



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 2-SC-24-C  
2-C-24-DP

**AGENDA ITEM #:** 40  
**AGENDA DATE:** 2/8/2024

▶ **SUBDIVISION:** SOUTH CREEK DEVELOPMENT  
▶ **APPLICANT/DEVELOPER:** PARAGON DEVELOPMENT, LP  
**OWNER(S):** Paragon Development LP

**TAX IDENTIFICATION:** 137 331 [View map on KGIS](#)

**JURISDICTION:** County Commission District 9

**STREET ADDRESS:** 0 SWEETWATER LN

▶ **LOCATION:** Western terminus of Sweetwater Ln, southwest of Cold Stream Ln

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Burnett Creek & Stock Creek

▶ **APPROXIMATE ACREAGE:** 20.66 acres

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

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

▶ **PROPOSED USE:** Attached residential subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Single family residential, rural residential - A (Agricultural)  
South: Rural residential - A (Agricultural)  
East: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 4 du/ac  
West: Rural residential - A (Agricultural)

▶ **NUMBER OF LOTS:** 91

**SURVEYOR/ENGINEER:** Chris Gollhofer Ardurra

**ACCESSIBILITY:** Access is via Sweetwater Ln, a local street with 26 ft of pavement width within 50 ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**  
1) Reduce the minimum vertical curve K value from 25 to 20 on Sweetwater Way at VPI STA 7+09.58.  
2) Reduce the minimum broken back curve tangent from 150 ft to 85 ft on Sweetwater Way at STA 5+61.66.  
3) Approval of a square cul-de-sac in place of a traditional cul-de-sac at the end of Sweetwater Way and Crystal Clear Way.  
4) Reduce the minimum cul-de-sac transition radii from 75 ft to 25 ft on Sweetwater Way and Crystal Clear Way.

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

1) Reduce the minimum horizontal curve radius on Sweetwater Way

from 250 ft to 200 ft at STA 6+47.

2) Reduce the minimum lot frontage from 25 ft to 20 ft for all internal lots of groupings of attached houses (see the staff comments for a full list of lots).

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)**

1) Reduce the minimum private right-of-way width from 50 ft to 40 ft.

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**STAFF RECOMMENDATION:**

- Approve the requested variance to reduce the minimum vertical curve K value from 25 to 20 on Sweetwater Way at VPI STA 7+09.58.
- The request to reduce the vertical curve K value is due to the rolling ridges with steep slopes and exposed shallow rock. The reduced K value will allow the road to crest the ridge section in a quicker transition to limit the disturbance of the steep slopes.
  - The unique conditions to be considered are the unique shape and topography of the property and the quantity of hillside protection on the site.
  - The purpose of the variation is not based exclusively upon a desire for financial gain but is a result of the property's physical attributes.
  - To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

Approve the requested variance to reduce the minimum broken back curve tangent from 150 ft to 85 ft on Sweetwater Way at STA 5+61.66.

- The request to reduce the broken back curve tangent is due to the rolling ridges with steep slopes and exposed shallow rock. The reduction of the tangent length is needed to keep the road aligned closely with the southern property line to prevent the road from being pushed drastically into the steep terrain.
- The unique conditions to be considered are the unique shape and topography of the property and the quantity of hillside protection on the site.
- The purpose of the variation is not based exclusively upon a desire for financial gain but is a result of the property's physical attributes.
- To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

Approve the requested variance to allow a square cul-de-sac in place of a traditional cul-de-sac at the end of Sweetwater Way and Crystal Clear Way.

- The request for square cul-de-sacs is due to the geometric and topographic constraints and the need to cluster dwelling units to limit disturbance. The square design will allow all units and driveways to face perpendicular to the right-of-way, eliminating curved driveways and complicated property lines.
- The unique conditions to be considered are the unique shape and topography of the property and the quantity of hillside protection on the site.
- The purpose of the variation is not based exclusively upon a desire for financial gain but is a result of the property's physical attributes.
- To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood because the turning area within the square cul-de-sac is the same as a traditional cul-de-sac.

Approve the requested variance to reduce the cul-de-sac transition radii from 75 ft to 25 ft on Sweetwater Way and Crystal Clear Way.

- The request to reduce the cul-de-sac transition radii is due to a 75 ft radius not physically fitting within a square geometry of the cul-de-sac without increasing the overall footprint of the turnaround.
- The unique conditions to be considered are the unique shape and topography of the property and the quantity of hillside protection on the site.
- The purpose of the variation is not based exclusively upon a desire for financial gain but is a result of the property's physical attributes.
- To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

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

**Approve the Concept Plan subject to 7 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Providing a delineation between the public and private right-of-way per the requirements of Knox County Engineering and Public Works during the design plan phase.
4. Providing a 200 ft sight distance easement through the 200 ft horizontal radius in Sweetwater Way. The driveways must have a depth of 20 ft outside of the sight distance easement.
5. Providing guest parking as shown on the concept plan.
6. Meeting all other applicable requirements of the Knox County Department of Engineering and Public Works.
7. 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 up to 91 attached houses on individual lots, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) The maximum height of the attached dwellings shall be 35 feet.
- 3) Providing a Type 'B' landscape screen along the rear lot lines of lots 78-91 (see Exhibit C).

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 for a 91-lot attached residential subdivision on 20.66 acres (4.4 du/ac). The zoning on the property is PR (Planned Residential) up to 4 du/ac. The applicant also owns 6 platted lots on the north side of Sweetwater Lane and is using that land area to transfer density (9 units) to this phase of the subdivision. Including the 6 house lots, the proposal includes 97 dwelling units on 24.95 acres (3.89 du/ac). Since the 6 house lots already exist and are not being changed, this application and approval is only for the 91 attached houses. The proposed density for the entire subdivision, including the existing 29 platted lots, is 3.66 du/ac.

#### **BACKGROUND**

This property has had three previous concept plan approvals. In 2004, 95 detached house lots were approved (6-SB-04-C / 6-D-04-UR). In 2007, the subdivision was reappraised with 95 detached house lots with minor changes after the 2004 concept plan had expired (7-SC-07-C / 7-E-07-UR). In 2020, the undeveloped portion of the subdivision was approved for 93 attached house lots and 6 detached house lots. The 6 detached house lots were only minor lot line changes to existing lots and are not part of this current request. The approved number of dwelling units increased from 95 to 121. The current request reduces the total number of dwelling units to 119.

#### **REDUCTION OF LOT FRONTAGE**

The Planning Commission has the authority to approve a lot frontage between 20-25 ft for attached houses as an alternative design standard if guest parking is provided. Lot frontages less than 20 ft must be approved as a variance. Guest parking is primarily located at the entrance to this phase of the subdivision and in the two cul-de-sacs.

Lots with 20 ft of frontage: 2-5, 8-10, 13-14, 17-18, 21-24, 27-28, 31-32, 35-36, 39-42, 45-48, 51-52, 55-56, 59-61, 64-66, 69-72, 75-76, 79-82, 85-86, and 89-90.

#### **TRANSPORTATION IMPACT ANALYSIS**

The South Creek Subdivision Transportation Impact Analysis (Fulghum MacIndoe, 6/17/2020) was submitted with the 2020 concept plan application. The primary purpose of the study was to determine if improvements are required at the intersection of Tipton Station Road at White Creek Drive, which is the entrance to the South Creek Subdivision. The analysis concludes that turn lanes on Tipton Station Road are not warranted at this intersection. The only recommendation is for overgrown vegetation within the Tipton Station Road right-of-way to be cleared for a distance of 400 feet to improve the sight distance looking south to comply with the requirements of the subdivision regulations.

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

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

1) ZONING ORDINANCE

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

- a) The PR zone allows houses and attached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 4 du/ac. The proposed density is 3.89 du/ac (including the 6 house lots).
- c) The Planning Commission determines the maximum height for any use other than houses and duplexes (Article 5, Section 5.13.12). Staff recommends a maximum height of 35 ft for the attached houses, consistent with the maximum height allowed on surrounding properties. The elevations provided show the units will be 2 stories.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) The General Plan's development policy 9.3 encourages the scale of new development to be compatible with existing neighborhoods and communities. The development will consist of two-story attached houses that are a similar height as the detached houses in phase 1. Where attached house lots adjoin an existing detached house lot line, a Type B landscape screen is required.

