



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 4-SA-24-C

AGENDA ITEM #: 22

4-A-24-DP

AGENDA DATE: 4/11/2024

► **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 Rd, north of Ball Camp Pike

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 9.07 acres

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

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

► **PROPOSED USE:** Townhouse development with 41 dwellings

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - PC (k) (Planned Commercial) with conditions

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

East: Agriculture/forestry/vacant land, single family residential - PR (k) (Planned Residential) with conditions up to 5 du/ac

West: Agriculture/forestry/vacant land, single family residential - A (Agricultural), I (Industrial)

► **NUMBER OF LOTS:** 41

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

ACCESSIBILITY: Access is via Bakertown Rd, a major collector street with 16 ft of pavement width within 45-70 ft of right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** VARIANCES
1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the pavement width from 26 ft to 22 ft on a private right-of-way for Roads C and D

2. Reduce the minimum street frontage from 25 ft to 20 ft

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Reduce the private right-of-way width from 50 ft to 40 ft on Roads C and D

STAFF RECOMMENDATION:

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

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. 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.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works, including the stream buffer requirement. Any shifting of units, as determined during the design phase, shall be reviewed and approved by Planning staff.
5. Meeting AASHTO standards for turnarounds.
6. Meeting all applicable requirements of the Knox County Zoning Ordinance.

- **Approve the development plan for up to 41 attached houses on individual lots and a peripheral setback reduction to 15 ft along the southern property line for Lots 18-33 as shown on the development plan, subject to 3 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The maximum height will be 35 ft for attached houses.
3. Providing a Type 'B' landscape screen (Exhibit A), along the eastern boundary of the development, with review and approval by the Planning Commission staff before grading permits are issued for the site.

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

COMMENTS:

This proposal is a revision to previously approved concept plans, Planning Cases 3-SD-23-C/3-E-23-DP, 6-SF-22-C and 6-SA-21-C/6-B-21-UR. The applicant is proposing to subdivide this 9.07-acre tract into 41 attached houses on residential lots at a density of 4.51 du/ac. The property is zoned PR (Planned Residential) up to 4 du/ac. The sector plan allows consideration of LDR (Low Density Residential) and MDR (Medium Density Residential) uses with a maximum allowed density of 12 du/ac.

DENSITY

The subject property is part of a larger planned residential development that includes the Bakertown Woods and Bakertown Station subdivisions directly south of Ball Camp Pike. The remaining density from those developments is being transferred to the subject property. Refer to case 6-B-21-UR for density transfer approvals. The total density for the 3 subdivisions is 2.88 du/ac (239 units on 82.9 acres).

PREVIOUSLY APPROVED

Roads A and B are shown in hatching on this plan because they were previously approved (3-SD-23-C/3-E-23-DP) and will not change with the new concept/development plan. The subdivision has access to Bakertown Road and road connections to Lobetti Landing to the east via Road A and the commercial property to the north via Road B. Sidewalks will be provided on one side of the street for the entire length of the public roads. 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.

ALTERNATIVE DESIGN STANDARDS

All 41 lots will be on private Roads C and D. Two of the alternative design standards are for a reduction in right-of-way width from 50 ft to 40 ft (can be approved by Knox County Engineering) and pavement width from 26 ft to 22 ft (requires Planning Commission approval). These reductions are necessary because of the stream and wetlands on the property. The third alternative design standard is for a reduction in street frontage from 25 ft to 20 ft (can be approved by Knox County Engineering and Public Works). All lots with road frontage of less than 25 ft shall have a minimum front yard setback of 20 ft and provide guest parking. This plan includes 20 ft front setbacks and 21 guest parking spaces.

As shown on the concept plan, a peripheral setback reduction to 15 ft is proposed along the southern boundary affecting Lots 18-33. Landscape screening is proposed along the developments' eastern boundary adjacent to single family houses.

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) 4 du/ac:

A. The PR zone allows 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The property was rezoned to PR up to 4 du/ac in 2006 (Cases 6-U-06-RZ / 6-I-06-SP) and the proposed subdivision has a net density of 4.51 du/ac (subject property only) and a gross density of 2.88 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 height of attached houses shall be determined by the Planning Commission. The elevations provided show the units are 2 stories. The maximum height of all buildings will be 35 ft, which is consistent with the residences in the area.

D. The Planning Commission has the authority to reduce the 35-ft peripheral setback to 15 ft when adjacent to residential zones. The applicant is requesting a 15 ft peripheral boundary along the southern boundary line along Lots 17-33.

E. The Director of Engineering will decide if driveway intersection spacing will apply to private road intersections Road C and D (Knox County Zoning Ordinance Article 3, Section 3.51.02.C).

2) GENERAL PLAN - DEVELOPMENT POLICIES

A. (Policy 9.8) Encourage a mixture of housing sizes and prices within planned residential developments. -- This proposal includes 2-story attached houses on approximately 1,600-2,000 sq ft lots. Bakertown Woods is a single family subdivision on approximately 15,000 sq ft lots and Bakertown Station includes single family homes on approximately 5,000 sq ft lots and attached 1-story houses in a condo style development.

B. (Policy 9.3) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities. -- The two-story structures are of similar scale to nearby residential subdivisions.

3) NORTHWEST COUNTY SECTOR PLAN

A. The property's land use classification is MU-SD NWCO-9 (Hines Valley/Amherst Mixed Use Special District). Low Density Residential (LDR) and Medium Density Residential (MDR) up to 12 du/ac can be considered. Furthermore, PR (Planned Residential) zoning is recommended for flexibility in neighborhood design and conditions for street connectivity between neighborhoods to alleviate traffic and allow for a mix of detached and attached housing types, encouraging conservation subdivisions. This subdivision connects to Lobetti Landing to the east and the future commercial property to the north.

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. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 428 (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.

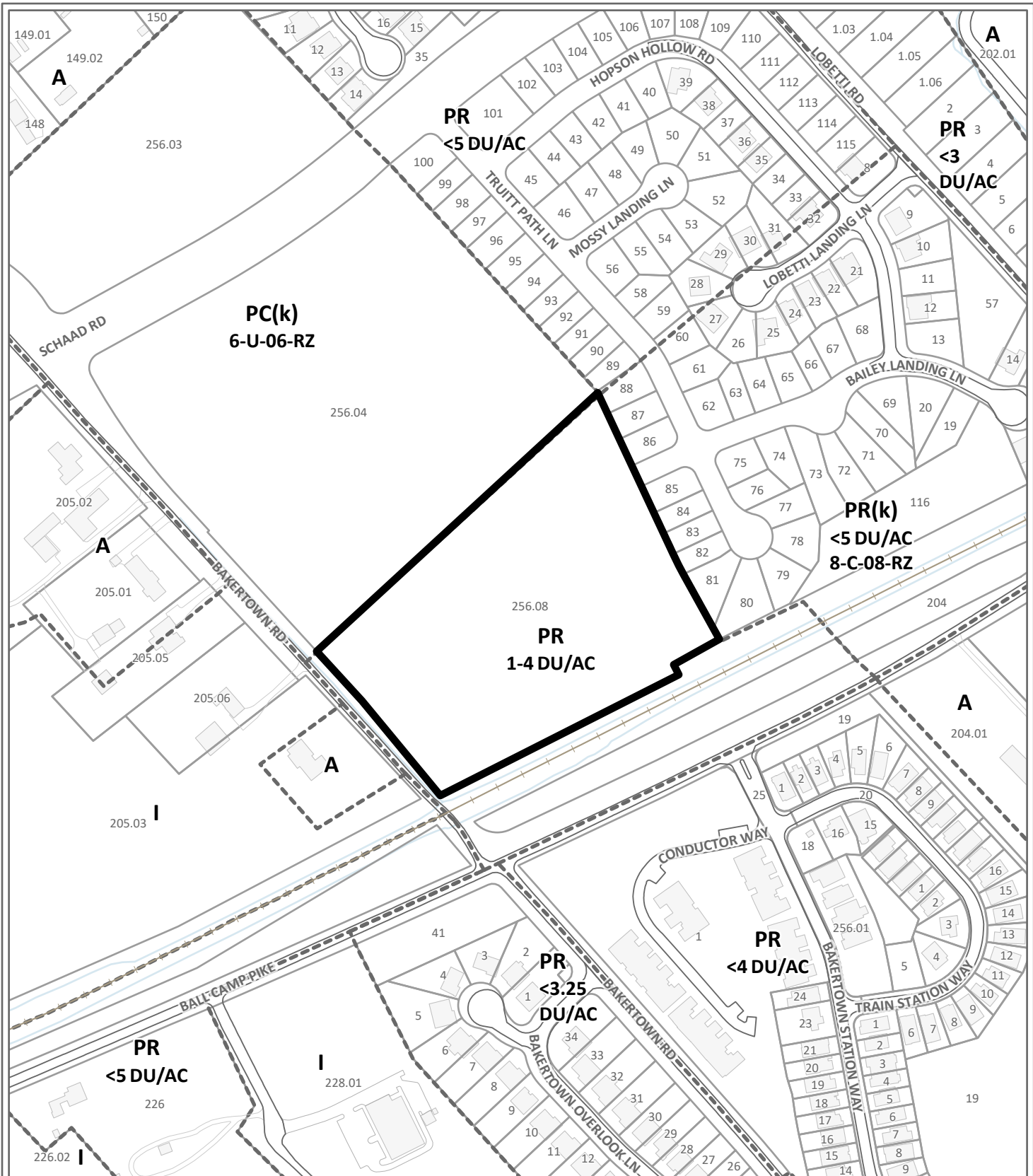
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

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

4-SA-24-C / 4-A-24-DP

Petitioner: Urban Engineering, Inc.



