



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 6-SB-24-C
6-E-24-DP

AGENDA ITEM #: 33
AGENDA DATE: 6/13/2024

▶ **SUBDIVISION:** HOROBET ON BOB GRAY ROAD

▶ **APPLICANT/DEVELOPER:** ARCIP HOROBET

OWNER(S): Arcip Horobet

TAX IDENTIFICATION: 118 071

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 PELLISSIPPI PKWY

▶ **LOCATION:** South side of Bob Gray Rd, west side of Pellissippi Pkwy, northern terminus of Blinken St

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Turkey Creek

▶ **APPROXIMATE ACREAGE:** 9.87 acres

▶ **ZONING:** PR(k) (Planned Residential) up to 10 du/ac, TO (Technology Overlay)

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

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Rural residential - RA (Low Density Residential), TO (Technology Overlay)
South: Multifamily residential - PR (Planned Residential) up to 12 du/ac, TO (Technology Overlay)
East: Pellissippi Parkway right-of-way
West: Single family residential - RA (Low Density Residential), TO (Technology Overlay)

▶ **NUMBER OF LOTS:** 94

SURVEYOR/ENGINEER: David Harbin Batson, Himes, Norvell and Poe

ACCESSIBILITY: Access is via Bob Gray Rd, a major collector street with 20 ft of pavement width within 48 ft of right-of-way. Access is also via Boyington Dr, a local street with 26 ft of pavement width within 50 ft of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None.

STAFF RECOMMENDATION:

▶ Postpone the concept 30 days until the July 11, 2024 Planning Commission meeting at the request of the applicant.

▶ Postpone the development plan 30 days until the July 11, 2024 Planning Commission meeting at the

request of the applicant.

ESTIMATED TRAFFIC IMPACT: 937 (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: 5 (public school children, grades K-12)

Schools affected by this proposal: Farragut Primary/Intermediate, Hardin Valley Middle, and Hardin Valley Academy.

- 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).



Request to Postpone • Table • Withdraw

Arcip Horobet

5/23/24

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

6/13/24

File Number(s)

Scheduled Meeting Date

6-C-24-TOB, 6-SB-24-C, 6-E-24-DP

POSTPONE

POSTPONE: All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

SELECT ONE: 30 days 60 days 90 days

Postpone the above application(s) until the July Planning Commission Meeting.

WITHDRAW

WITHDRAW: Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

TABLE

**The refund check will be mailed to the original payee.*

TABLE: Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

AUTHORIZATION *By signing below, I certify I am the property owner, and/or the owners authorized representative.*

David Harbin

Applicant Signature

Please Print

865-588-6472

harbin@bhn-p.com

Phone Number

Email

STAFF ONLY

Whitney Warner

No Fee

Staff Signature

Please Print

Date Paid

Eligible for Fee Refund? Yes No Amount:

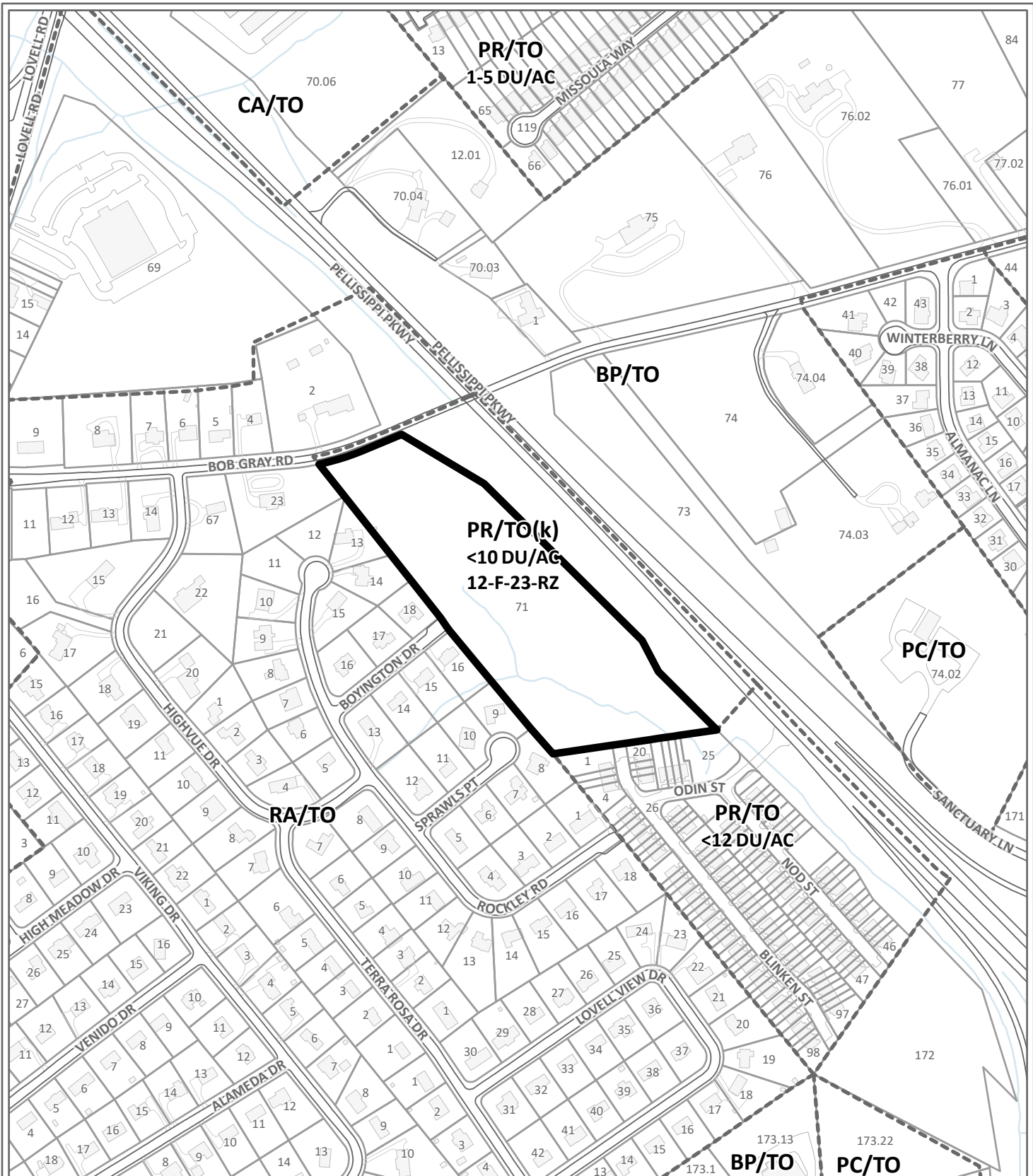
Approved by:

Date:

Payee Name

Payee Phone

Payee Address



CONCEPT PLAN / DEVELOPMENT PLAN

6-SB-24-C / 6-E-24-DP

Petitioner: Arcip Horobet



Attached residential subdivision in PR(k) (Planned Residential),

Original Print Date: 5/6/2024

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

Map No: 118
Jurisdiction: County

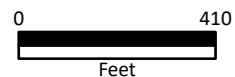
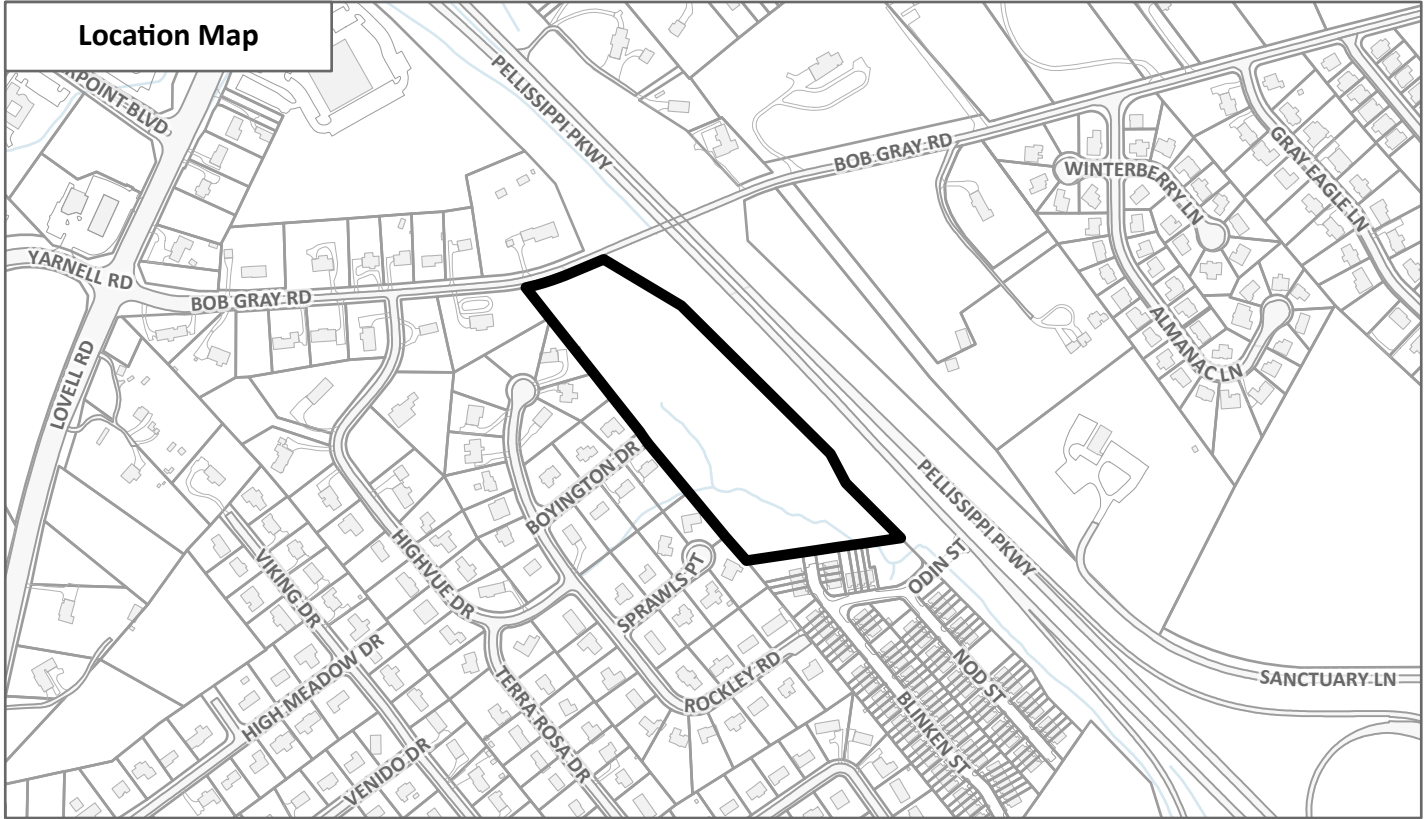
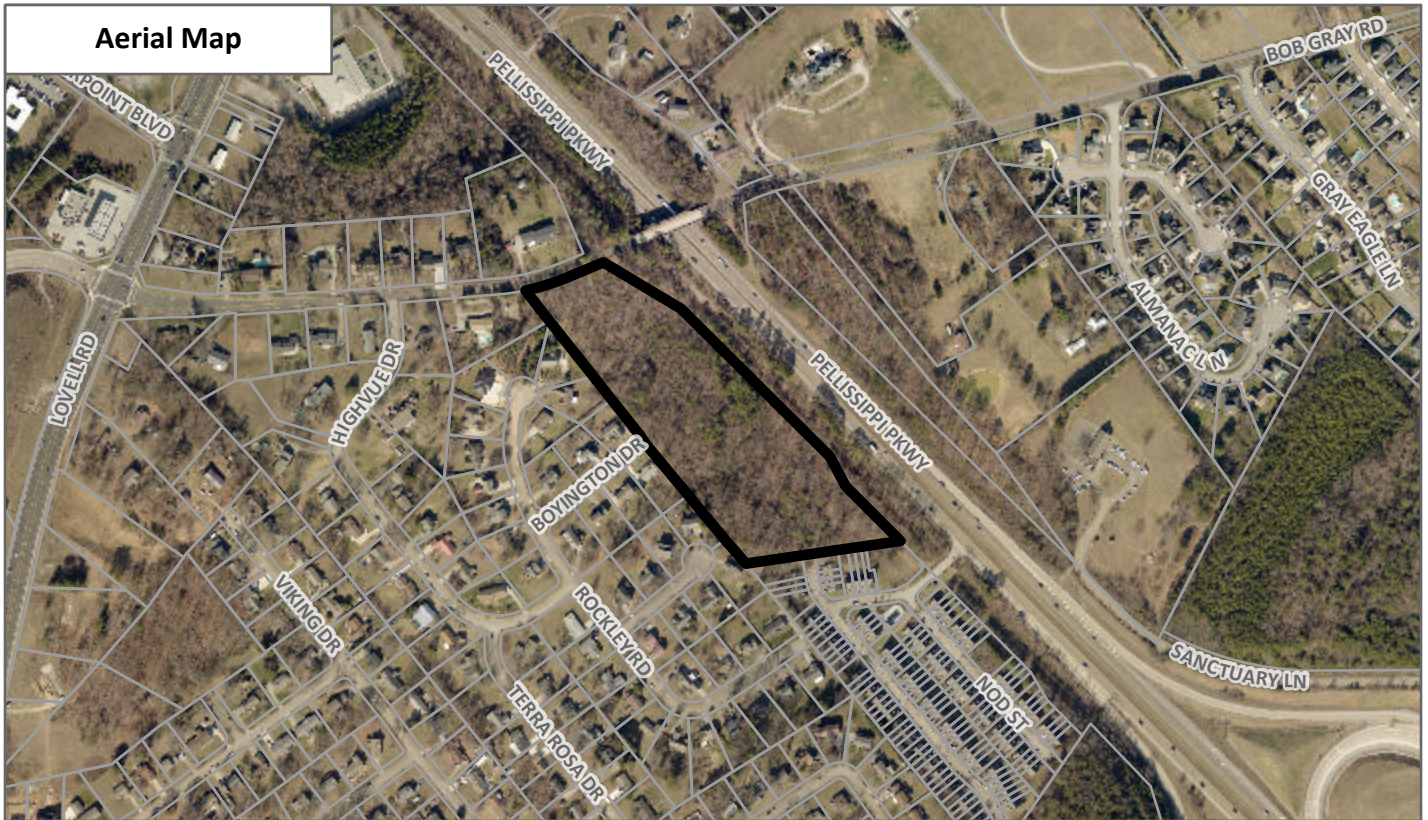