3) SOUTH COUNTY SECTOR PLAN

- a) The property is classified as LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed density is 3.89 du/ac.
- b) Approximately 15.9 acres of the 20.7-acre site (phase 2) of the subdivision is within the HP (Hillside Protection) area. The slope analysis recommends a disturbance budget of 7.7 acres. The proposed disturbance with the HP area is 7.27 acres. The combination of using attached houses and reducing the right-of-way width helps to minimize the land disturbance.

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

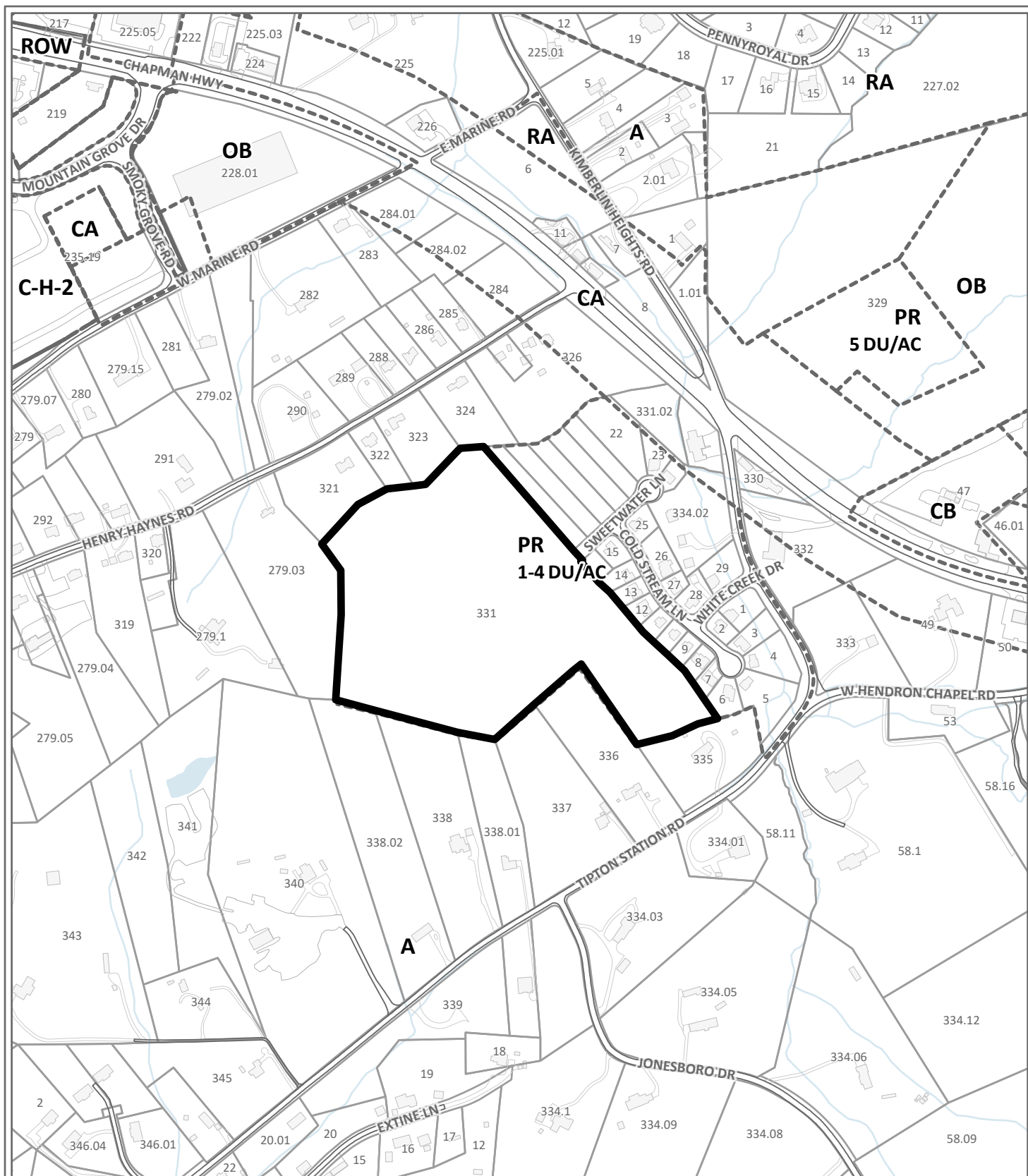
Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle High.

- 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**

**2-SC-24-C / 2-C-24-DP**

**Petitioner:** Paragon Development, LP

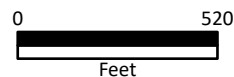


Attached residential subdivision in PR (Planned Residential) up to 4 du/ac

**Original Print Date:** 1/8/2024

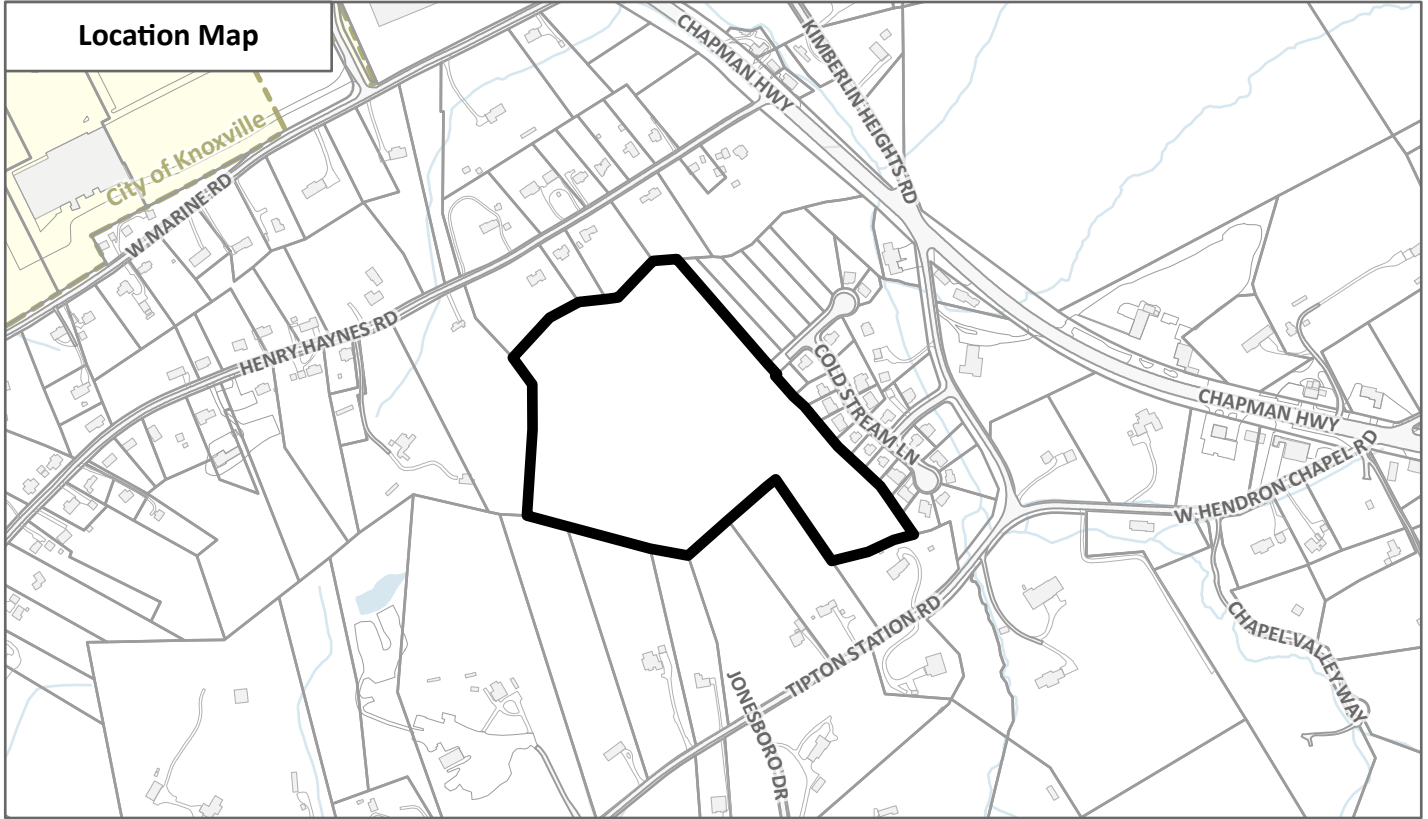
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