Attached houses in the PR zone in PR (Planned Residential) up to 4 du/ac

Map No: 91

Jurisdiction: County

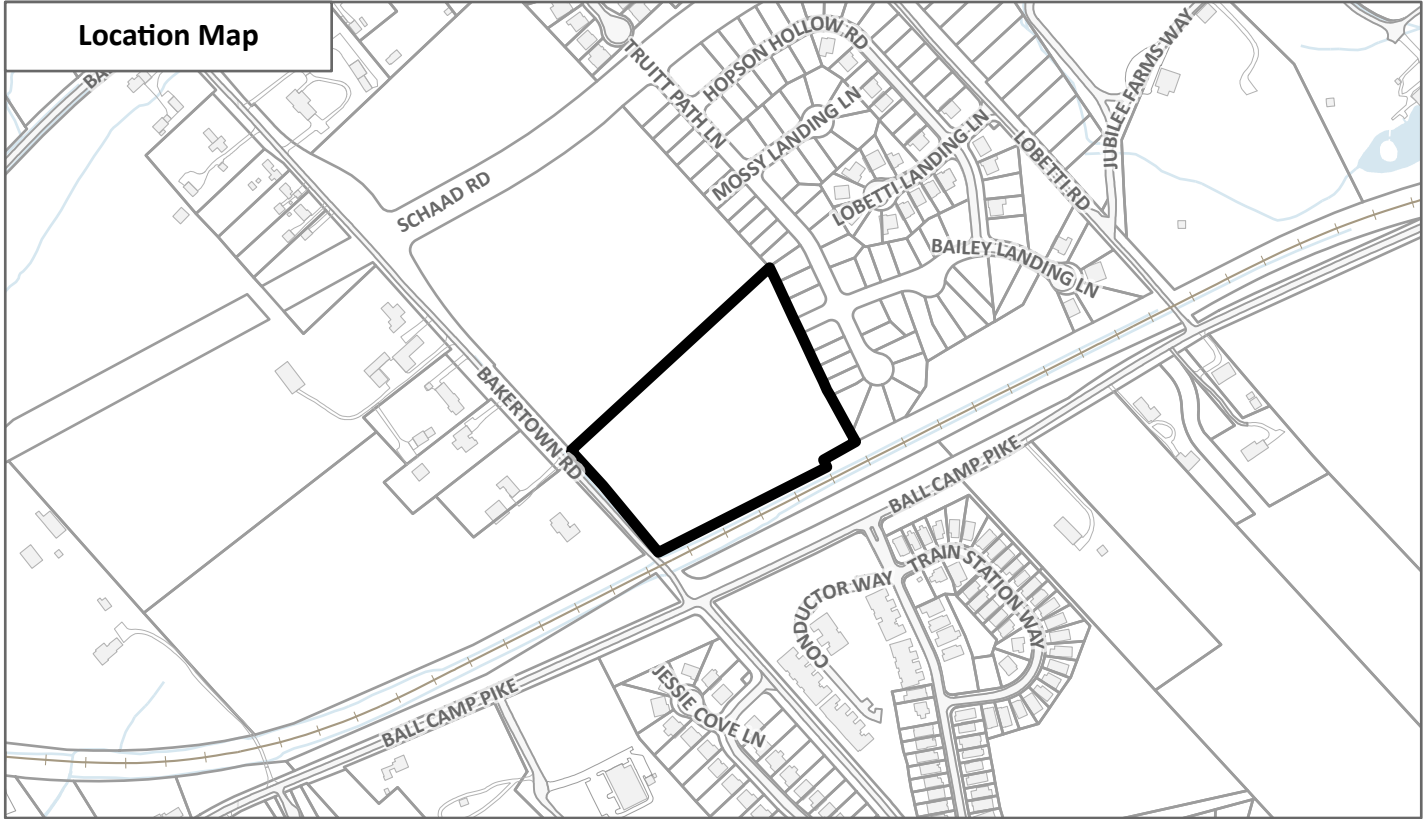


Original Print Date: 3/6/2024

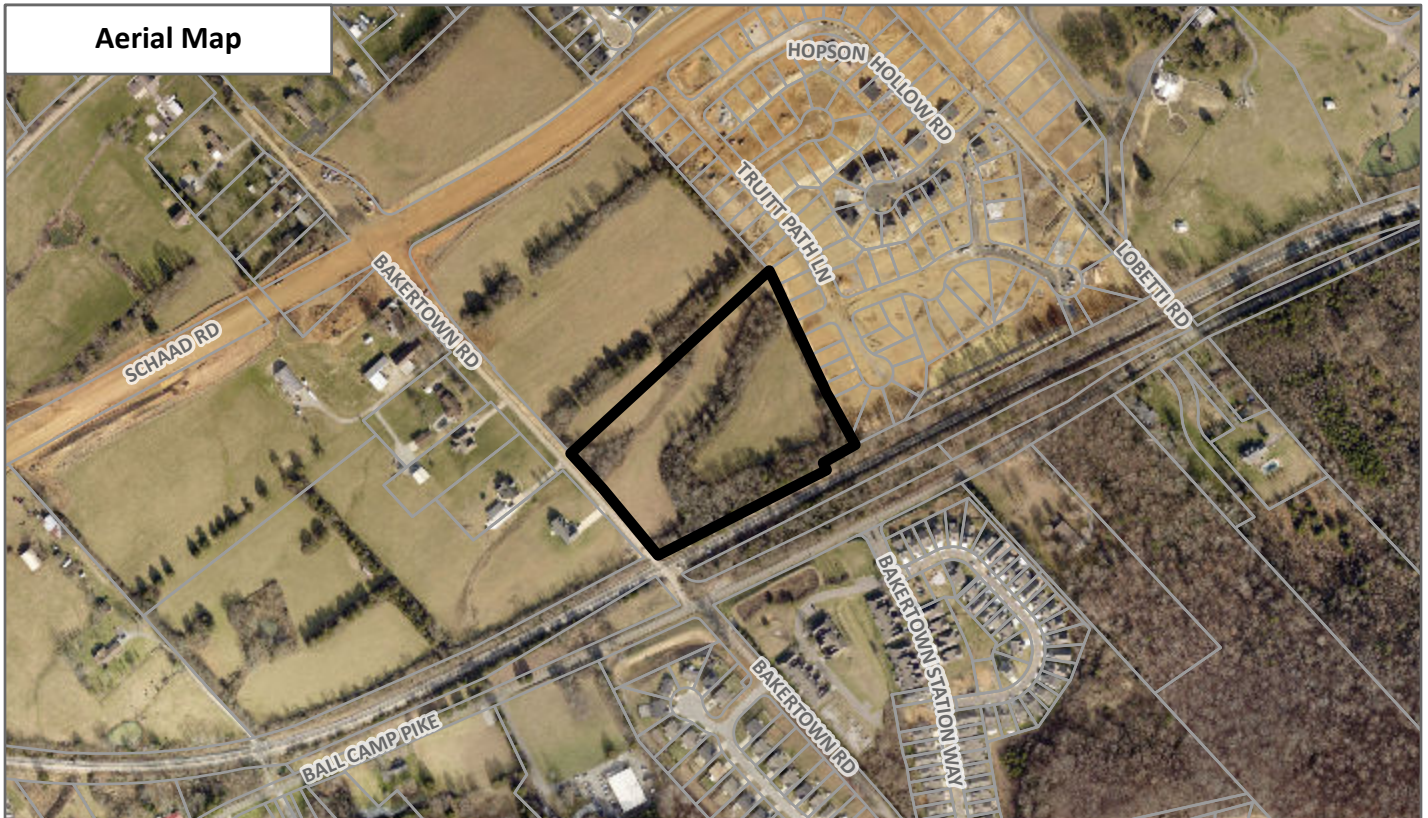
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

4-A-24-DP / 4-SA-24-C



Case boundary

0 620
Feet

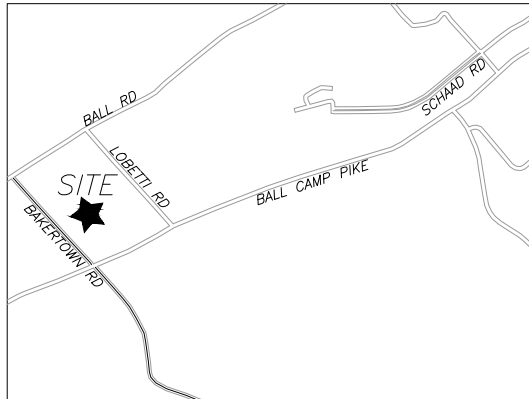


CONCEPT PLAN

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) 777-1700



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.

