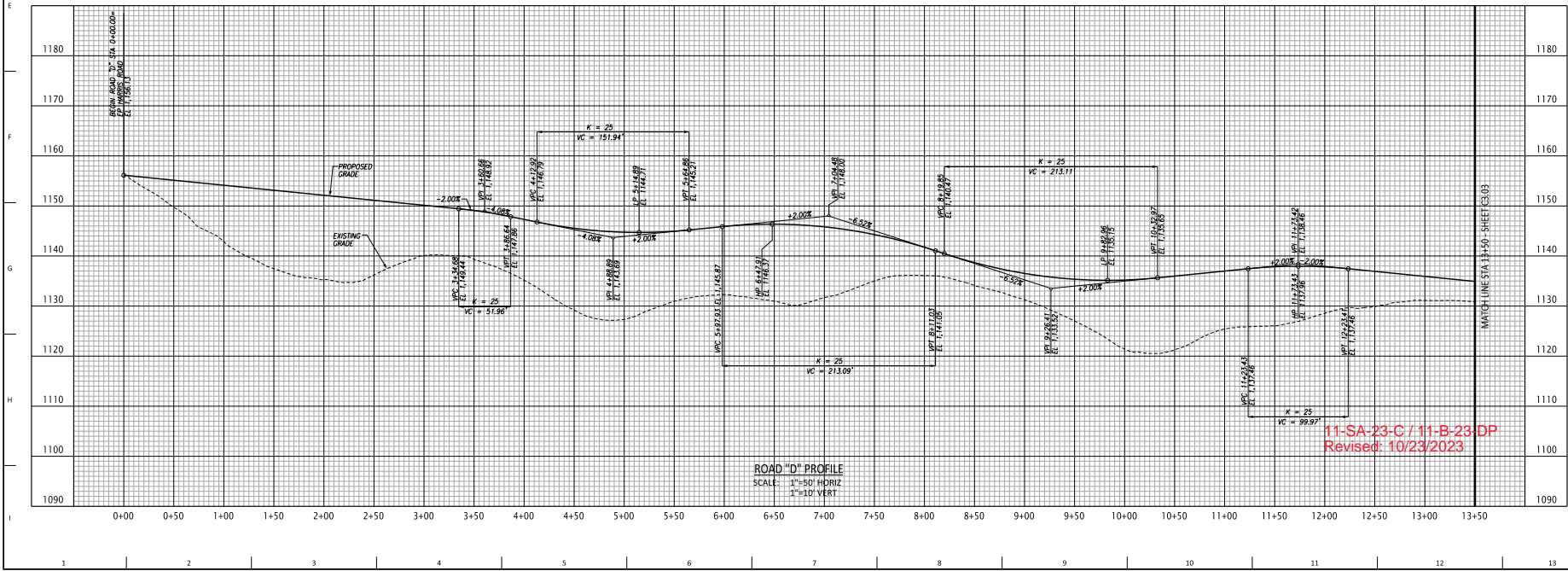
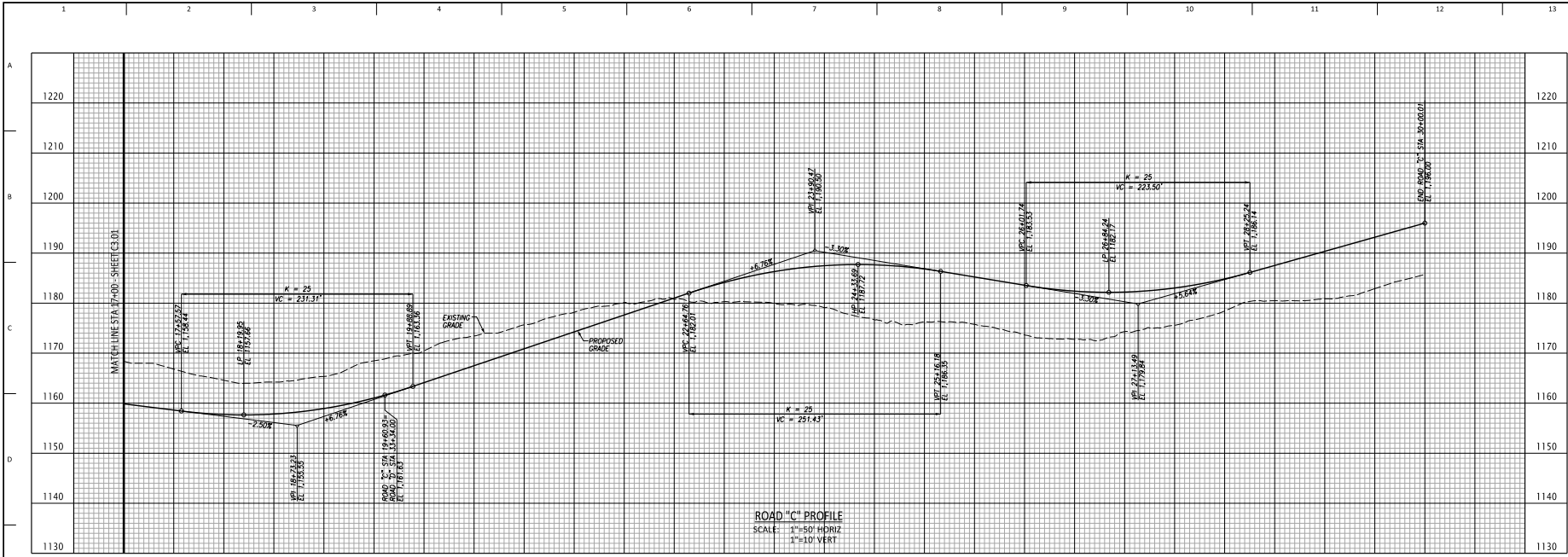
NO.	DATE	REVISION