**Map No:** 137  
**Jurisdiction:** County

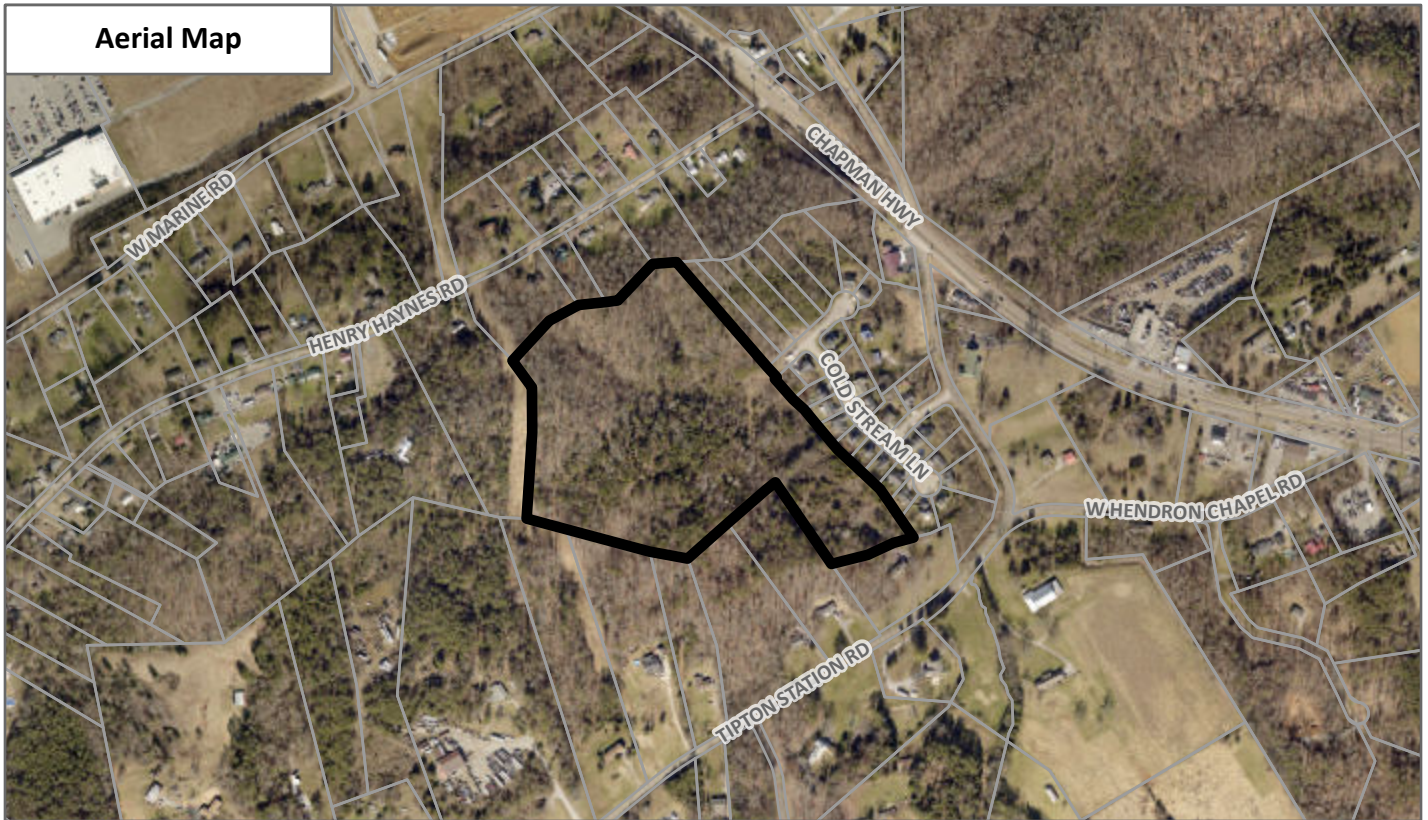


# Exhibit A. Contextual Images

Location Map



Aerial Map

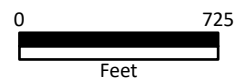


CONTEXTUAL MAPS 1

2-C-24-DP / 2-SC-24-C

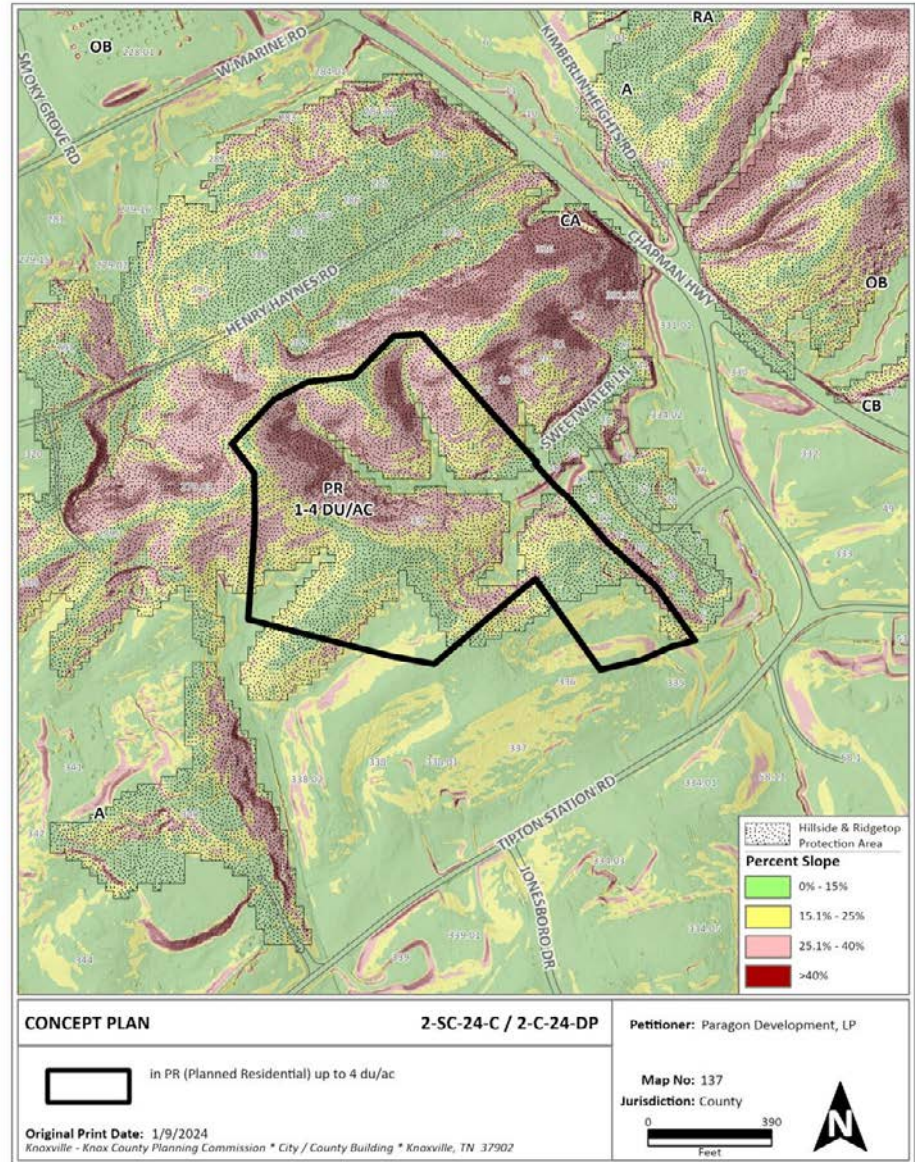


Case boundary





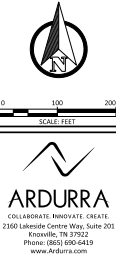
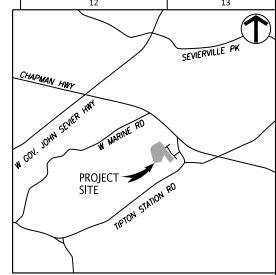
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>20.7</b>		
Non-Hillside	4.8	N/A	
0-15% Slope	3.7	100%	3.7
15-25% Slope	5.8	50%	2.9
25-40% Slope	5.2	20%	1.0
Greater than 40% Slope	1.3	10%	0.1
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>15.9</b>	Recommended disturbance budget within HP Area (acres)	<b>7.7</b>
		Percent of HP Area	<b>48.5%</b>



**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 ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

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



**PARAGON DEVELOPMENT LP**  
 105 CENTER PARK DR  
 KNOXVILLE, TN 37922  
 Mr. Osham Shamim  
 816.719.9880  
 osham@gmail.com

**GENERAL NOTES:**

- THE TOPOGRAPHIC & BOUNDARY DATA WAS TAKEN FROM CANTRELL ENGINEERING & SURVEYING, PLLC DATED DECEMBER 12, 2019 & AVAILABLE KGS MAPS.
- PROPERTY CONCERNED REFLECTS PARCEL 137E016-022 & 137 331 AS SHOWN IN KNOX COUNTY CLT MAP 137. ZONING FOR THE PROPERTY IS PR, PLANNED RESIDENTIAL UP TO 4 DU/AC TOTAL AREA = 20.66± AC.
- OWNER: PARAGON DEVELOPMENT LP  
 105 CENTER PARK DR  
 KNOXVILLE, TN 37922
- ACCESS TO LOTS IS RESTRICTED TO INTERNAL STREETS.