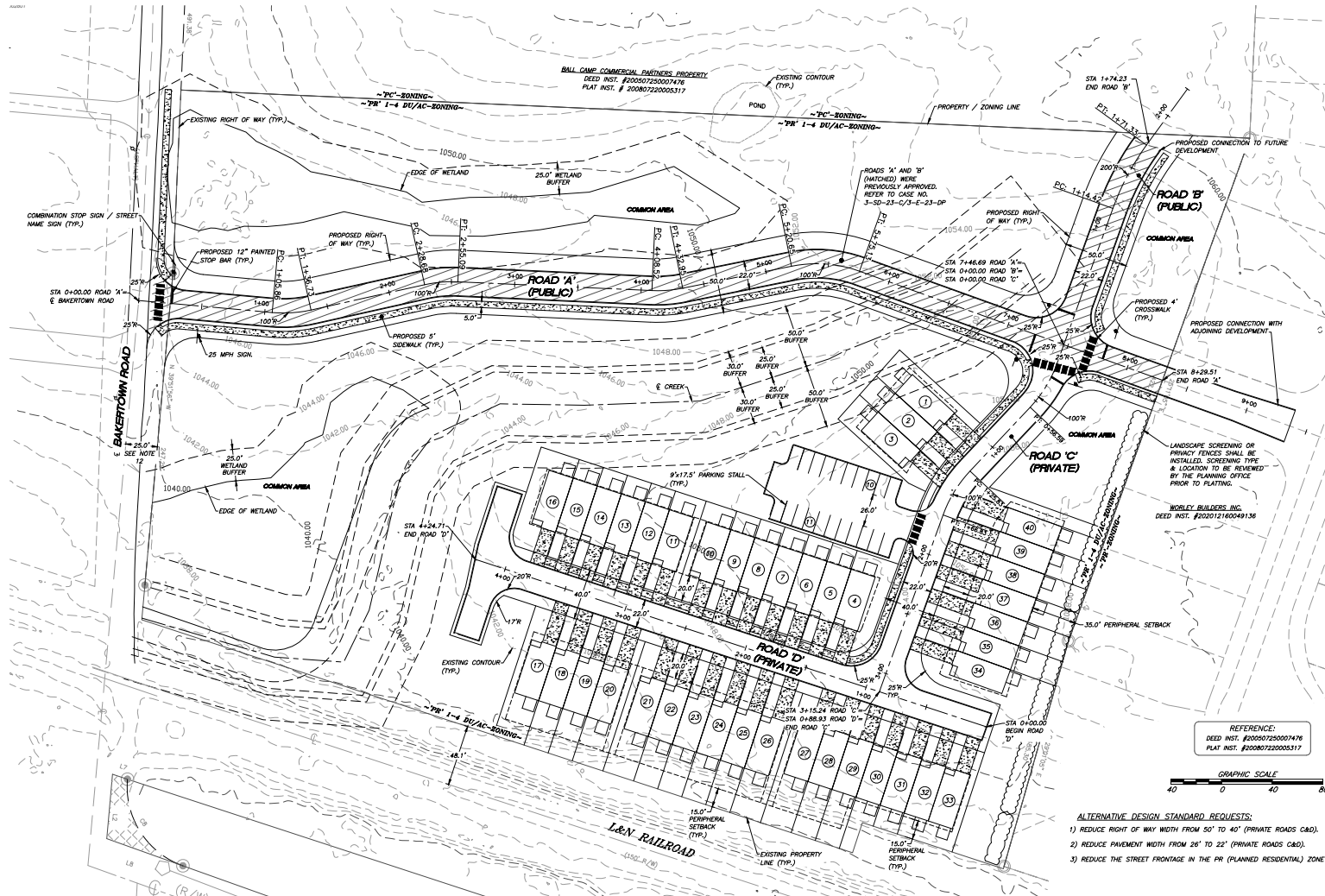
ELECTRICAL - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER - AS DIRECTED BY WEST KNOX UTILITY DISTRICT
TELEPHONE - AS DIRECTED BY AT&T
CABLE - AS DIRECTED BY COMCAST
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

TITLE	SHEET
TITLE SHEET	C-0
SITE PLAN	C-1
PRELIMINARY GRADING & DRAINAGE PLAN	C-2
ROAD PROFILES	C-3
ARCHITECTURAL ELEVATIONS & TYPICAL LOT DETAIL	A-1

MPC FILE# 4-SA-24-C / 4-A-24-DP

3	3/18/24	SUBMITTAL 3
2	3/13/24	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION

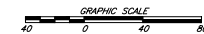


SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED "PR". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT: TWENTY (20) FEET
 REAR: THIRTY-FIVE (35) FEET ALONG THE NORTHERN BOUNDARY LINE, TWENTY-FIVE (25) FEET ALONG THE EASTERN BOUNDARY LINE, FIFTEEN (15) FEET ALONG THE SOUTHERN BOUNDARY LINE.
 SIDE: FIVE (5) FEET EXCEPT ZERO LOT LINES.
 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 PIPES, ETC., AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE OWNER SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TOWN 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 TOTAL AREA OF THE DEVELOPMENT IS 9.07 ACRES.
6. THE DEVELOPMENT PROPOSES 40-UNITS (4.4 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 RIGHTS-OF-WAY. 4' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.
10. SIDEWALKS THAT ARE REQUIRED BY KNOX COUNTY WILL BE MAINTAINED BY THE COUNTY. THE REMAINING INTERIOR SIDEWALKS SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
11. FOR BOUNDARY AND EASEMENT INFORMATION, REFER TO PLAT INSTRUMENTS 200807220005317 & 202107160004105.
12. A VARIANCE WAS APPROVED AT THE SEPTEMBER 8, 2008 PLANNING COMMISSION MEETING TO REDUCE THE REQUIRED RIGHT-OF-WAY FROM 30' TO 25' FROM CENTERLINE OF BAKERTOWN ROAD.
13. FOR CONDITIONS OF MPC APPROVAL, REFER TO CASES 3-SO-23-C & 3-E-23-DP.
14. FENCE FINISH AND LANDSCAPE BUFFER INSTALLATION SHALL BE COMPLETE PRIOR TO FINAL PLAT APPROVAL.
15. REQUIRED PARKING = 80 SPACES
 PROPOSED GARAGES = 40
 DRIVEWAYS > 20' IN LENGTH = 40
 OFF-STREET PARKING = 21
 TOTAL = 101 SPACES

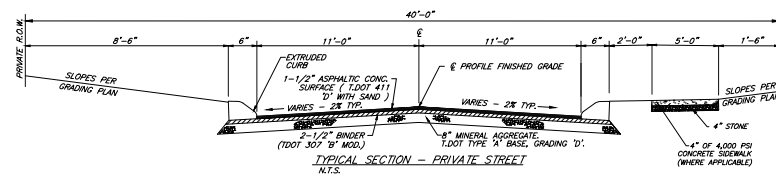
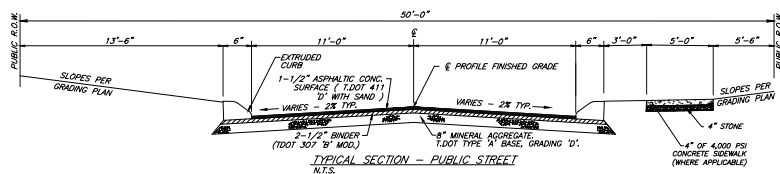
Certification of Concept Plan by Registered Engineer
 I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.
 Registered Engineer: *Christopher A. Sharp, P.E.*
 Tennessee License No. 108984
 Date: 3/18/24

REFERENCE:
 DEED INST. #200807250007476
 PLAT INST. #200807220005317



ALTERNATIVE DESIGN STANDARD REQUESTS:

- 1) REDUCE RIGHT OF WAY WIDTH FROM 50' TO 40' (PRIVATE ROADS C&D).
- 2) REDUCE PAVEMENT WIDTH FROM 26' TO 22' (PRIVATE ROADS C&D).
- 3) REDUCE THE STREET FRONTAGE IN THE PR (PLANNED RESIDENTIAL) ZONE FROM 25' TO 20'.



