

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 11-SE-24-C

AGENDA ITEM #: 60

11-H-24-DP

AGENDA DATE: 11/14/2024

► **SUBDIVISION:** PICKENS GAP RD SUBDIVISION

► **APPLICANT/DEVELOPER:** HEARTLAND DEVELOPMENT, LLC (DEVELOPER)

OWNER(S): BGD Development LLC

TAX IDENTIFICATION: 150 044, 04402, 04403, 04404 04405, 04406, [View map on KGIS](#)
04407, 04408, 04409, 04410, 04411, 04412, 04413,
04414, 04415, 04416

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 PICKENS GAP RD (8922 PICKENS GAP RD)

► **LOCATION:** East side of Pickens Gap Rd, south of Tarklin Valley Rd

GROWTH POLICY PLAN: Rural Area

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Stock Creek

► **APPROXIMATE ACREAGE:** 84.56 acres

► **ZONING:** PR(k) (Planned Residential) < 2 du/ac

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

► **PROPOSED USE:** Single family detached subdivision

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, rural residential, single family residential - A (Agricultural), RB (General Residential)
South: Single family residential, rural residential, agriculture/forestry/vacant land- A (Agricultural)
East: Agriculture/forestry/vacant land - A (Agricultural)
West: Single family residential, rural residential - A (Agricultural)

► **NUMBER OF LOTS:** 169

SURVEYOR/ENGINEER: Greg Presnell, PE LJA Engineering

ACCESSIBILITY: Access is via Pickens Gap Road, a minor collector road with a 17-22 ft pavement width within a 50-75 ft right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** VARIANCES
None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius on Road-A from 250 ft to 100 ft between STA 6+27.10 and 7+72.15.

2. Reduce the minimum horizontal curve radius on Road-A from 250 ft to 100 ft between STA 11+07.01 and 12+64.09.

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

1. Increase the maximum intersection grade from 1% to 1.75% on Road-F at Road-E.

STAFF RECOMMENDATION:

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

Approve the Concept Plan subject to 14 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) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 4) Implementing the recommendations of Pickens Gap Road Subdivision Transportation Impact Study (TIS) (AJAX Engineering, 10/31/2024) as required by Knox County Engineering and Public Works during the design plan phase, including but not limited to widening the Pickens Gap Road pavement to a minimum of 18.5 ft from Road-A to the Tarklin Valley Road intersection and restricting exiting traffic to right-out only onto Pickens Gap Road by installing curbed channelization. If Pickens Gap Road cannot be widened as required, a new concept plan application is required to modify this condition and/or move the access point closer to the Tarklin Valley Road intersection.
- 5) Entering into a memorandum of understanding with Knox County Engineering and Public Works for completing off-site improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).
- 6) Maintaining a 35 ft non-disturbance buffer and installing a Type 'B' landscape screen (Exhibit C) where there is no existing vegetation along the northern boundary of the development per the condition of the PR (Planned Residential) zone (4-V-24-RZ). The detailed landscape plan must be submitted to Planning staff for review and approval before grading permits are issued.
- 7) High visibility fencing must be installed along the 35 ft non-disturbance buffer before clearing and grading activities begin and maintained until site and building construction are complete.
- 8) Provide a stream determination study to the Knox County Department of Engineering and Public Works for review and approval regarding a potential stream north of Road-E and Road-F. The required stream buffers must be provided if this is determined to be a stream. If Road-E and Road-F are realigned around the stream, a new concept plan application may be required.
- 9) Providing a turnaround at the terminus of Road-A per the requirements of Knox County Engineering and Public Works during the design plan phase.
- 10) Providing a sight distance easement through the horizontal curve radius less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways that cannot be located outside the sight distance easement must have a 20 ft depth outside the sight distance easement.
- 11) Certifying that the required sight distance is available along Pickens Gap Road in both directions at the Road-A intersection, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
- 12) Meet all applicable requirements of the Knox County Zoning Ordinance.
- 13) Meet all applicable requirements of the Knox County Department of Engineering and Public Works.
- 14) 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 161 detached residential lots and 8 "estate" lots (169 total lots), as shown on the development plan, subject to 2 conditions.**

- 1) Meeting all other applicable requirements of the Knox County Zoning Ordinance and the zoning conditions (4-V-24-RZ).
- 2) The land disturbance for Lot-11 through Lot-17 estate lots shall not exceed the acreage provided on sheet C-201.