- PROPOSED IMPROVEMENTS INCLUDE 26' WIDE PRIVATE ROAD, EXTRUDED CURB, STORM SEWER, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV.

**PROPOSED DENSITY**

TOTAL PROPERTY AREA	24.95 AC
NUMBER OF PROPOSED ATTACHED DWELLING UNITS	91
NUMBER OF EXISTING SINGLE FAMILY UNITS	6
PROPOSED DENSITY IS	97 DU/24.95 AC =
	3.89 DU/AC

**VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:**

- REDUCTION OF VERTICAL CURVE K VALUE FROM 25 TO 20, SWEETWATER WAY @ 97.58' STA 2+09.58
- REDUCTION OF A TANGENT FOR BROKEN BACK CURVE FROM 150' TO 85', SWEETWATER WAY AT STA +61.66
- APPROVAL OF A SQUARE CUL-DE-SAC IN PLACE OF TRADITIONAL CUL-DE-SAC FOR SWEETWATER WAY AND CRYSTAL CLEAR WAY
- REDUCTION OF CUL-DE-SAC TRANSITION RADIUS FROM 75' TO 25'

**ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL:**

- REDUCTION OF HORIZONTAL CURVE RADIUS ON SWEETWATER WAY FROM 250 FEET TO 200 FEET AT STA 6+47.89
- REDUCTION OF LOT FRONTAGE FROM 25' TO 20' FOR LOTS 2-5, 8-10, 13-14, 17-18, 21-24, 27-28, 31-32, 35-36, 39-42, 45-48, 51-52, 55-56, 59-61, 64-66, 69-72, 75-76, 79-82, 85-86, AND 89-90

**ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:**

- REDUCTION OF RIGHT-OF-WAY WIDTH FROM 50' TO 40'

**UTILITY OWNERS:**

**WATER & SEWER**  
 KNOX CHAPMAN UTILITY DISTRICT  
 CONTACT: RYAN BLAKE, P.E.  
 816.400.5000  
 2035 LAKESIDE CENTRE WAY, #180  
 KNOXVILLE, TN 37922  
 PHONE: 865.270.3310

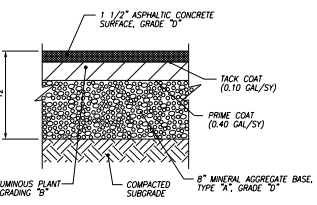
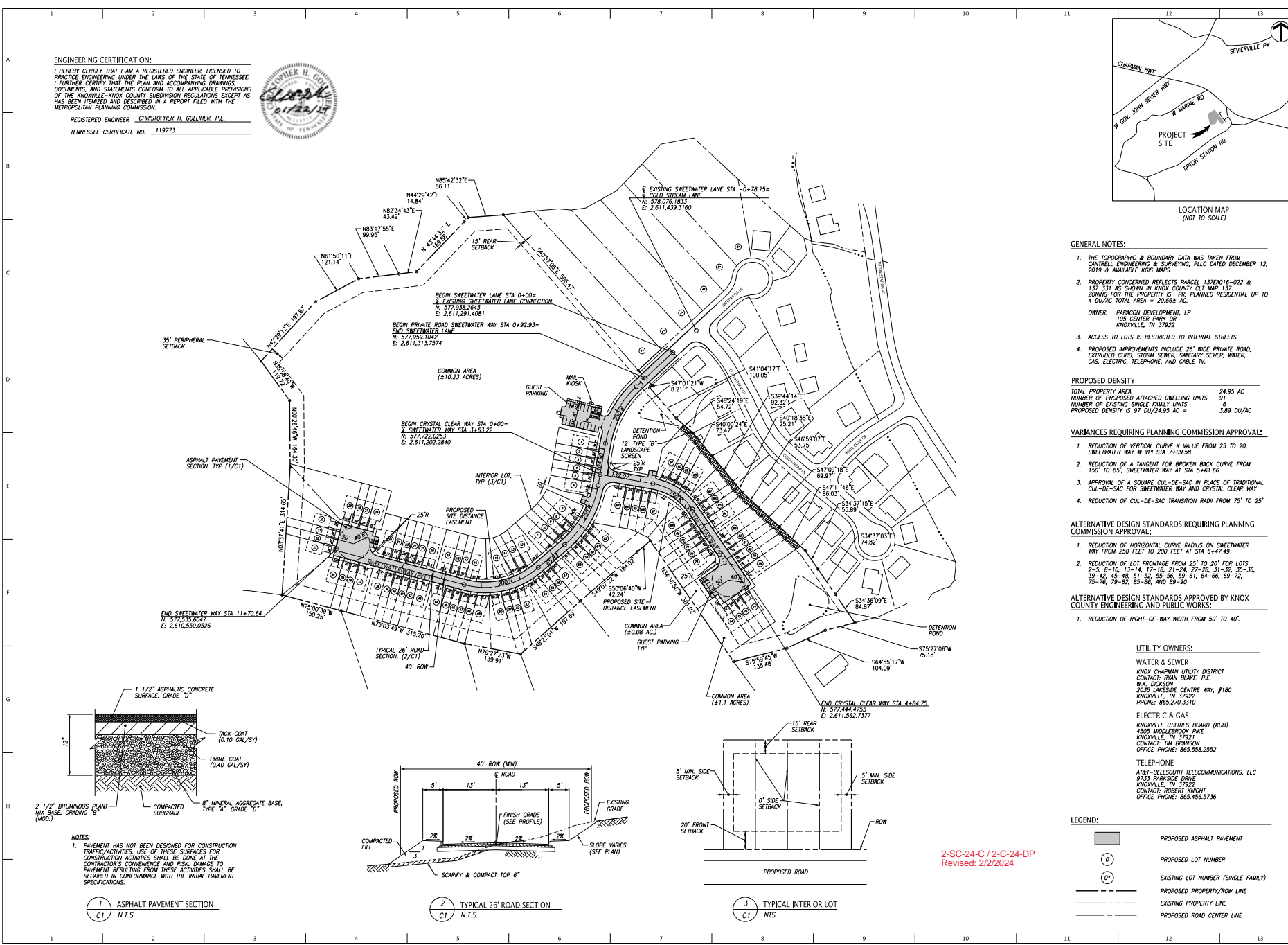
**ELECTRIC & GAS**  
 KNOXVILLE UTILITIES BOARD (KUB)  
 4525 MIDDLEBROOK DR  
 KNOXVILLE, TN 37921  
 CONTACT: TIM BRANNON  
 OFFICE PHONE: 865.558.2552