SHEET C-1

SITE PLAN

CARDINAL LANDING

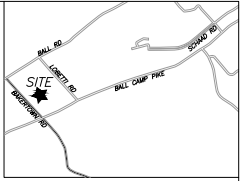
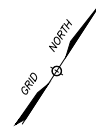
SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE (37931)

DEVELOPER: TURNER HOMES, LLC.
 11543 KINGSTON PIKE
 KNOXVILLE, TN 37934
 (865) 777-1700

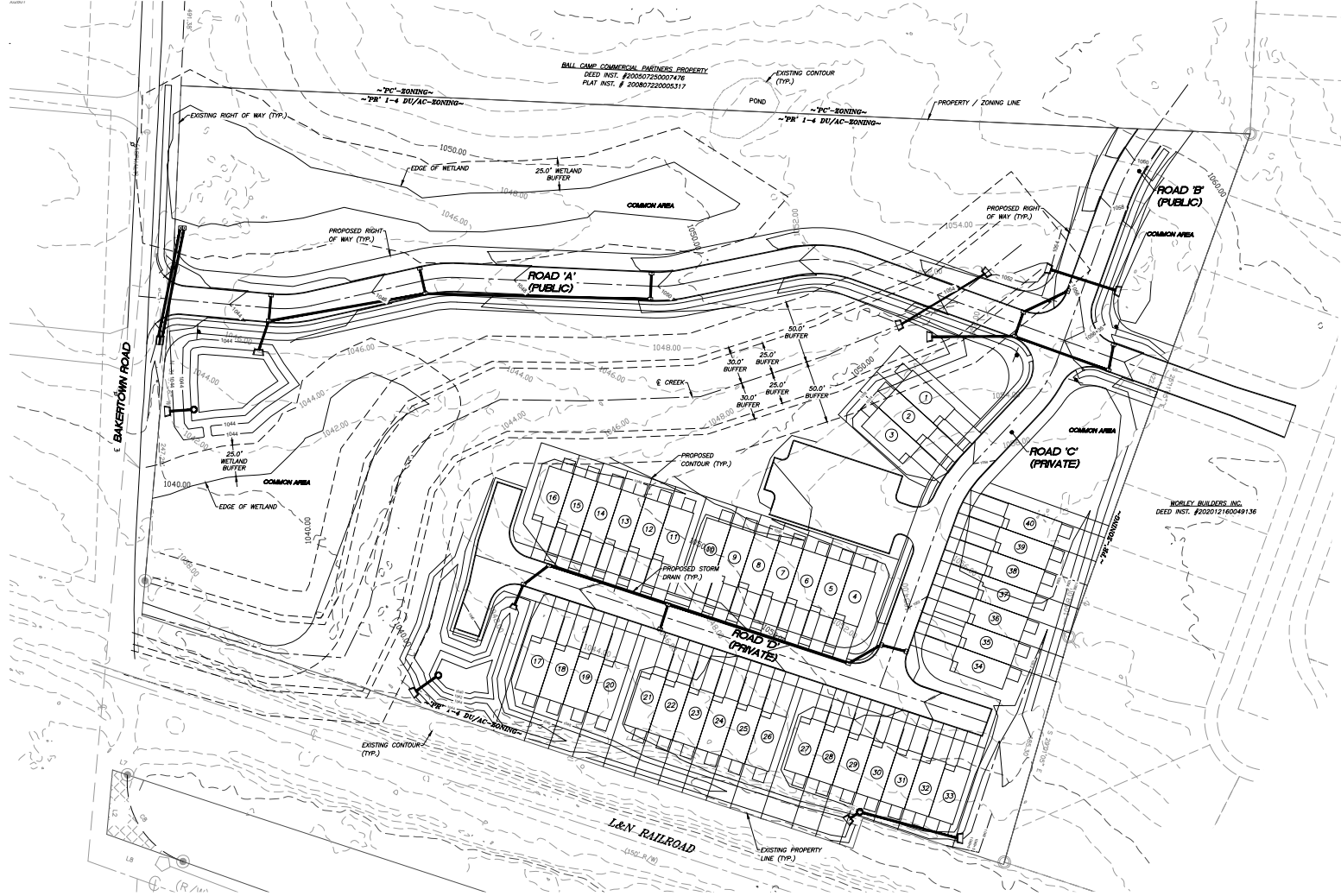
DIST. NO. W6 KNOX CO., TN.
 CLT MAPS 91 PARCEL 256.08
 SCALE: 1"=40' FEBRUARY 14, 2024

DATE	BY	DESCRIPTION
2/18/24	CLM	SUBMITTAL 1
3/13/24	CAS	SUBMITTAL 2
3/13/24	CAS	SUBMITTAL 3

MPC FILE# 4-SA-24-C / 4-A-24-DP




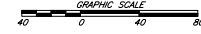
LOCATION MAP



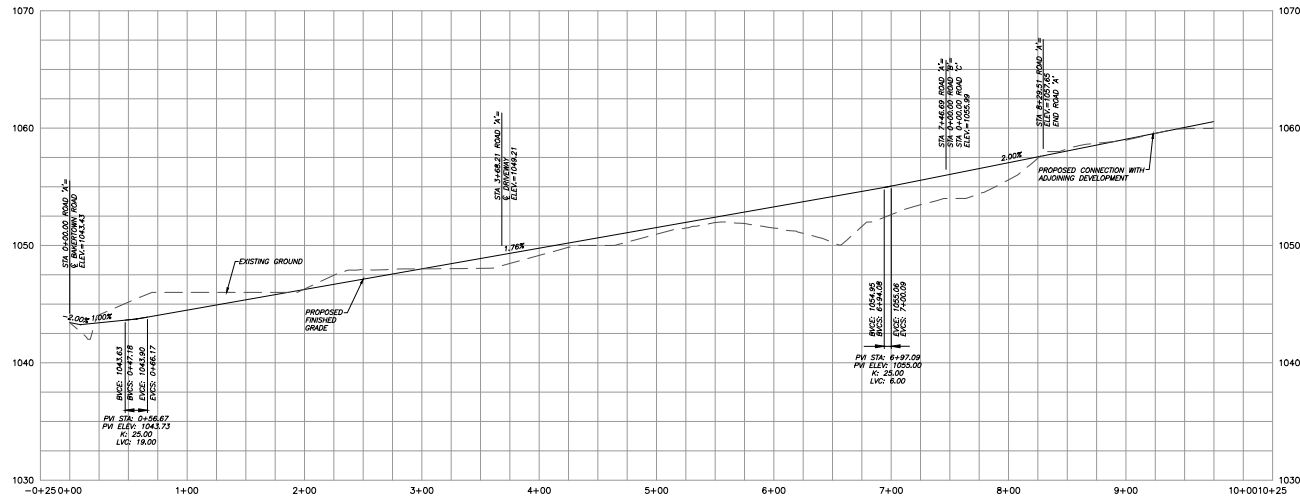
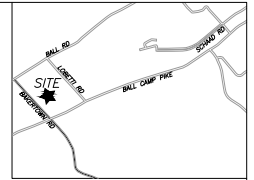
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Registered Engineer: *Christopher A. Sharp*
Tennessee License No. 108984
Date: 3/18/24

SHEET C-2

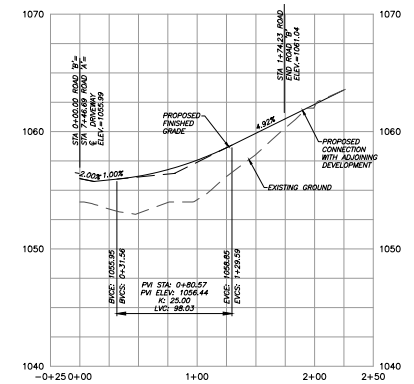
GRADING PLAN			
CARDINAL LANDING			
SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE (37931)			
DEVELOPER:		TURNER HOMES, LLC. 11543 KINGSTON PIKE KNOXVILLE, TN 37934 (865) 777-1700	
DIST. NO. W6		KNOX CO., TN.	
CLT MAPS 91		PARCEL 256.08	
SCALE: 1"=40'		FEBRUARY 14, 2024	
 URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924			
DWG: CLM		CHK: CAS	
DWG. NO. 2103004			
1		3/13-24	
SUBMITAL 2		CAS	
REVISION		DATE	
DESCRIPTION		BY	