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 for a 169-lot detached residential subdivision on this 84.56-acre property at a 1.99 du/ac density. The development includes 161 lots in the main part of the subdivision and 8 estate lots that include the existing house and 7 additional large lots on the ridges. The development has one new road access to Pickens Gap Road and will retain one existing driveway that services 7 estate lots. The property was rezoned from RB (Agricultural) and A (Agricultural) to PR(k) (Planned Residential) < 2 du/ac in June 2024 (4-V-24-RZ). The rezoning was approved subject to two conditions: 1) There can be no grading within the 35' non-disturbance vegetation zone along the north property line, and 2) where there is no existing vegetation (trees) in the 35' non-disturbance vegetation zone, provide a type B landscape screen is required.

TRANSPORTATION IMPACT STUDY (TIS)

The TIS studied the impact of the additional traffic at the proposed access points on Pickens Gap Road, the intersection of Pickens Gap Road and Tarklin Valley Road, and the Pickens Gap Road pavement width. The TIS concludes that the minimum pavement width for Pickens Gap Road is 18.5 ft for the existing and projected traffic. The existing pavement width varies along the site's frontage. This TIS states the measured width is 17 to 25.1 ft from the proposed access (Road-A) to the Tarklin Valley Road intersection and as narrow as 15.4 ft south of the property. Because of the narrowness of Pickens Gap Road to the south, the TIS recommends channelizing the exit only to allow right turns onto Pickens Gap Road. The Staff recommends that the Pickens Gap Road pavement be widened to a minimum of 18.5 ft from Road-A to the Tarklin Valley Road intersection and curbed channelization at the exit as the TIS recommends. In addition, if Pickens Gap Road cannot be widened to 18.5 ft, a new concept plan application is required to modify the road width condition and/or move the access point closer to the Tarklin Valley Road intersection.

ALTERNATIVE DESIGN STANDARDS

The applicant requests to reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road-A at two points. The justification provided by the applicant is that the smaller horizontal radius will allow the road to better adapt to the abrupt topography of the site while serving as a traffic calming measure. In addition, sight distance easements are required through the inside of curves with less than 250 ft radius to ensure sight lines remain clear. The applicant also requests to increase the maximum intersection grade from 1% to 1.75% on Road-F at Road-E to better manage drainage to a low point in Road-F near the intersection.

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(k) (Planned Residential) < 2 du/ac:

A. The PR zone allows detached 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. The proposed density is 1.99 du/ac.

C. There are two zoning conditions: 1) There can be no grading within the 35' non-disturbance vegetation zone along the north property line, and 2) where there is no existing vegetation (trees) in the 35' non-disturbance vegetation zone, provide a type B landscape screen is required. Staff recommends that high-visibility fencing be installed and maintained at the edge of the non-disturbance zone before grading activities begin to help ensure this area remains undisturbed. Planning staff must review and approve a landscape plan for the non-disturbance area. The existing vegetation along the fence line will be protected by the non-disturbance zone, and new trees will be planted where existing vegetation does not exist or meets the intent of the Type 'B' landscape screening guidelines.

D. The site has several environmental constraints, including one confirmed stream and one potential stream, and two ridge features with steep slopes. The zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.

2) COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The 84.56-acre site has 51.7 acres of HP (Hillside Protection) area. The slope analysis recommends disturbing no more than 16 acres (31 percent) of the HP area. The grading required for the subdivision will disturb 6.18 acres. The applicant proposes disturbance limitations for the estate lots on plan sheet C-201, totaling 15 acres. Combined, the proposed disturbance in the HP area is approximately 21 acres. While this

exceeds the recommended disturbance by 5 acres, most of the disturbed area is at the toe of the ridges where the slopes are less steep. This is consistent with Policy 7, which is to conserve and connect natural features and habitat.

B. Widening the Pickens Gap Road pavement width is consistent with Policy 9, to coordinate infrastructure improvements with development.

3) FUTURE LAND USE MAP

A. The property is classified as the RL (Rural Living) and RC (Rural Conservation) place types with HP (Hillside Protection) on the Future Land Use Map. RL areas are primarily made up of single family residential within a rural setting. These areas may include agriculture, open space, and some limited commercial that support agriculture and civic uses. RC areas are primarily made up of single family residential with lots smaller than typical rural lots in a conservation pattern that preserves 50 percent or more open space. These areas may also include attached residential in a conservation pattern. The portion of the site with the RC place type is limited to approximately 11.7 acres in the southeast corner of the site on the steep upper slopes of the ridge.

B. Single family residential on a wide range of lot sizes is a primary use in the RL place type. Primary uses are intended to be the predominant focus of the place. – The proposed single family development with varying lot sizes and larger estate lots is consistent with the RL place type.

C. The estate lots are 5 acres or more with a proposed disturbance limitation of approximately 30 percent of the site area (1.75 acres). This will preserve more than 50 percent of the site, consistent with the RC place type.