Exhibit A. Contextual Images

Location Map



Aerial Map

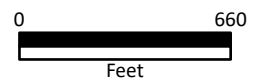


CONTEXTUAL MAPS 1

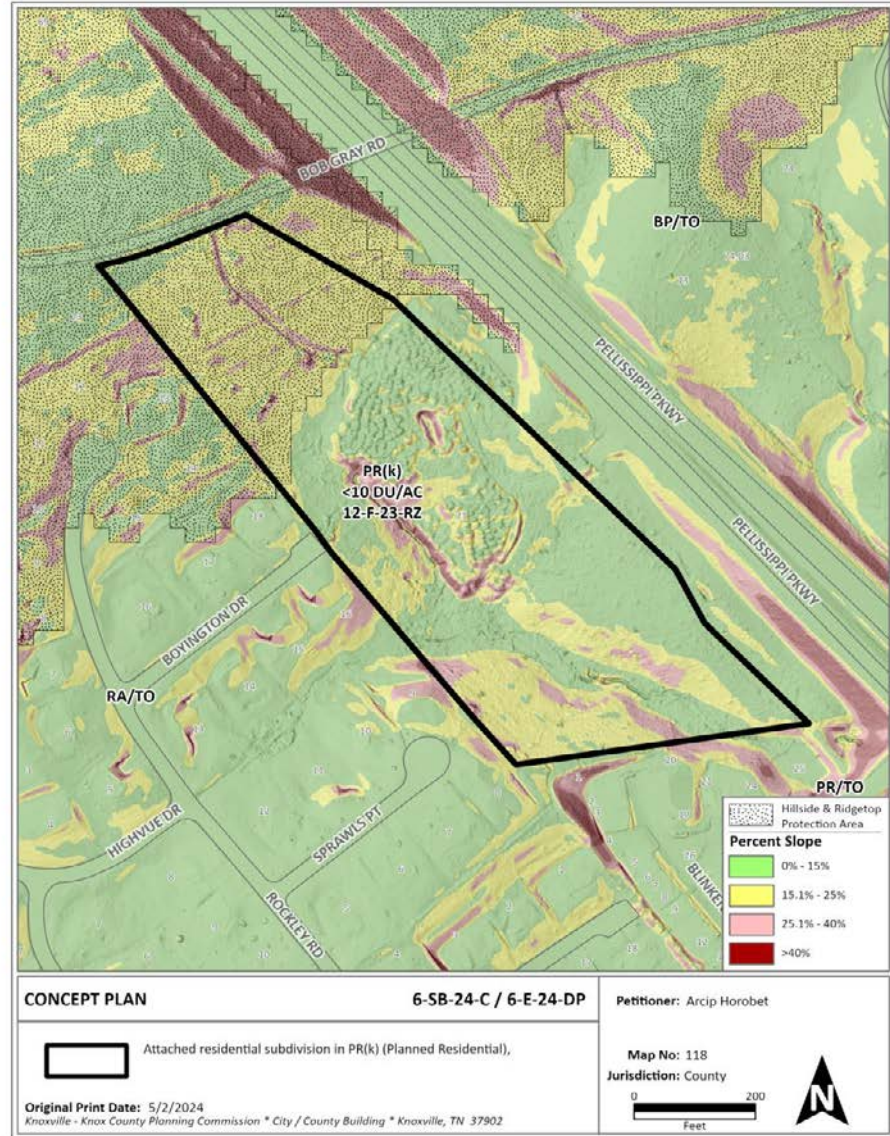
6-E-24-DP / 6-SB-24-C

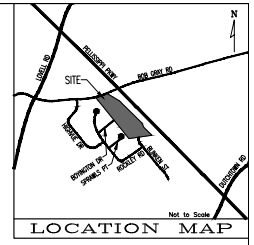
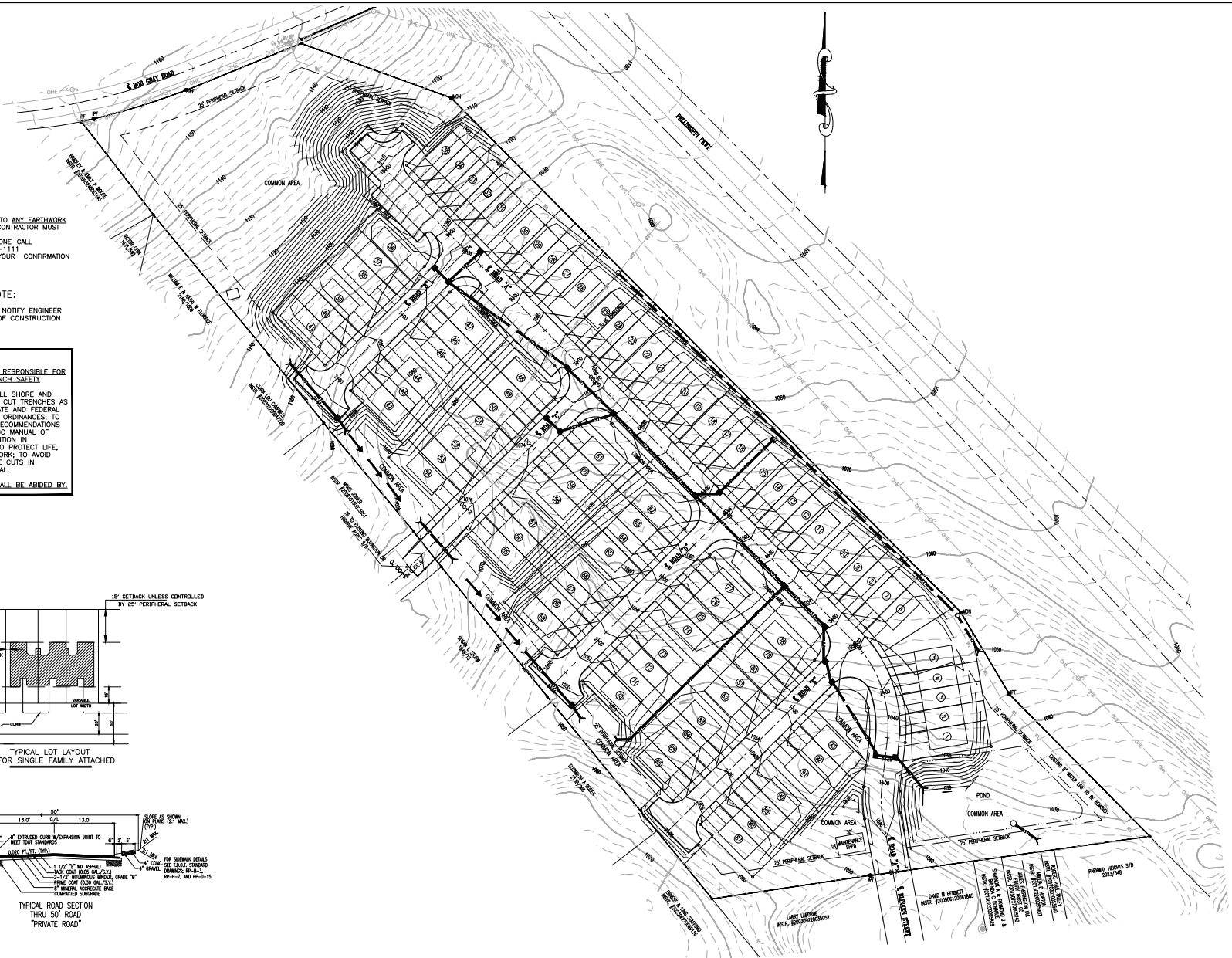


Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	9.8		
Non-Hillside	7.4	N/A	
0-15% Slope	0.17	100%	0.17
15-25% Slope	1.95	50%	0.98
25-40% Slope	0.25	20%	0.05
Greater than 40% Slope	0.01	10%	0.00
Ridgetops			
Hillside Protection (HP) Area	2.4	Recommended disturbance budget within HP Area (acres)	1.20
		Percent of HP Area	50.3%



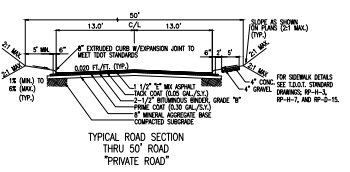
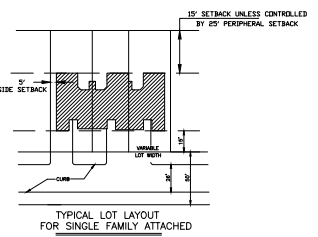


NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES; TO CONFORM WITH RECOMMENDATIONS SET FORTH IN AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ABIDED BY.

- NOTES:
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 8.870 ACRES SUBDIVIDED INTO 93 SINGLE FAMILY ATTACHED LOTS AND 10 COMMON AREAS.
 5. THIS PROPERTY IS ZONED PRC 10 DU/AC.
 6. ALL ROAD PROFILES ARE BASED ON LIDAR CONTOURS.
 7. UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: LOEB
GAS: KCB
TELEPHONE: BELLSOUTH
 8. GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 9. BUILDING SETBACKS ARE AS FOLLOWS:
FRONT - 15'
SIDE - 5'
REAR - 5' (0' UNDER BUILDINGS)
 10. EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
 11. ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING IS AS FOLLOWS:
a) ROADWAY GRADE FROM 125 TO 105 FROM STA 0+90 TO 4+54 ROAD "C"
b) VERTICAL CURVE LENGTH FROM 567 TO 160', STA 0+90 ROAD "C" (X VALUE FROM 25 TO 15.5)
 12. ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY FOLLOWING FOR INSPECTOR ROADWAY GRADES ARE AS FOLLOWS:
a) FROM 1+00 TO 4+325 STA 0+10 TO STA 0+40 ROAD "C"
b) FROM 1+00 TO 3+008 STA 0+13 TO STA 0+50 ROAD "D"
c) FROM 1+00 TO 3+008 STA 1+10 TO STA 2+10 ROAD "E"
d) FROM 1+00 TO 3+008 STA 0+13 TO STA 0+45 ROAD "F"
e) FROM 1+00 TO 3+008 STA 0+13 TO STA 0+39 ROAD "G"



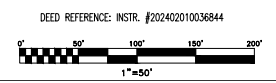
CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER.
I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, TO ALL MATERIAL RESPECTS, THE SAID PLAN IS IN ACCORDANCE WITH THE STANDARDS AND REGULATIONS SET FORTH AS HAS BEEN REVIEWED AND DESIGNED AS A REPORT FILED WITH THE REGISTERED PLANNING COMMISSION.