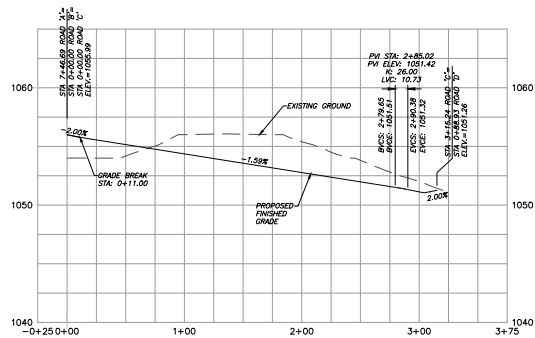
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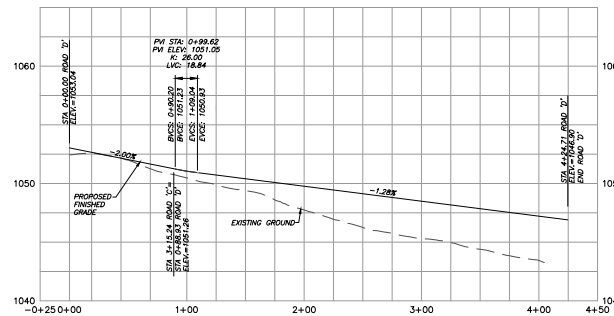
PROFILE VIEW: ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



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



PROFILE VIEW: ROAD 'C'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



PROFILE VIEW: ROAD 'D'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

Certification of Concept Plan by Registered Engineer
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Registered Engineer: *Christopher A. Sharp, P.E.*
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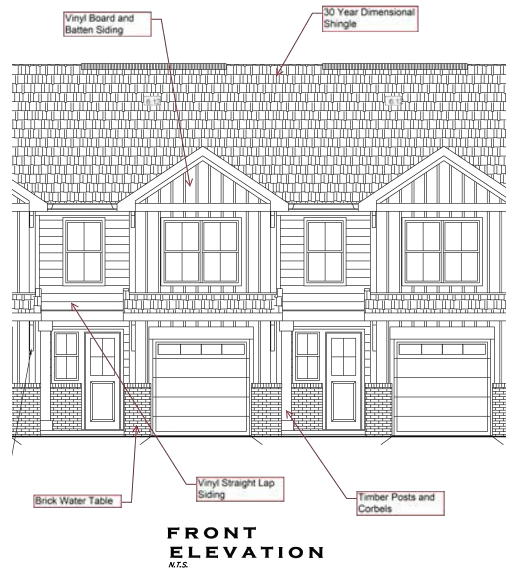
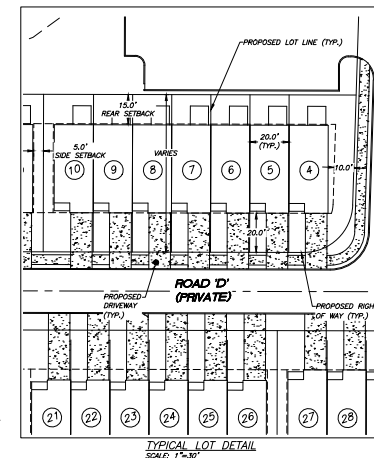
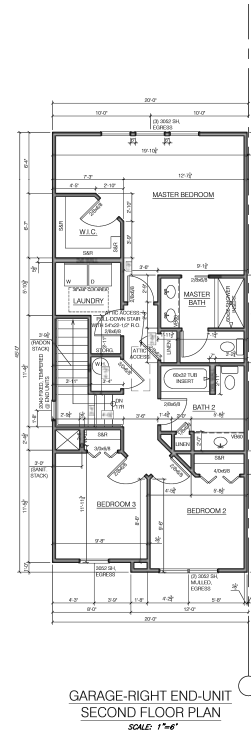
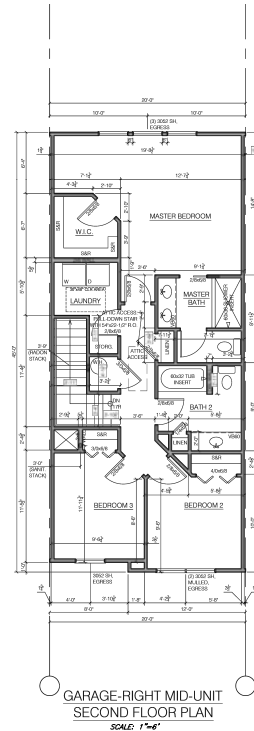
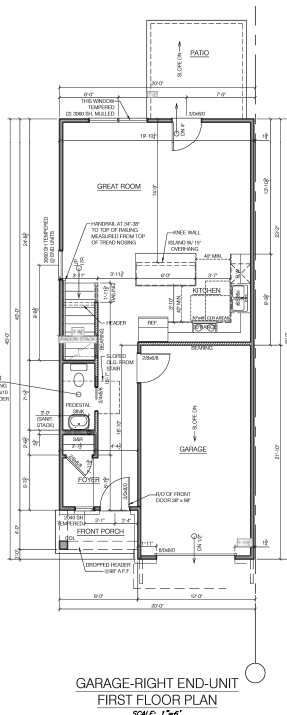
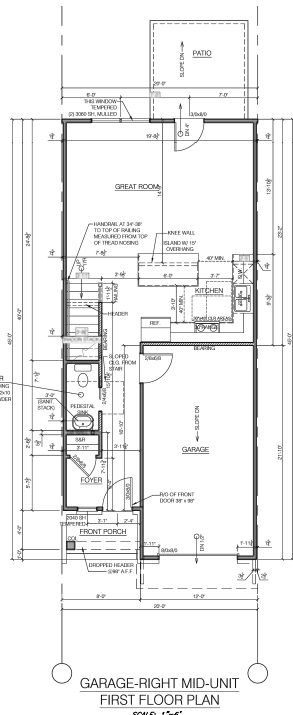
SHEET C-3

ROAD PROFILES
CARDINAL LANDING
SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE (37931)
DEVELOPER: TURNER HOMES, LLC.
11543 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 777-1700
DIST. NO. W6 KNOX CO., TN.
CLT MAPS 91 PARCEL 256.08
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URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924



REVISION	DATE	DESCRIPTION	BY	DWG. NO.
2	3/18/24	SUBMITTAL 3	CAS	2103004
1	3/13/24	SUBMITTAL 2	CAS	



MPC FILE# 4-SA-24-C / 4-A-24-DP

REVISION	DATE	DESCRIPTION	BY
1	3/18/23	SUBMITTAL 3	CAS
2			
3			

SHEET A-1

ARCHITECTURAL ELEVATIONS

CARDINAL LANDING

SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE (37931)

DEVELOPER: TURNER HOMES, LLC.
11543 KINSTON PIKE
KNOXVILLE, TN 37934
(865) 777-1700

DIST. NO. W6 KNOX CO., TN.
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URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD, SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924

DWN: CLM CHK: CAS DWG: NO. 2103004

Type “A” Screen: Dense

APPROPRIATE LOCATION: Boundaries of commercial and industrial developments adjoining residential areas

NOTE: Landscape buffer strips should be a minimum of 15 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

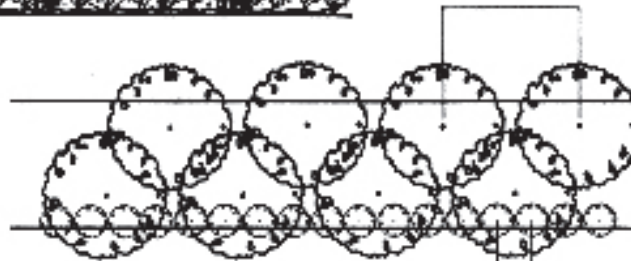
- Two offset rows of deciduous or evergreen canopy trees with a 6 ft. high continuous dense evergreen hedge, fence, wall or earth berm

TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.

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



Maximum 16' Centers



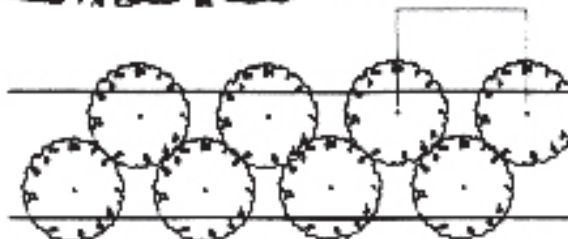
Maximum 4' Centers

- Two offset rows of evergreen trees with branches touching the ground

TREE HEIGHT
Installed: 8 ft.
Mature: 30 ft.



Maximum 12' Centers



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.

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.