**BABELAY SUBDIVISION**  
 6513 BABELAY RD KNOXVILLE, TN 37764  
 PARCELS 050 171, 050 174 & 050 178  
**ROAD PROFILES**  
 MPC FILE NUMBERS: 11-SA-23-C / 11-B-23-DP

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

JOB NO: 176.001  
 DATE: 09/25/2023

**C3.01**  
 09/25/2023



11-SA-23-C / 11-B-23-DP  
 Revised: 10/23/2023



**COOK BROS. HOMES**  
 3571 LOUISVILLE RD  
 LOUISVILLE, TN  
 37777  
 MR. CONNOR KELLY  
 CIVIL/MECHANICAL ENGINEER  
 (865) 851-7373

NO.	DATE	REVISION

**BABELAY SUBDIVISION**  
 6513 BABELAY RD KNOXVILLE, TN 37764  
 PARCELS 050 171, 050 174 & 050 178  
**ROAD PROFILES**  
 MPC FILE NUMBERS: 11-SA-23-C / 11-B-23-DP

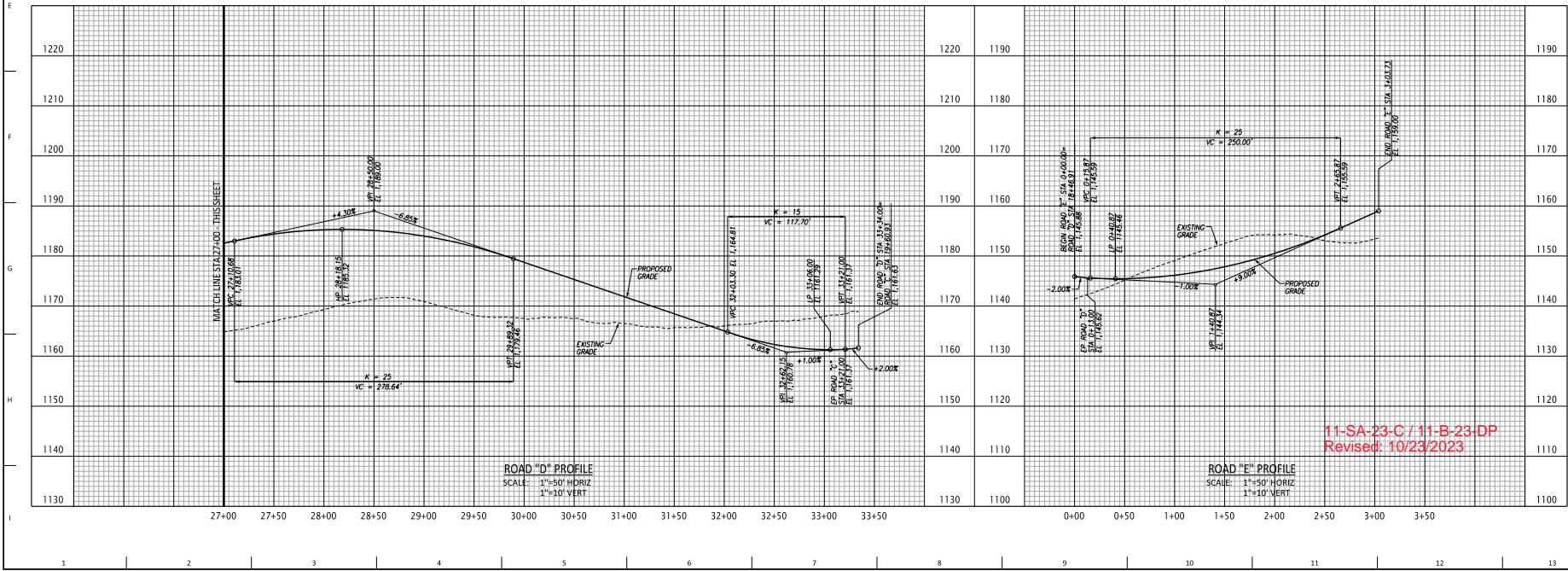
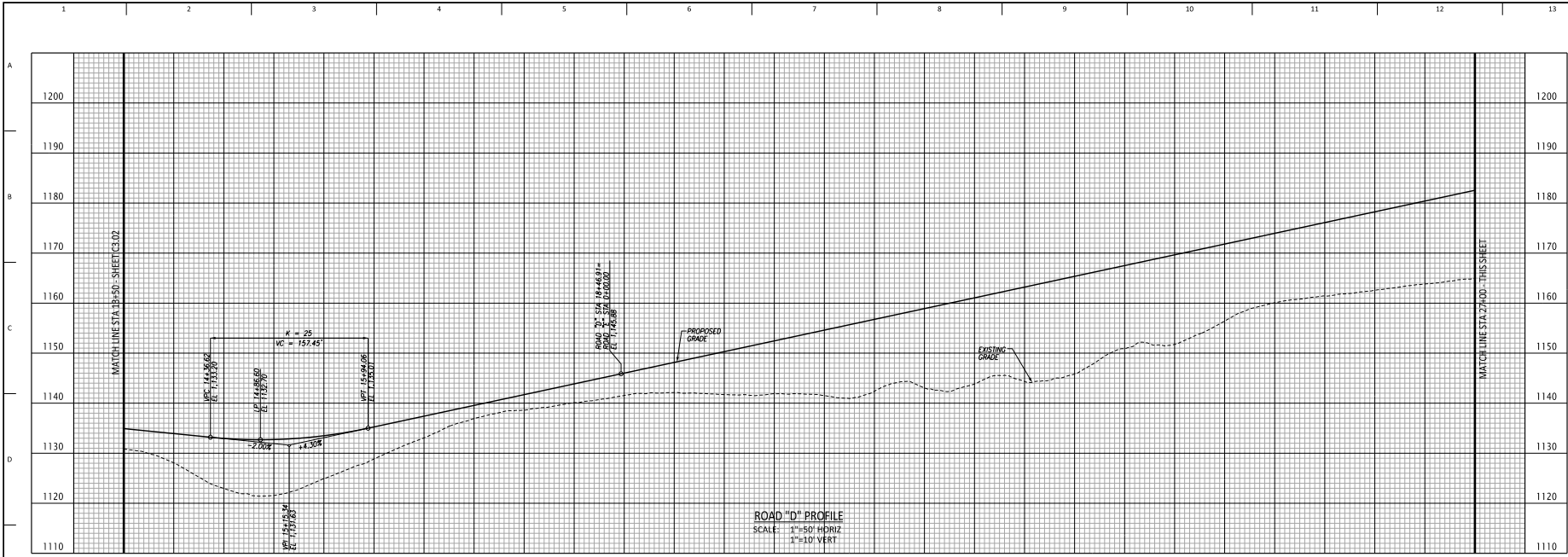
**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

JOB NO: 776.001  
 DATE: 09/25/2023

**C3.02**  
 09/25/2023



File Name: 11-176-001-101-Proposed-176801-001.dgn  
 Plot Date: 09/25/2023



11-SA-23-C / 11-B-23-DP  
 Revised: 10/23/2023



**COOK BROS. HOMES**  
 3571 LOUISVILLE RD  
 LOUISVILLE, TN  
 37777  
 MR. CONNOR KELLY  
 (865) 551-7373

NO.	DATE	REVISION

**BABELAY SUBDIVISION**  
 6513 BABELAY RD KNOXVILLE, TN 37764  
 PARCELS 050 171, 050 174 & 050 178  
 ROAD PROFILES  
 MPC FILE NUMBERS: 11-SA-23-C / 11-B-23-DP

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

JOB NO: 176-001  
 DATE: 09/25/2023

**C3.03**  
 PRE  
 09/25/2023





# 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

Connor P. Kelly

Developer

Applicant Name

11/9/2023

Affiliation

9/19/2023

~~10/5/2023~~

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

Connor P. Kelly

Heritage Land Development Partners, LLC

Name

Company

3571 Louisville Rd

Louisville

TN

37777

Address

City

State

ZIP

346.666.8119

ckelly@cbh.email

Phone

Email

### CURRENT PROPERTY INFO

S & E Properties, LLC

405 Montbrook lane

865.567.5111

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

6513 Babelay Rd, Knoxville, TN

050 174

Property Address

Parcel ID

Knoxville Utilities Board (KUB)

Northeast Knox Utility District

N

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

May 1, 2023

**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**

**Harvest Creek**  
Proposed Subdivision Name \_\_\_\_\_  
Unit / Phase Number 2    Combine Parcels    Divide Parcel   264 Total Number of Lots Created  
 Other (specify) \_\_\_\_\_  
 Attachments / Additional Requirements