PROFESSIONAL ENGINEER _____ DATE: _____
TENNESSEE LICENSE NO. _____

OWNER/DEVELOPER
ARCIP HOROBET
3105 W. GALLAHER FERRY RD.
KNOXVILLE, TN 37932
PHONE: (865) 607-1167

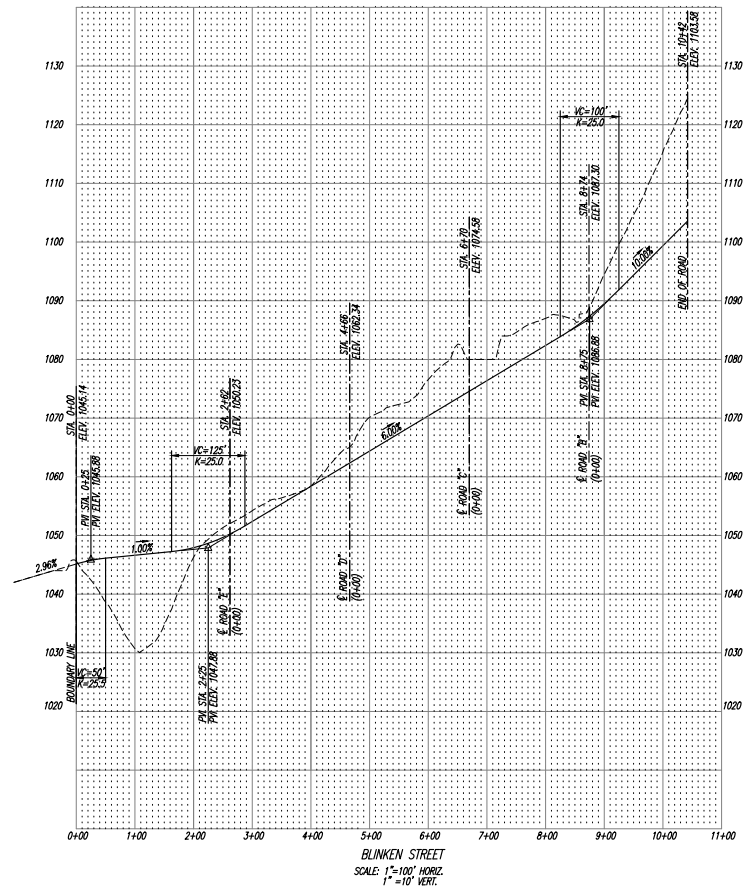
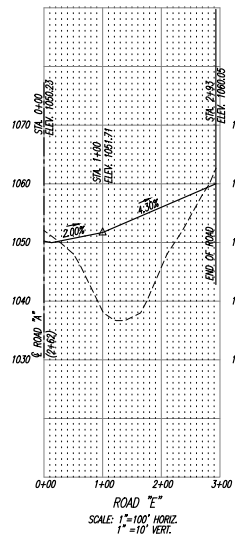
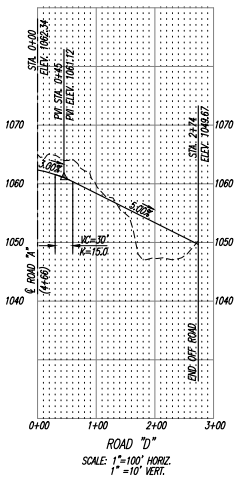
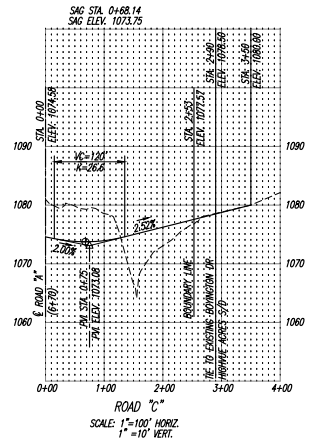
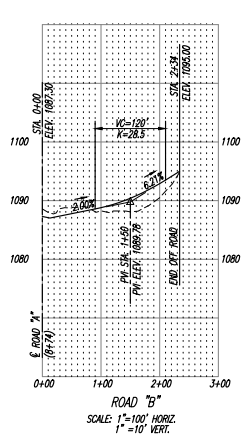
BATSON, HIMMS, NORVELL & POB
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

DESIGNED	DBH	SCALE					
DRAWN	TPD	HORIZONTAL: 1" = 50' VERTICAL: 2" INTERVAL					
CHECKED	DBH	DATE					
		5/29/24					
NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.



CONCEPT & DEVELOPMENT PLAN FOR
HOROBET ON BOB GRAY ROAD
TAX MAP 118 PARCEL 71
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25545-SP
SHEET 1 OF 3 SHEET(S)
C:\25545\25545.DWG



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAC: (865) 588-6473
email@bhn-p.com

DESIGNED	DBH								
DRAWN	TPD								
CHECKED	DBH	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.

DATE
4/17/24

ROAD PROFILES FOR
HOROBET ON BOB GRAY ROAD
TAX MAP 118, PARCEL 71
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE



25545-RP

SHEET 2 OF 3 SHEET(S)

© 25545/25545.DWG



Development Request

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Rezoning
- Plan Amendment
- Sector Plan
- City OYP / County Comp Plan

Arcip Horobet

Applicant Name Affiliation

4/29/2024

6/13/2024

6-SB-24-C / 6-E-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.

David Harbin Batson, Himes, Norvell and Poe

Name / Company

4334 Papermill Dr. Dr. Knoxville TN 37909

Address

865-588-6472 / harbin@bhn-p.com

Phone / Email

CURRENT PROPERTY INFO

Arcip Horobet

3105 W. Gallaher Ferry Rd Knoxville TN 37932

865-607-1167

Owner Name (if different)

Owner Address

Owner Phone / Email

0 PELLISSIPPI PKWY

Property Address

118 071

9.87 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

West Knox Utility District, First Knox Utilit

West Knox Utility District

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Bob Gray Rd, west side of Pellissippi Pkwy, northern terminus of Blinken St

General Location

City **Commission District 3** **PR(k) (Planned Residential) up to 1 du/ac, TO (Technology** **Agriculture/Forestry/Vacant Land**

Overlay)