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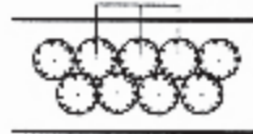
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

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

- Two offset rows of evergreen shrubs

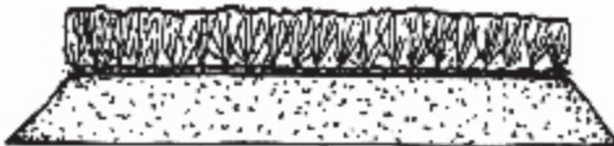


Maximum 4' Centers

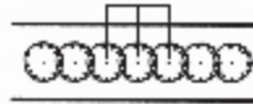


SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- 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

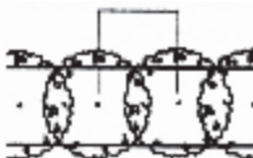


TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers



Type “C” Screen: Partial

APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

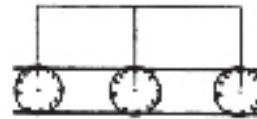
NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

- A row of small evergreen trees

TREE HEIGHT
Installed: 6 ft.
Mature: 15 ft.



Maximum 20' Centers

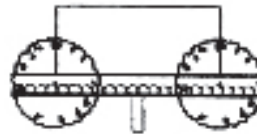


- A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge (deciduous species of similar size & form could be used for every second tree)

TREE HEIGHT
Installed: 8 ft.
Mature: 40 ft.



Maximum 50' Centers



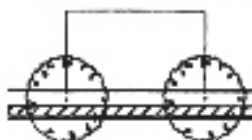
SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall

TREE HEIGHT
Installed: 6 ft.
Mature: 15 ft.



Maximum 40' Centers



INTRODUCTION

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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.

Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

Alternative Design Standards Requiring Planning Commission Approval

Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County

Section 3.03.E.1.e – Maximum grade of private right-of-way

Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots

Section 3.04.H.2 – Maximum grade, public streets

Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots

Section 3.04.A.3.c – Right-of-way dedication, new subdivisions

Section 3.04.F.1 – Right-of-way reduction, local streets

Section 3.04.G.1 – Pavement width reduction, local streets

Section 3.04.H.3 – Intersection grade, all streets

Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones

Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones

Section 3.11.A.2 – Standard utility and drainage easement

By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision Regulations are requested above or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

Signature

Printed Name

Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:

2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:

3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:

4. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

Engineering Comments:

5. ALTERNATIVE DESIGN STANDARD REQUESTED:

Approval required by: Planning Commission ☐ Engineering ☐

Engineering supports the alternative design standard requested

(to be completed during review process): YES ☐ NO ☐

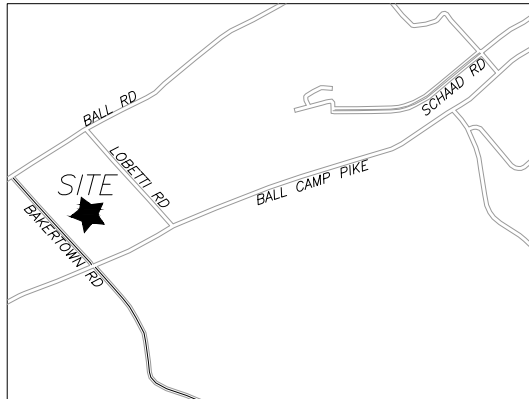
Engineering Comments:

CONCEPT 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) 777-1700



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
SITE PLAN	C-1
PRELIMINARY GRADING & DRAINAGE PLAN	C-2
ROAD PROFILES	C-3
ARCHITECTURAL ELEVATIONS & TYPICAL LOT DETAIL	A-1

MPC FILE# 4-SA-24-C / 4-A-24-DP

3	3/18/24	SUBMITTAL 3
2	3/13/24	SUBMITTAL 2
ISSUE NO.	DATE	DESCRIPTION

1. THIS PROPERTY IS ZONED "PR". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:

PERIPHERY: THIRTY-FIVE (35) FEET ALONG THE NORTHERN BOUNDARY LINE.
TWENTY-FIVE (25) FEET ALONG THE EASTERN BOUNDARY LINE. FIFTEEN (15)
FEET ALONG THE SOUTHERN BOUNDARY LINE.

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 COMPILING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY IN WRITING ALL UTILITY COMPANIES, GOVERNMENT AGENCIES AND ALL GULL TOWN 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 NAVD88.

4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.

5. THE TOTAL AREA OF THE DEVELOPMENT IS 9.07 ACRES.

6. THE DEVELOPMENT PROPOSES 40-UNITS (4.4 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. 5' UTILITY AND DRAINAGE EASEMENTS SHALL BE RESERVED ALONG ALL INTERIOR LOT LINES EXCEPT WHEN UNDER BUILDINGS.

10. SIDEWALKS THAT ARE REQUIRED BY KNOX COUNTY WILL BE MAINTAINED BY THE COUNTY. THE REMAINING INTERIOR SIDEWALKS SHALL BE MAINTAINED BY THE COMMUNITY'S HOA.

11. FOR BOUNDARY AND EASEMENT INFORMATION, REFER TO PLAT INSTRUMENTS 200807220005317 & 202107160004105.

12. A VARIANCE WAS APPROVED AT THE SEPTEMBER 8, 2005 PLANNING COMMISSION MEETING TO REDUCE THE REQUIRED RIGHT-OF-WAY FROM 30' TO 25' FROM CENTERLINE OF BAKERTOWN ROAD.

13. FOR CONDITIONS OF MPC APPROVAL, REFER TO CASES 3-SD-23-C & 3-E-23-08

14. PRIVACY FENCE AND LANDSCAPE BUFFER INSTALLATION SHALL BE COMPLETE PRIOR TO FINAL PLAT APPROVAL.

15. REQUIRED PARKING = 80 SPACES
PROPOSED GARAGES = 40

PROPOSED GARAGES = 40
DRIVEWAYS > 20' IN LENGTH = 40
OFF STREET PARKING = 21
TOTAL = 101 SPACES

TOTAL = 101 SPACES

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 report filed with the Planning Commission.

Registered Engineer Christopher A. Sharp
Christopher A. Sharp, P.E.

Tennessee License No. 108984
Date: 3/18/24

SHEET C-1

ALTERNATIVE DESIGN STANDARD REQUESTS:

- 1) REDUCE RIGHT OF WAY WIDTH FROM 50' TO 40' (PRIVATE ROADS C&D).
- 2) REDUCE PAVEMENT WIDTH FROM 26' TO 22' (PRIVATE ROADS C&D).
- 3) REDUCE THE STREET FRONTAGE IN THE PR (PLANNED RESIDENTIAL) ZONE FROM 25' TO 20'.

REFERENCE:
 ID INST. #200507250007476
 T INST. #200807220005317

GRAPHIC SCALE



40 0 40 80

SHEET C-1

SITE PLAN

CARDINAL LANDING

SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE (37931)

DEVELOPER: **TURNER HOMES, LLC.**
11543 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 777-1700

DIST. NO. W6	KNOX CO., TN.
--------------	---------------

CLT MAPS 91
SCALE: 1"=40'

URBAN ENGINEERING, INC.