Related Rezoning File Number

**ZONING REQUEST**

Zoning Change \_\_\_\_\_  
Proposed Zoning \_\_\_\_\_  
 Plan Amendment Change \_\_\_\_\_  
Proposed Plan Designation(s) \_\_\_\_\_

Pending Plat File Number

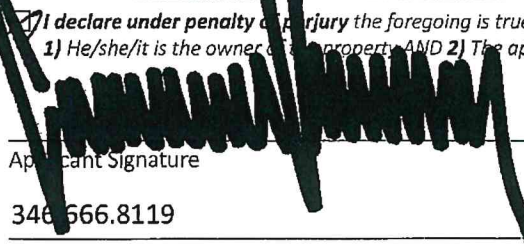
Proposed Density (units/acre) \_\_\_\_\_ Previous Rezoning Requests \_\_\_\_\_  
 Other (specify) \_\_\_\_\_

**STAFF USE ONLY**

<p><b>PLAT TYPE</b>  <input type="checkbox"/> Staff Review   <input type="checkbox"/> Planning Commission</p> <p><b>ATTACHMENTS</b>  <input type="checkbox"/> Property Owners / Option Holders   <input type="checkbox"/> Variance Request</p> <p><b>ADDITIONAL REQUIREMENTS</b>  <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>)  <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>)  <input type="checkbox"/> Traffic Impact Study  <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)</p>	<p>Fee 1</p> <hr/> <p>Fee 2</p> <hr/> <p>Fee 3</p>	<p>Total</p>
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------	--------------

**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

 Connor P. Kelly   9/19/2023  
Applicant Signature   Please Print   Date

346-666-8119   ckelly@cbh.email  
Phone Number   Email

 Scott Smith   9/19/2023  
Property Owner Signature   Please Print   Date Paid



# 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

**Connor P. Kelly**

Applicant Name

Affiliation

**9/21/2023**

Date Filed

**11/9/2023**

Meeting Date (if applicable)

**11-SA-23-C / 11-B-23-DP**

File Number(s)

## CORRESPONDENCE

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

**Connor P. Kelly Heritage Land Development Partners, LLC**

Name / Company

**3571 Louisville Rd Louisville TN 37777**

Address

**346-666-8119 / ckelly@cbh.email**

Phone / Email

## CURRENT PROPERTY INFO

**S&E Properties, LLC**

Owner Name (if different)

**405 Montbrook Ln Knoxville TN 37919**

Owner Address

**865-567-5111**

Owner Phone / Email

**0 BABELAY RD / 0, 6513 BABELAY RD**

Property Address

**50 174,178,171**

Parcel ID

Part of Parcel (Y/N)?

**105.66 acres**

Tract Size

**Knoxville Utilities Board**

Sewer Provider

**Northeast Knox Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**Northwest side of Babelay Rd, east side of Harris Rd, west side of Link Rd**

General Location

City **Commission District 8 PR (Planned Residential)**

**Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**Northeast County**

Planning Sector

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

Sector Plan Land Use Classification

**Rural 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) <b>Detached residential subdivision</b>	

## SUBDIVISION REQUEST

<b>Babelay Subdivision</b>	Related Rezoning File Number
Proposed Subdivision Name	
_____	<b>264</b>
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

<b>PLAT TYPE</b>	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	<b>\$1,600.00</b>	
<b>ATTACHMENTS</b>	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		
<b>ADDITIONAL REQUIREMENTS</b>	Fee 3	
<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)		

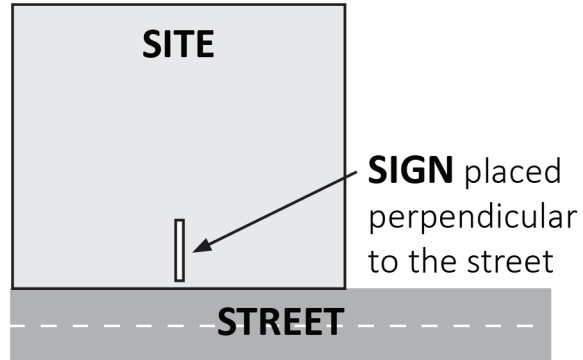
## AUTHORIZATION

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	<b>Connor P. Kelly</b> Please Print	<b>9/21/2023</b> Date
---------------------	----------------------------------------	--------------------------

Phone / Email		
Property Owner Signature	<b>S&amp;E Properties, LLC</b> Please Print	<b>9/21/2023</b> 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:*

\_\_\_\_\_ and \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Connor P. Kelly

Date: 9/21/2023

File Number: 11-SA-23-C & 11-B-23-DP

- Sign posted by Staff
- Sign posted by Applicant