County District

Zoning District

Existing Land Use

Planned Growth Area

Planning Sector

Land Use (City)/Place Type (County)

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

SUBDIVISION REQUEST

Horobet on Bob Gray Road	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	94 Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)	

9.52 du/ac

Proposed Density (units/acre)	Previous Rezoning Requests
Additional Information _____	

STAFF USE ONLY

PLAT TYPE

Staff Review Planning Commission

ATTACHMENTS

Property Owners / Option Holders Variance Request
 Amendment Request (Comprehensive Plan)

ADDITIONAL REQUIREMENTS

Use on Review / Special Use (Concept Plan)
 Traffic Impact Study
 COA Checklist (Hillside Protection)

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

AUTHORIZATION

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

Applicant Signature	Arcip Horobet Please Print	4/29/2024 Date
---------------------	--------------------------------------	--------------------------

Phone / Email		
Property Owner Signature	Arcip Horobet Please Print	4/29/2024 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

ARCI P HOROBET

Applicant Name

Affiliation

4/29/2024

Date Filed

6/13/2024

Meeting Date (if applicable)

File Number(s)

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

DAVID HARBIN

Name

BATSON THOMAS NORVELL + POE

Company

4334 PAPERMILL DR

Address

KNOXVILLE

City

TN

State

37909

ZIP

865-588-6472

Phone

harbin@bhn-p.com

Email

CURRENT PROPERTY INFO

3105 W. GALLAGHER FREELY RD

Property Owner Name (if different)

KNOXVILLE, TN 37932

Property Owner Address

865-607-1167

Property Owner Phone

Bob Gray RD

Property Address

TAX MAP 118 PARCEL 71

Parcel ID

WKUD

Sewer Provider

WKUD

Water Provider

NO

Septic (Y/N)

STAFF USE ONLY

General Location

Tract Size

City County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan Use on Review / Special Use Hillside Protection COA
 Residential Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Attached residential subdivision

SUBDIVISION REQUEST

Horobet on Bob Gray Road

Related Rezoning File Number

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel 94 LOTS
 Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning _____

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

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

Fee 1	Total
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

David Harbin
 Applicant Signature

DAVID HARBIN
 Please Print

Date

865-588-6472
 Phone Number

harbin@bhn-p.com
 Email

[Signature]
 Property Owner Signature

ARCIP HOBObET
 Please Print

Date Paid

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.



DAVID HARBIN

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:

ROADWAY GRADE FROM 12% TO 15% FROM STA 0+90
TO 4+94 ROAD "A"

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:

VERTICAL CURVE LENGTH FROM 267' TO 165', STA 0+90
ROAD "A" (K VALUE FROM 25 TO 15.5)

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:

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

DAVID HARBIN

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:

INTERSECTION ROADWAY GRADE -
FROM 1.00% TO 4.32%, STA 0+10 TO STA 0+90 ROAD "A"

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:

INTERSECTION ROADWAY GRADE -
FROM 1.00% TO 3.00% STA, 0+13 TO STA 0+50 ROAD "B"

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:

INTERSECTION ROADWAY GRADE -
FROM 1.00% TO 3.00% STA 1+50 TO STA 2+12 ROAD "B"

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:

INTERSECTION ROADWAY GRADE -
FROM 1.00% TO 3.00% STA 0+13 TO STA 0+45 ROAD "D"

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:

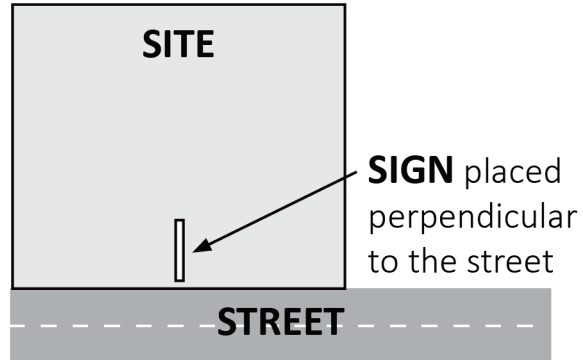
INTERSECTION ROADWAY GRADE -
FROM 1.00% TO 2.00% STA 0+13 TO STA 2+99 ROAD "E"

Approval required by: Planning Commission Engineering

Engineering supports the alternative design standard requested
(to be completed during review process): YES NO

Engineering Comments:

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:

_____ May 10, 2024 _____ and _____ June 14, 2024 _____
(applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Arcip Horobet

Date: 4/29/2024

File Number: 6-SB-24-C_6-E-24-DP



Sign posted by Staff



Sign posted by Applicant