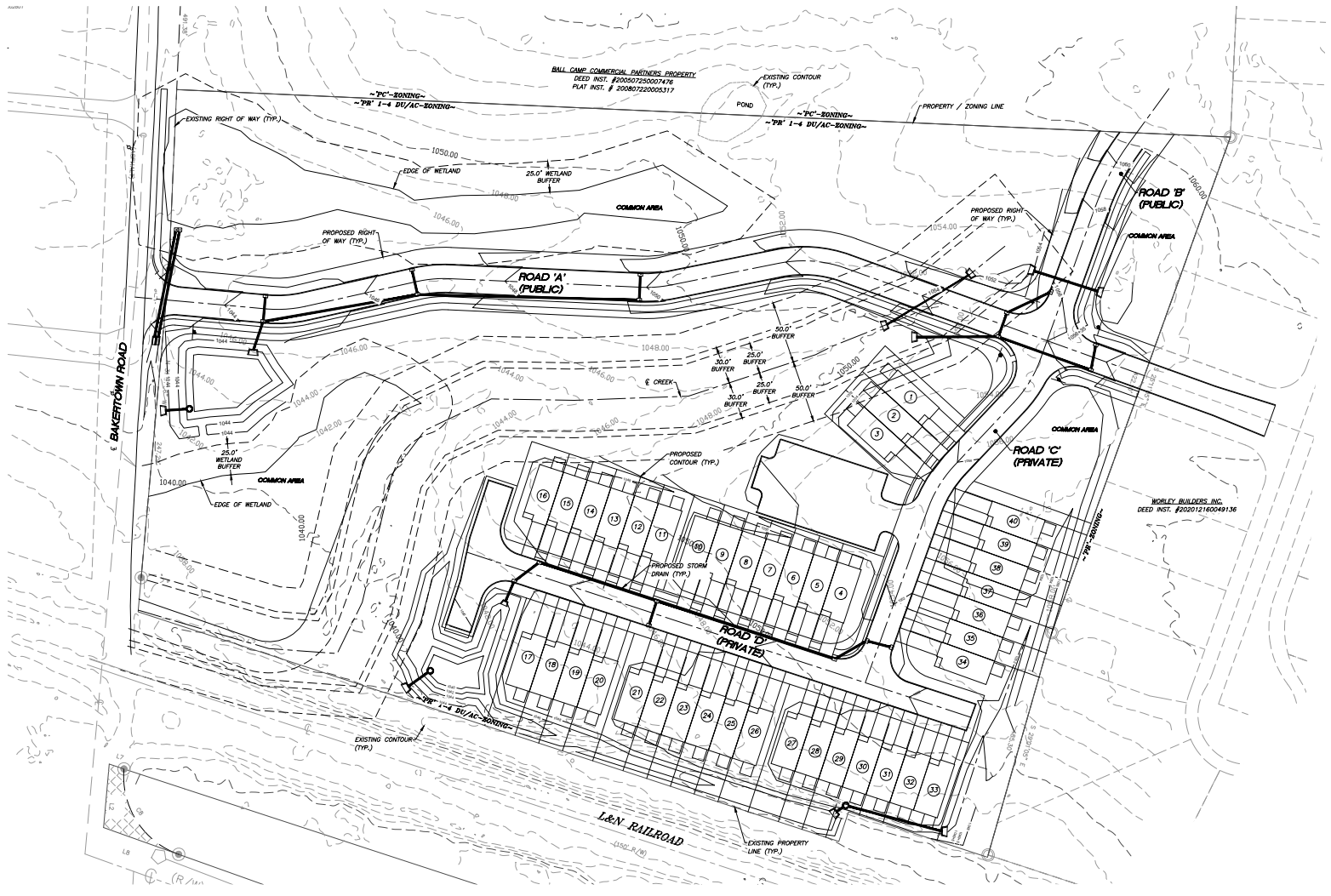
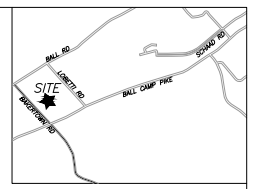
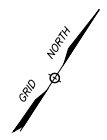
E.J. CARLS ENGINEERING, INC.
10330 HARDIN VALLEY RD, SUITE 201
KNOXVILLE, TENNESSEE 37932

(865) 966-1924		
DWN: CLM	CHK: CAS	DWG. NO. 2103004

2	3/18/24	SUBMITTAL 3	CAS
1	3/13/24	SUBMITTAL 2	CAS


REVISION	DATE	DESCRIPTION	BY
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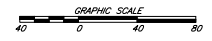
MPC FILE# 4-SA-24-C / 4-A-24-DP



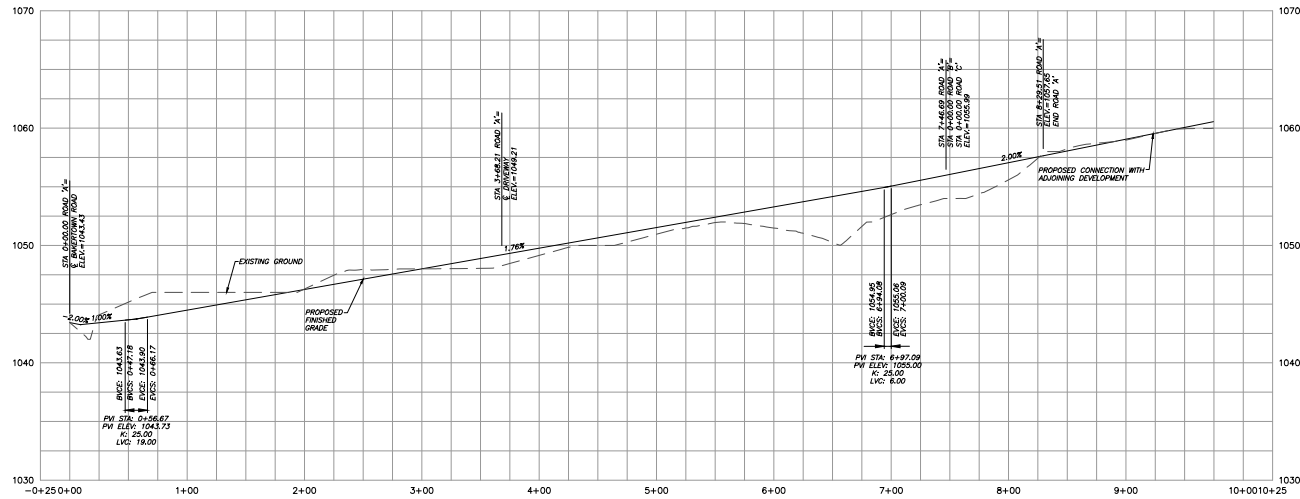
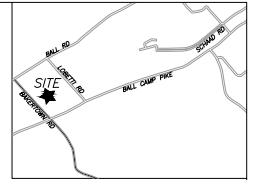
Certification of Concept Plan by Registered Engineer
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville-Spaulding County Subdivision Regulations except as has been itemized and described in a report filed with the General Commission.
Registered Engineer: *Christopher A. Sharp*
Tennessee License No. 108994
Date: 3/18/24

SHEET C-2

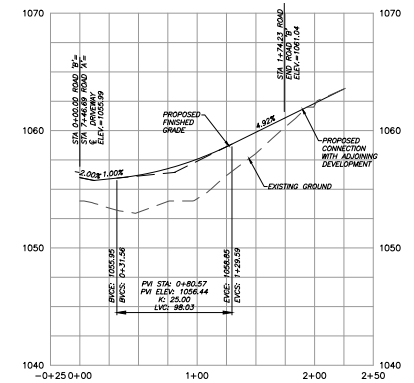
GRADING PLAN	
CARDINAL LANDING	
SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE (37931)	
DEVELOPER:	TURNER HOMES, LLC. 11543 KINGSTON PIKE KNOXVILLE, TN 37934 (865) 777-1700
DIST. NO. W6	KNOX CO., TN.
CLT MAPS 91	PARCEL 256.08
SCALE: 1"=40'	FEBRUARY 14, 2024
 URBAN ENGINEERING, INC. 10330 HARDIN VALLEY RD, SUITE 201 KNOXVILLE, TENNESSEE 37932 (865) 966-1924	
DWG: CLM	CHK: CAS
DWG. NO. 2103004	
1	3/13-24
REVISION	DATE
	SUBMITAL 2
	DESCRIPTION
	BY



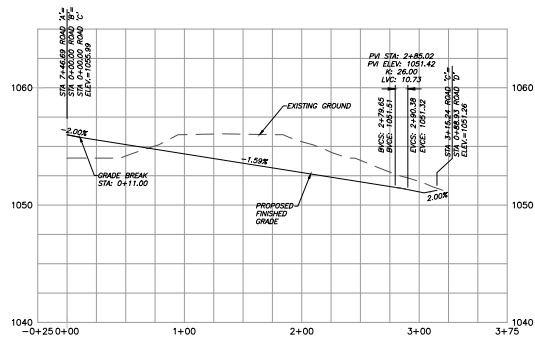
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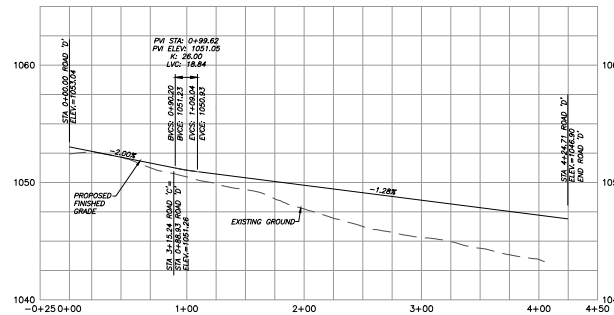
PROFILE VIEW: ROAD 'A'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



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



PROFILE VIEW: ROAD 'C'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)



PROFILE VIEW: ROAD 'D'
1"=50' (HORIZONTAL)
1"=5' (VERTICAL)

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-Metropolitan County Subdivision Regulations except as has been itemized and described in a report submitted to the Planning Commission.
Registered Engineer: *Christopher A. Sharp, P.E.*
Tennessee License No. 108984
Date: 3/18/24