D. The proposal conforms to the form attributes of the RL and RC place types, which recommend building heights of 1-2 stories. – The maximum height is 35 ft for houses in the PR zone.

E. The PR (Planned Residential) zone can be considered as a partially related zone to the RL and RC place type per the Place Type and Zoning Correspondence Matrix (Appendix H of the Comprehensive Plan), with the RL limited to 2 du/ac and the RC limited to 5 du/ac. – This proposal is consistent with the standards, conditions, and density of the PR(k) < 2 du/ac zoning district and other relevant standards of the zoning ordinance and is in harmony with the general purpose and intent of the RL and RC place types and policies of the Comprehensive Plan as outlined above.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is located within the Rural Area on the Growth Plan Map. The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area. The rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning. – The proposed development is consistent with the PR zoning district.

B. Residential development in the rural area shall be limited to all of the following conditions: (a) no more than 2 dwelling units per acre; and (b) sanitary sewer, or a sewage system approved and maintained by a public utility company and public water must be available; and (c) must be on a collector road with a minimum width of 18-ft pavement.—The proposed density is 1.99 du/ac, will be serviced by sanitary sewer, and will be located on a collector road with a minimum pavement width of 18 ft once Pickens Gap Road is widened as required.

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.

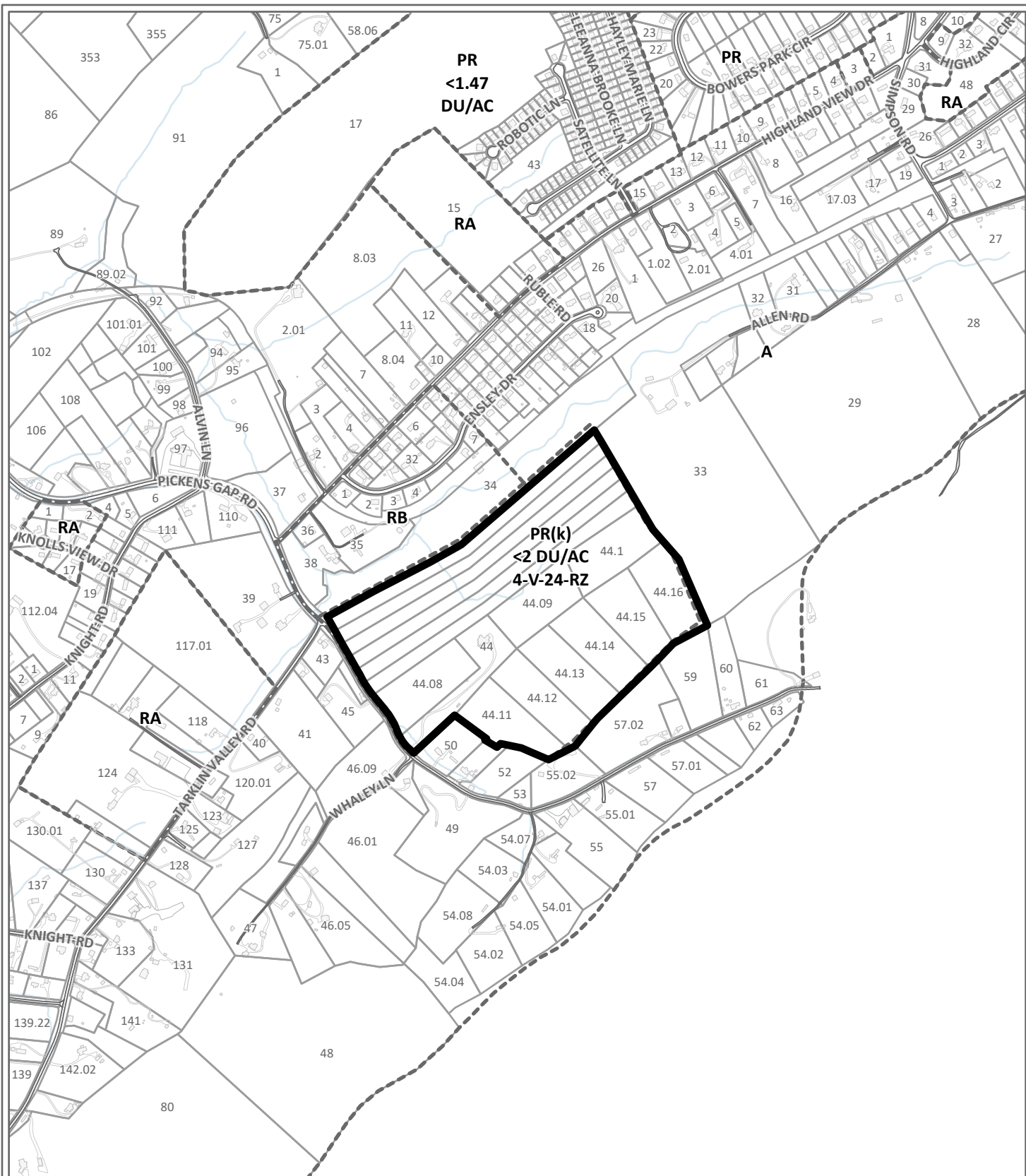
ESTIMATED STUDENT YIELD: 37 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell 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