**TELEPHONE**  
 AT&T-BELLSOUTH TELECOMMUNICATIONS, LLC  
 9733 PARKSIDE DRIVE  
 KNOXVILLE, TN 37922  
 CONTACT: ROBERT KNIGHT  
 OFFICE PHONE: 865.956.5736

**LEGEND:**

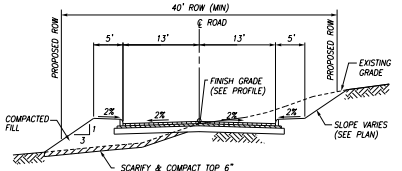
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LOT NUMBER
- EXISTING LOT NUMBER (SINGLE FAMILY)
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- PROPOSED ROAD CENTER LINE

2-SC-24-C / 2-C-24-DP  
 Revised: 2/2/2024

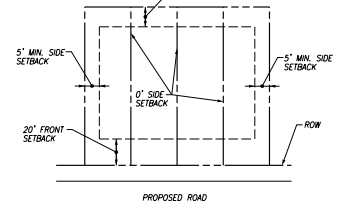


**NOTES:**  
 1. PAVEMENT HAS NOT BEEN DESIGNED FOR CONSTRUCTION TRAFFIC/ACTIVITIES. USE OF THESE SURFACES FOR CONSTRUCTION ACTIVITIES SHALL BE DONE AT THE CONTRACTOR'S CONVENIENCE AND RISK. DAMAGE TO PAVEMENT RESULTING FROM THESE ACTIVITIES SHALL BE REPAIRED IN CONFORMANCE WITH THE INITIAL PAVEMENT SPECIFICATIONS.

1 ASPHALT PAVEMENT SECTION  
 N.T.S.



2 TYPICAL 26' ROAD SECTION  
 N.T.S.



3 TYPICAL INTERIOR LOT  
 N.T.S.

File Name: I:\2024\20240210\20240210\20240210.dwg  
 Plot Date: 2/2/2024

**SOUTH CREEK SUBDIVISION UNIT 2**  
**204 SWEETWATER LANE**  
**KNOXVILLE, TENNESSEE 37920**  
**CONCEPT PLAN**  
**MPC FILE NUMBERS: 2-SC-24-C / 2-C-24-DP**

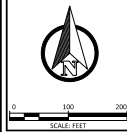
**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

JOB NO: 699.001  
 DATE: 12/27/2023  
**C1**  
 CONCEPT PLAN  
 12/27/23

**HILLSIDE PROTECTION**

HILLSIDE PROTECTION AREA: 15.72 AC  
 DISTURBED HILLSIDE PROTECTION AREA: 7.27 AC  
 % DISTURBED HILLSIDE PROTECTION AREA: 46.25%

15.72 AC  
 7.27 AC  
 46.25%



**PARAGON DEVELOPMENT LP**  
 105 CENTER PARK DR  
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 Mr. Oshiel Shamim  
 818.719.9889  
 oshamim@gmail.com

NO.	DATE	REVISIONS

**SOUTH CREEK SUBDIVISION UNIT 2**  
 204 SWEETWATER LANE  
 KNOXVILLE, TENNESSEE 37920  
**CONCEPT GRADING PLAN**  
 MPC FILE NUMBERS: 2-SC-24-C / 2-C-24-DP

**PRELIMINARY**  
 NOT FOR  
 CONSTRUCTION

JOB NO: 609.001  
 DATE: 12/27/2023

**C2**  
 CONCEPT PLAN  
 12/27/23

2-SC-24-C / 2-C-24-DP  
 Revised: 2/2/2024

**LEGEND:**

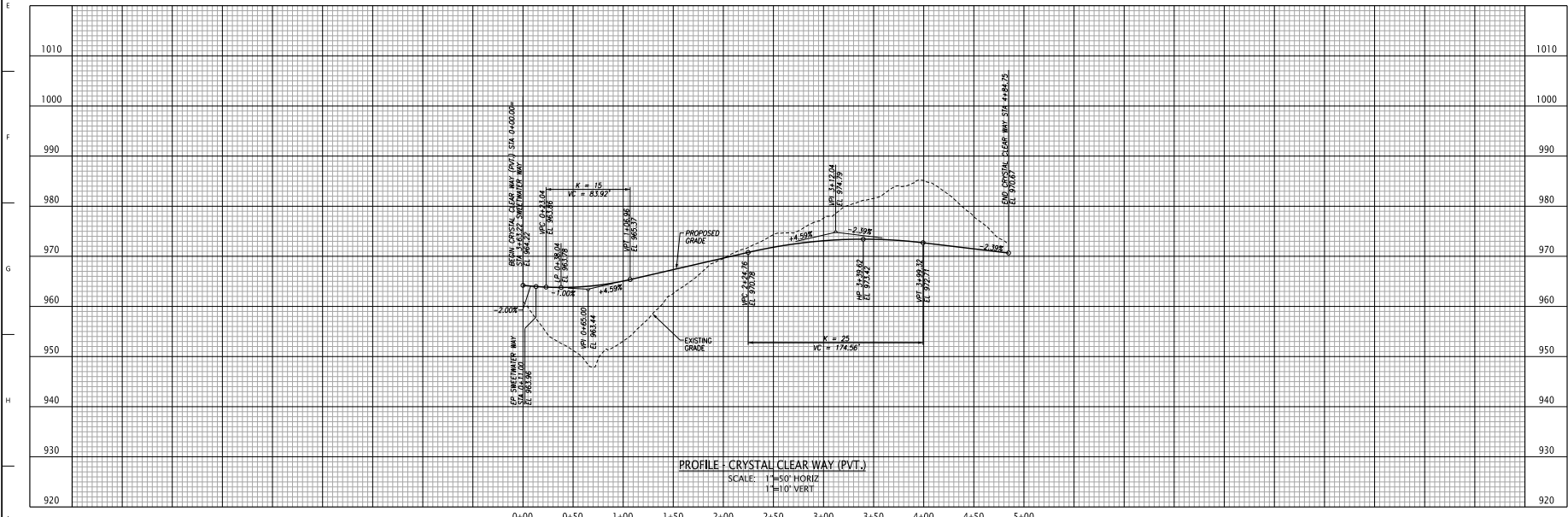
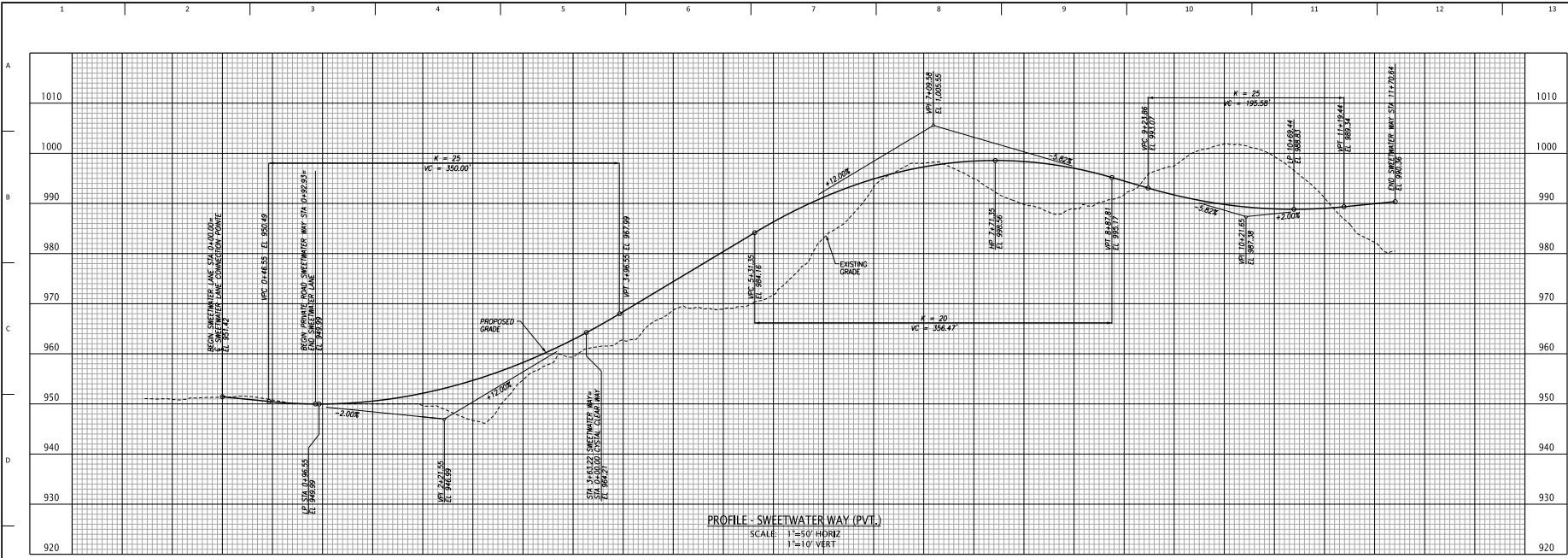
- ⊙ PROPOSED LOT NUMBER
- PROPOSED PROPERTY/ROW LINE
- EXISTING PROPERTY LINE
- +— PROPOSED ROAD CENTER LINE
- - - - - 890 EXISTING CONTOUR
- - - - - 890 PROPOSED CONTOUR
- - - - - HILLSIDE PROTECTION BOUNDARY