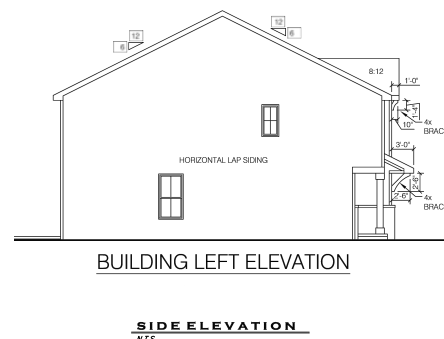
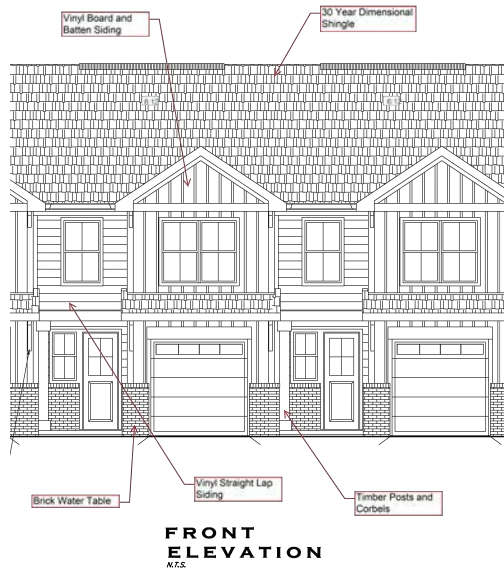
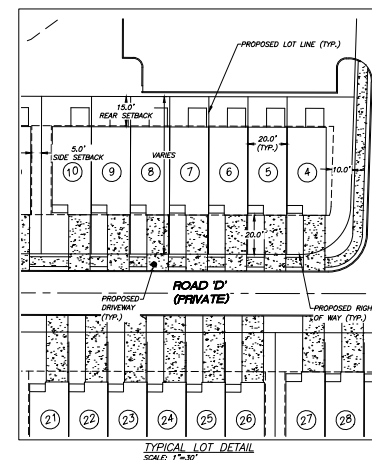
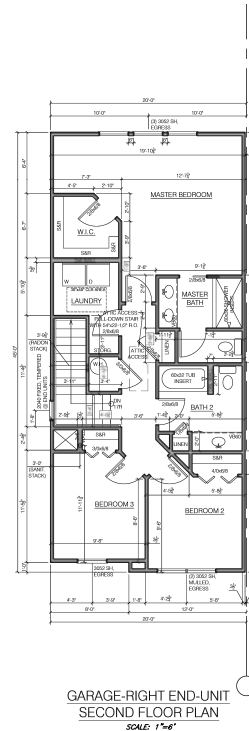
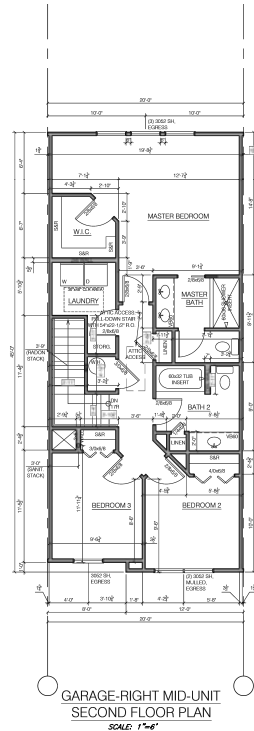
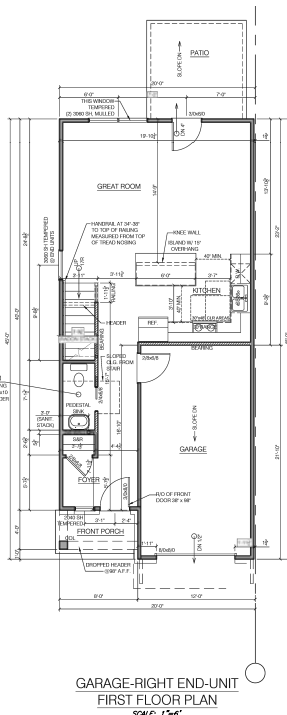
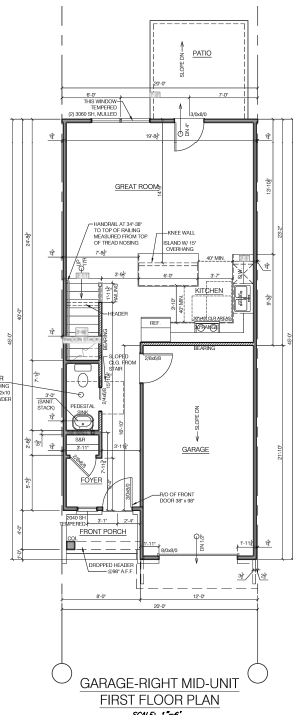
SHEET C-3

ROAD PROFILES
CARDINAL LANDING
SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE (37931)
DEVELOPER: TURNER HOMES, LLC.
11543 KINGSTON PIKE
KNOXVILLE, TN 37934
(865) 777-1700
DIST. NO. W6 KNOX CO., TN.
CLT MAPS 91 PARCEL 256.08
SCALE: AS NOTED FEBRUARY 14, 2024

URBAN ENGINEERING, INC.
10330 HARDIN VALLEY RD., SUITE 201
KNOXVILLE, TENNESSEE 37932
(865) 966-1924
DWG. NO. 2103004



REVISION	DATE	DESCRIPTION	BY
2	3/18/24	SUBMITTAL 3	CAS
1	3/13/24	SUBMITTAL 2	CAS



MPC FILE# 4-SA-24-C / 4-A-24-DP

REVISION	DATE	DESCRIPTION	BY
1	3/18/23	SUBMITTAL 3	CAS

SHEET A-1

ARCHITECTURAL ELEVATIONS
CARDINAL LANDING
SITE ADDRESS: 0 BAKERTOWN ROAD, KNOXVILLE (37931)

DEVELOPER: TURNER HOMES, LLC.
11543 KINSTON PIKE
KNOXVILLE, TN 37934
(865) 777-1700

DIST. NO. W6 KNOX CO., TN.
CLT MAPS 91 PARCEL 256.08
SCALE: AS NOTED FEBRUARY 14, 2024

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

DWN: CLM CHG: CAS DWG: NO. 2103004



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

2/16/2024

Date Filed

4/11/2024

Meeting Date (if applicable)

4-SA-24-C / 4-A-24-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

Turner Homes, LLC

Owner Name (if different)

11543 Kingston Pike Knoxville TN 37931

Owner Address

865-777-1700 / andrew.fraser@

Owner Phone / Email

0 BAKERTOWN RD

Property Address

91 256 08

Parcel ID

9.07 acres

Tract Size

West Knox Utility District, Knoxville Utiliti

Sewer Provider

West Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

East of Bakertown Rd and north of Ball Camp Pike

General Location

☐ City Commission District 6 PR (Planned Residential) up to 4 du/ac

☒ County District Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

Northwest County

Planning Sector

MU-SD (Mixed Use Special District)

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) Attached houses in the PR zone			

SUBDIVISION REQUEST

Cardinal Landing	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	41 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)

4.5 du/ac

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
\$1,575.00	
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.	2/16/2024
	Please Print	Date

Phone / Email

Property Owner Signature	Turner Homes, LLC	2/16/2024
	Please Print	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

2/15/24

4/11/24

File Number(s)

Date Filed

Meeting Date (if applicable)

4-SA-24C_4-A-24-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

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

(865) 777-1700

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Bakertown Road (37931)

09125608

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

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

Proposed Subdivision Name

☐ Combine Parcels ☐ Divide Parcel

Unit / Phase Number

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

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

0102

Fee 2

Fee 3

Total

\$1,575

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: 2024.02.15 11:15:34 -05'00'

Urban Engineering, Inc.

2/15/24

Applicant Signature

Please Print

Date

(865) 966-1924

chris@urban-eng.com

Phone Number

Email



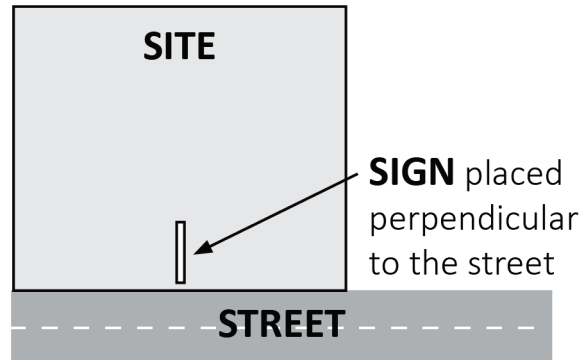
Property Owner Signature

andrew.fraser@turnerhomes.com 2/15/24

Please Print

Date Paid

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: Urban Engineering, Inc.

Date: 02/16/2024

File Number: 4-SA-24-C 4-A-24-DP



Sign posted by Staff



Sign posted by Applicant