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 Plot Date: 12/27/2023



File Name: 2-SC-24-C / 2-C-24-DP.dwg  
 Plot Date: 2/22/2024



2-SC-24-C / 2-C-24-DP  
 Revised: 2/2/2024



PARAGON  
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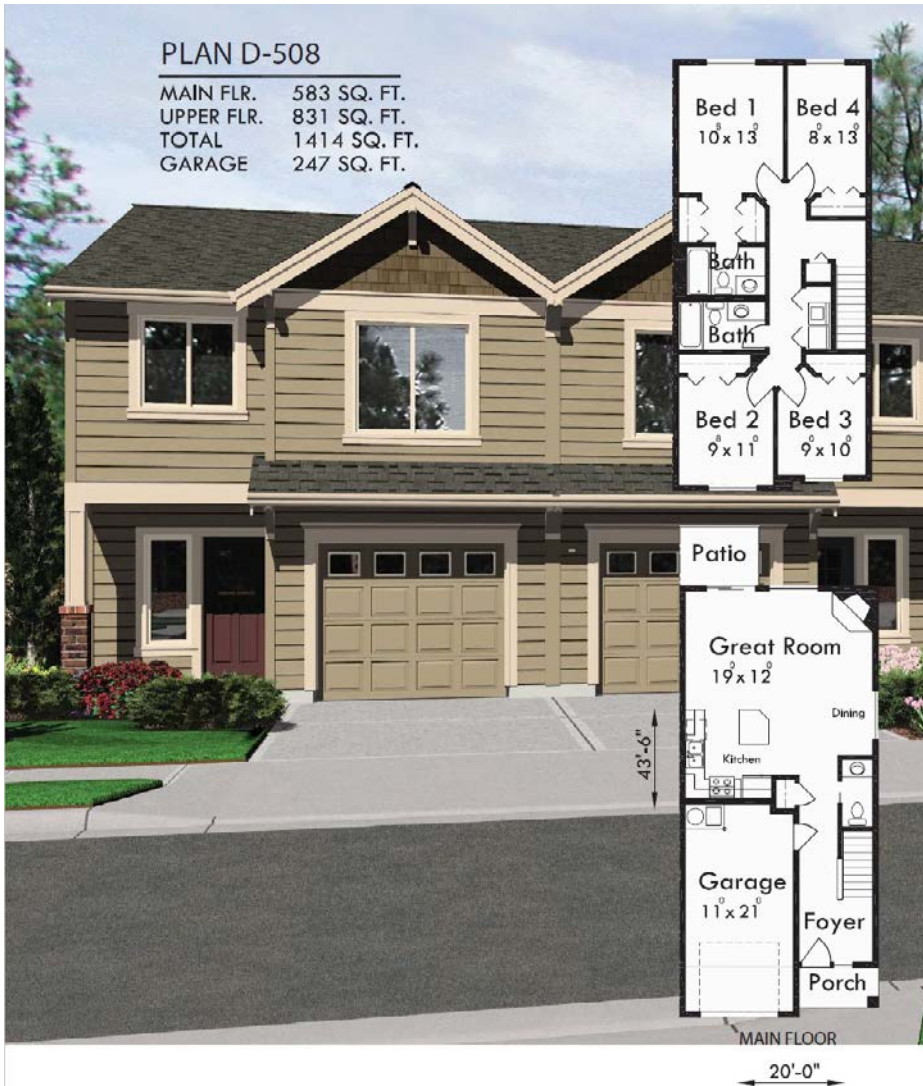
NO.	DATE	REVISION
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SOUTH CREEK SUBDIVISION UNIT 2  
 204 SWEETWATER LANE  
 KNOXVILLE, TENNESSEE 37920  
 CONCEPT ROAD PROFILES  
 MPC FILE NUMBERS: 2-SC-24-C / 2-C-24-DP

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

JOB NO: 609.001  
 DATE: 12/27/2023

**C3**  
 CONCEPT PLAN  
 12/27/23





## Type “B” Screen: Continuous

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

**NOTE:** Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

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

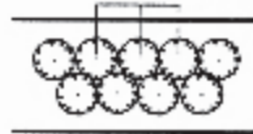
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

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

- Two offset rows of evergreen shrubs

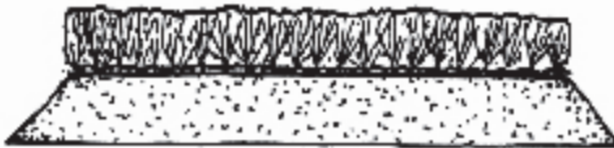


Maximum 4' Centers



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

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



Maximum 3' Centers



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

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



Maximum 50' Centers

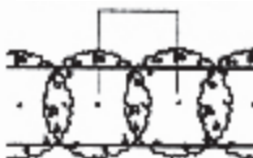


TREE HEIGHT  
Installed: 8 ft.  
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers



# VARIANCES

The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

## Hardship conditions to be met:

1. **Conditions Required.** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may grant, by way of application, variations to the Subdivision Regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
2. **Evidence of Hardship Required.** The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that:
  - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
  - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
  - c. The purpose of the variation is not based exclusively upon a desire for financial gain.
  - d. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

## Variances Requested:

For each variance requested, identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to.

1. Variance requested:

Reduction of Vertical Curve K Value from 25 to 20, Sweetwater Way @ VPI 7+09.58

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. Reference Attachment 1

b. Reference Attachment 1

c. Reference Attachment 1

d. Reference Attachment 1

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: Approve based on justification provided by the applicant.

2. Variance requested:

Reduction of tangent for broken back curve from 150' to 85', Sweetwater Way at Sta 5+61.66

---

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. Reference Attachment 1

---

b. Reference Attachment 1

---

c. Reference Attachment 1

---

d. Reference Attachment 1

---

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: Approved based on justification provided by applicant.

---

3. Variance requested:

Approval of a square cul-de-sac in place of traditional cul-de-sac for end of roads.

---

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. Reference Attachment 1

---

b. Reference Attachment 1

---

c. Reference Attachment 1

---

d. Reference Attachment 1

---

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: Approve since roads are private and Knox County will not be responsible for maintenance.

---

4. Variance requested:

Reduction of cul-de-sac transition radii from 75' to 25'.

---

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. Reference Attachment 1

---

b. Reference Attachment 1

---

c. Reference Attachment 1

---

d. Reference Attachment 1

---

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: Approve based on justification provided by applicant.

---

5. Variance requested:

---

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

d. \_\_\_\_\_

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

---

6. Variance requested:

---

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

d. \_\_\_\_\_

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

---

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

oded shainin  
\_\_\_\_\_  
Printed Name

12/26/2023  
\_\_\_\_\_  
Date

## 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. as identified below or as permitted through Article 4 Alternative Design Standards and Required Improvements (Subdivision Regulations, 3.01.D).

### Alternative Design Standards Requested:

For each alternative design standard requested, identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to.

1. Alternative design standard requested: Reduce horizontal curve radius on Sweetwater Way from 250' to 200' at sta 6 + 47. To keep the hillside protection disturbance limited and keep out of heavy rock outcroppings, the road needs to stay along the southern property line. A radius reduction is necessary to keep the road along this property line due to the geometry of the site.  
Approval required by: Planning Commission  Engineering

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: Approve based on justification provided by the applicant.

---

---

2. Alternative design standard requested: Reduce lot frontages from 25' to 20' for lots shown on plan. The site has steep slopes with ridges & natural ravines going north to south. Using a denser/compact unit on the southern portion of the site greatly reduces the disturbance required in the steep slopes and hilltop protection areas. To compact the units a reduction in lot frontages is required.  
Approval required by: Planning Commission  Engineering

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: Approve based on justification provided by the applicant.

---

---

3. Alternative design standard requested: Reduction of ROW width from 50' to 40' due to the steep topography of property. Reduction of ROW greatly reduces the disturbed area of the development.

Approval required by: Planning Commission  Engineering

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: ~~Reduction fo ROW width from 50' to 40' due to the steep topography of property. Reduction of ROW greatly reduces the disturbed area of the development.~~

---

---

**Approve based on justification provided by the applicant.**

4. Alternative design standard requested: \_\_\_\_\_

Approval required by: Planning Commission  Engineering

Engineering supports the variance 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 variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

oded shainin  
\_\_\_\_\_  
Printed Name

12/26/2023  
\_\_\_\_\_  
Date

## Attachment 1

**Project Name: South Creek Subdivision**

**Date: January 22, 2024**

---

### **Variances Requested:**

- 1. *Reduction of Vertical Curve K Value from 25 to 20, Sweetwater Way @ VPI 7+09.58.***
  - a. The property has rolling ridges with steep slopes on either sides. The property is also heavily covered by hillside protection and exposed shallow rock on these slopes. To keep the disturbance limited to reduce the disturbance and avoid any unstable slopes the development needs to follow the southern property line as much as practicable. Reduction of the vertical curve K is needed to keep the road aligned closely with the southern property line by allowing the road to crest the ridge section in a quicker transition than a K=25 would allow.
  - b. The unique shape and topography of the property and the quantity of hillside protection on the site is the basis for the request (reference description in Part "a" above).
  - c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
  - d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.
  
- 2. *Reduction of broken back curve from 150' to 85', Sweetwater Way @ Sta 5+61.66.***
  - a. Due to the geometry and topographic constraints listed in variance request 1 above, a reduction of the tangent length is needed to keep the road aligned closely with the southern property line to prevent the road from being pushed drastically into the steep terrain.
  - b. The unique shape and topography of the property and the quantity of hillside protection on the site is the basis for the request (reference description in Part "a" above).
  - c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
  - d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

**3. Approval of a square cul-de-sac in place of traditional cul-de-sac's for the end of the roads.**

- a. Due to the geometry and topographic constraints listed in variance request 1 above, the property trends toward needing to be dense and clustered to limit disturbance. Clustering units around a traditional cul-de-sac creates issues with the driveways and lot frontages along the cul-de-sac ROW. Units also require greater disturbance due to the property line geometry that results from the frontage and the traditional ROW. Allowing a square cul-de-sac/ROW would allow all the units and driveways to face perpendicular to the ROW eliminating curved driveways and complicated property lines.
- b. The unique shape and topography of the property and the quantity of hillside protection on the site is the basis for the request (reference description in Part "a" above).
- c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
- d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

**4. Reduction of cul-de-sac transition radii from 75' to 25' on Sweetwater Way and Crystal Clear Way.**

- a. Due to the geometry and topographic constraints listed in variance request 3 above, the property trends toward needing to be dense and clustered to limit disturbance. Using a square cul-de-sac allows for a greater clustering of the units. A 75' radius does not physically fit within the square geometry of the cul-de-sac without increasing the overall footprint past the typical cul-de-sac size..
  - b. The unique shape and topography of the property and the quantity of hillside protection on the site is the basis for the request (reference description in Part "a" above).
  - c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
  - d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.
-





# 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

### Paragon Development, LP

Applicant Name Affiliation

**12/27/2023**

**2/8/2024**

**2-SC-24-C / 2-C-24-DP**

Date Filed Meeting Date (if applicable) File Number(s)

### CORRESPONDENCE

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

### Oded Shainin Paragon Development LP

Name / Company

**105 Center Park Drive Knoxville TN 37922**

Address

**816-719-9989 / oshainin@gmail.com**

Phone / Email

### CURRENT PROPERTY INFO

**Paragon Development LP** **105 Center Park Dr # 104 Knoxville TN 37992** **816-719-9989 / oshainin@gmail**

Owner Name (if different) Owner Address Owner Phone / Email

### 0 SWEETWATER LN

Property Address

**137 331**

**20.67 acres**

Parcel ID Part of Parcel (Y/N)? Tract Size

**Knox Chapman Sewer**

**Knox-Chapman Utility District**

Sewer Provider Water Provider Septic (Y/N)

### STAFF USE ONLY

### West of Sweetwater Ln and Coldstream Ln

General Location

City **Commission District 9** **PR (Planned Residential) up to 4 du/ac** **Agriculture/Forestry/Vacant Land**

Count District Zoning District Existing Land Use

**South County**

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

**Planned Growth Area**

Planning Sector Sector Plan Land Use Classification 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) _____	

## SUBDIVISION REQUEST

<b>South Creek Development</b>	Related Rezoning File Number
Proposed Subdivision Name	
_____	<b>91</b>
Unit / Phase Number <input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input checked="" 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>\$3,200.00</b>	
<b>ATTACHMENTS</b>	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 3	
<b>ADDITIONAL REQUIREMENTS</b>		
<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 checked="" 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>Paragon Development, LP</b> Please Print	<b>12/27/2023</b> Date
Phone / Email		
Property Owner Signature	<b>Paragon Development LP</b> Please Print	<b>12/27/2023</b> 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

PARAGON DEVELOPMENT, LP

Developer

Applicant Name

Affiliation

December 27, 2023

February 8, 2024

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

Oded Shainin

PARAGON DEVELOPMENT, LP

Name

Company

105 Center Park Drive

Knoxville

TN

37922

Address

City

State

ZIP

816-719-9989

oshainin@gmail.com

Phone

Email

## CURRENT PROPERTY INFO

Paragon Development, LP

105 Center Park Dr. Knoxville, TN 37922

816-719-9989

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

204 Sweetwater Lane, Knoxville TN 37920

137 331

Property Address

Parcel ID

Knox Chapman Utility District

Knox Chapman 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

## 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

### South Creek Subdivision

Proposed Subdivision Name \_\_\_\_\_

Unit / Phase Number \_\_\_\_\_

Combine Parcels

Divide Parcel

91

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) \_\_\_\_\_

Proposed Density (units/acre) \_\_\_\_\_

Previous Rezoning Requests \_\_\_\_\_

Other (specify) \_\_\_\_\_

Pending Plat File Number

## STAFF USE ONLY

### PLAT TYPE

Staff Review    Planning Commission

### ATTACHMENTS

Property Owners / Option Holders    Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1

Total

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

816-719-9989

Phone Number

Property Owner Signature

PARAGON DEVELOPMENT, LP

Please Print

oshainin@gmail.com

Email

oded shainin

Please Print

12/27/23

Date

Date Paid

# VARIANCES

The Planning Commission may reduce or otherwise vary the requirements of the Subdivision Regulations when it finds the hardship criteria are met. In granting such variances, the Planning Commission may attach and require whatever conditions it feels are necessary to secure the basic objectives of the varied regulations. Any variance granted by the Planning Commission shall be noted in its official minutes along with the justification for granting the variance (Subdivision Regulations, Section 1.05).

## Hardship conditions to be met:

1. **Conditions Required.** Where the Planning Commission finds that extraordinary hardships or particular difficulties may result from the strict compliance with these regulations, they may grant, by way of application, variations to the Subdivision Regulations, subject to specified conditions, so that substantial justice may be done and the public interest secured, provided that such variations shall not have the effect of nullifying the intent and purpose of these regulations or the comprehensive plan.
2. **Evidence of Hardship Required.** The Planning Commission shall not grant variations to the Subdivision Regulations unless they make findings based upon the evidence presented to them in each specific case that:
  - a. Because of the particular surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of the regulations were adhered to.
  - b. The conditions upon which the request for a variation is based is unique to the property for which the variation is sought and is not applicable, generally, to other property, and has not been created by any person having an interest in the property.
  - c. The purpose of the variation is not based exclusively upon a desire for financial gain.
  - d. The granting of the variation will not be detrimental to the public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

## Variances Requested:

For each variance requested, identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to.

1. Variance requested:

Reduction of Vertical Curve K Value from 25 to 20, Sweetwater Lane @ VPI 7+09.58

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. Reference Attachment 1

b. Reference Attachment 1

c. Reference Attachment 1

d. Reference Attachment 1

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

\_\_\_\_\_

2. Variance requested:

Reduction of tangent for broken back curve from 150' to 85', Sweetwater Lane at Sta 5+61.66

---

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. Reference Attachment 1

---

b. Reference Attachment 1

---

c. Reference Attachment 1

---

d. Reference Attachment 1

---

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_  
\_\_\_\_\_

3. Variance requested:

Approval of a square cul-de-sac in place of traditional cul-de-sac for end of roads.

---

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. Reference Attachment 1

---

b. Reference Attachment 1

---

c. Reference Attachment 1

---

d. Reference Attachment 1

---

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_  
\_\_\_\_\_

4. Variance requested:

\_\_\_\_\_

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

d. \_\_\_\_\_

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_  
\_\_\_\_\_

5. Variance requested:

---

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

d. \_\_\_\_\_

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

---

6. Variance requested:

---

Identify the hardship that would result for each of the above criteria as noted in item 2 above:

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

d. \_\_\_\_\_

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

---

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

oded shainin  
\_\_\_\_\_  
Printed Name

12/26/2023  
\_\_\_\_\_  
Date

# 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. as identified below or as permitted through Article 4 Alternative Design Standards and Required Improvements (Subdivision Regulations, 3.01.D).

## Alternative Design Standards Requested:

For each alternative design standard requested, identify the hardship that would result, as distinguished from a mere inconvenience, if the strict letter of the regulations was adhered to.

- Alternative design standard requested: Reduce horizontal curve radius on sweetwater lane from 250' to 200' at sta 6 + 47. To keep the hillside protection disturbance limited and keep out of heavy rock outcroppings, the road needs to stay along the southern property line. A radius reduction is necessary to keep the road along this property line due to the geometry of the site.  
Approval required by: Planning Commission  Engineering

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

---



---

- Alternative design standard requested: Reduce lot frontages from 25' to 20' for lots shown on plan. The site has steep slopes with ridges & natural ravines going north to south. Using a denser/compact unit on the southern portion of the site greatly reduces the disturbance required in the steep slopes and hilltop protection areas. To compact the units a reduction in lot frontages is required.  
Approval required by: Planning Commission  Engineering

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

---



---

- Alternative design standard requested: \_\_\_\_\_

---

Approval required by: Planning Commission  Engineering

Engineering supports the variance requested (to be completed during review process): YES  NO

Engineering Comments: Reduction fo ROW width from 50' to 40' due to the steep topography of

property. Reduction of ROW greatly reduces the disturbed area of the development.

---



4. Alternative design standard requested: \_\_\_\_\_

Approval required by: Planning Commission  Engineering

Engineering supports the variance 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 variance requested (to be completed during review process): YES  NO

Engineering Comments: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

oded shainin  
\_\_\_\_\_  
Printed Name

12/26/2023  
\_\_\_\_\_  
Date

## Attachment 1

**Project Name: South Creek Subdivision**

**Date: December 27, 2023**

---

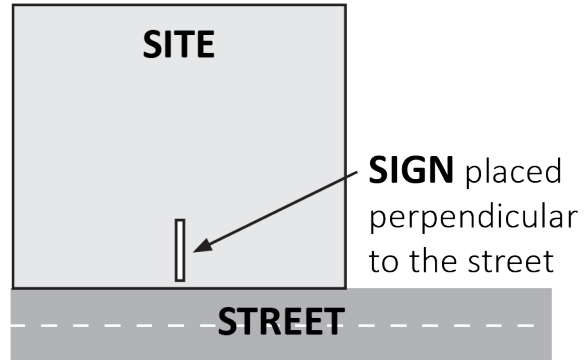
### **Variances Requested:**

- 1. *Reduction of Vertical Curve K Value from 25 to 20, Sweetwater Lane @ VPI 7+09.58.***
  - a. The property has rolling ridges with steep slopes on either sides. The property is also heavily covered by hillside protection and exposed shallow rock on these slopes. To keep the disturbance limited to reduce the disturbance and avoid any unstable slopes the development needs to follow the southern property line as much as practicable. Reduction of the vertical curve K is needed to keep the road aligned closely with the southern property line by allowing the road to crest the ridge section in a quicker transition than a K=25 would allow.
  - b. The unique shape and topography of the property and the quantity of hillside protection on the site is the basis for the request (reference description in Part "a" above).
  - c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
  - d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.
  
- 2. *Reduction of broken back curve from 150' to 85', Sweetwater Lane @ Sta 5+61.66.***
  - a. Due to the geometry and topographic constraints listed in variance request 1 above, a reduction of the tangent length is needed to keep the road aligned closely with the southern property line to prevent the road from being pushed drastically into the steep terrain.
  - b. The unique shape and topography of the property and the quantity of hillside protection on the site is the basis for the request (reference description in Part "a" above).
  - c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
  - d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

**3. Approval of a square cul-de-sac in place of traditional cul-de-sac's for the end of the roads.**

- a. Due to the geometry and topographic constraints listed in variance request 1 above, the property trends toward needing to be dense and clustered to limit disturbance. Clustering units around a traditional cul-de-sac creates issues with the driveways and lot frontages along the cul-de-sac ROW. Units also require greater disturbance due to the property line geometry that results from the frontage and the traditional ROW. Allowing a square cul-de-sac/ROW would allow all the units and driveways to face perpendicular to the ROW eliminating curved driveways and complicated property lines.
- b. The unique shape and topography of the property and the quantity of hillside protection on the site is the basis for the request (reference description in Part "a" above).
- c. The purpose of the variance is not based exclusively upon a desire for financial gain but is a result of the physical attributes of the property.
- d. To our knowledge, the variance will not be a detriment to public safety, health, or welfare, or be injurious to other properties and improvements in the neighborhood.

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:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**File Number:** \_\_\_\_\_

- Sign posted by Staff
- Sign posted by Applicant