11-SE-24-C / 11-H-24-DP

Petitioner: Heartland Development, LLC



Single family residential subdivision in PR(k) (Planned Residential) 2 du/ac

Original Print Date: 10/9/2024

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

Map No: 150
Jurisdiction: County

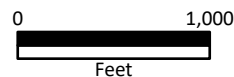
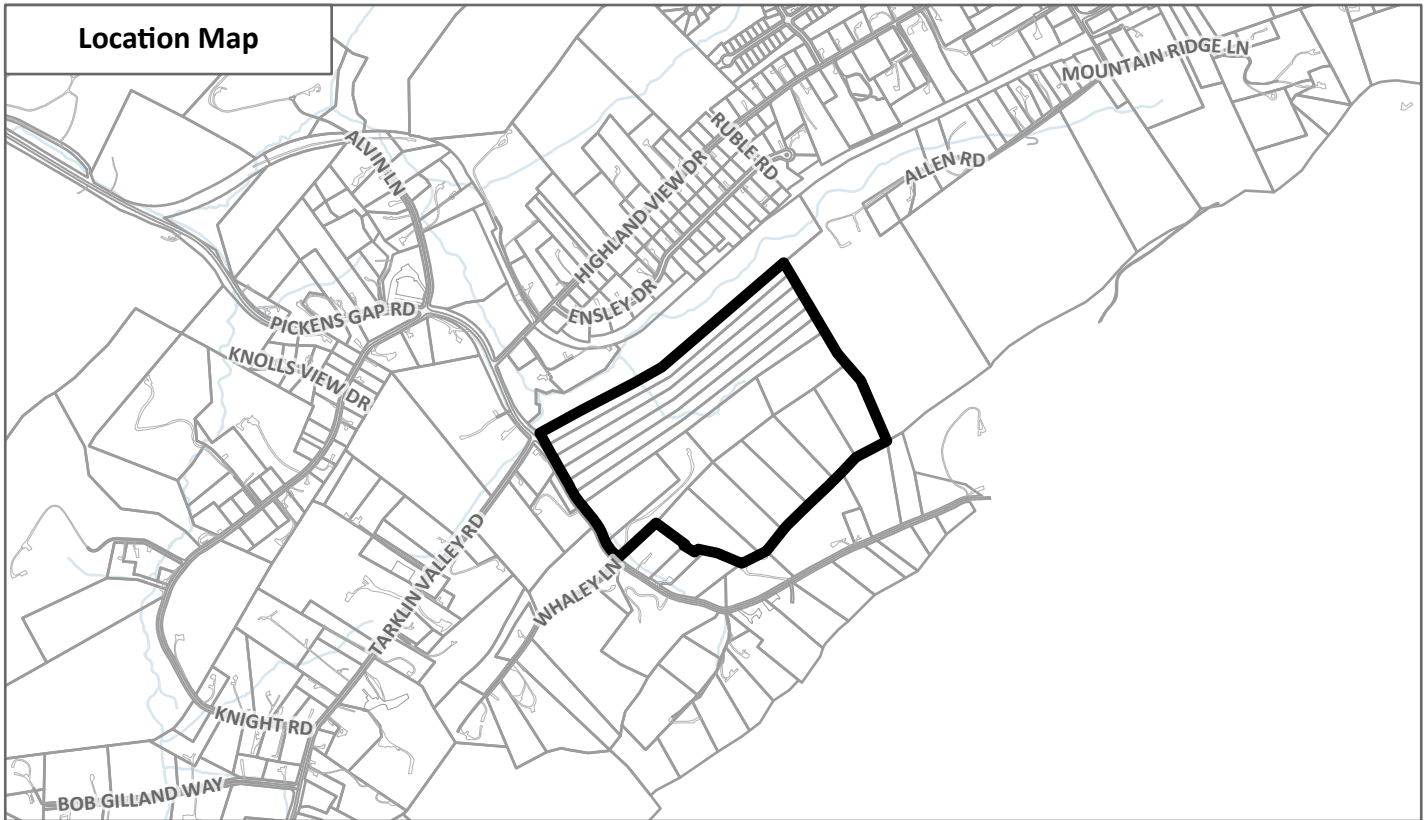
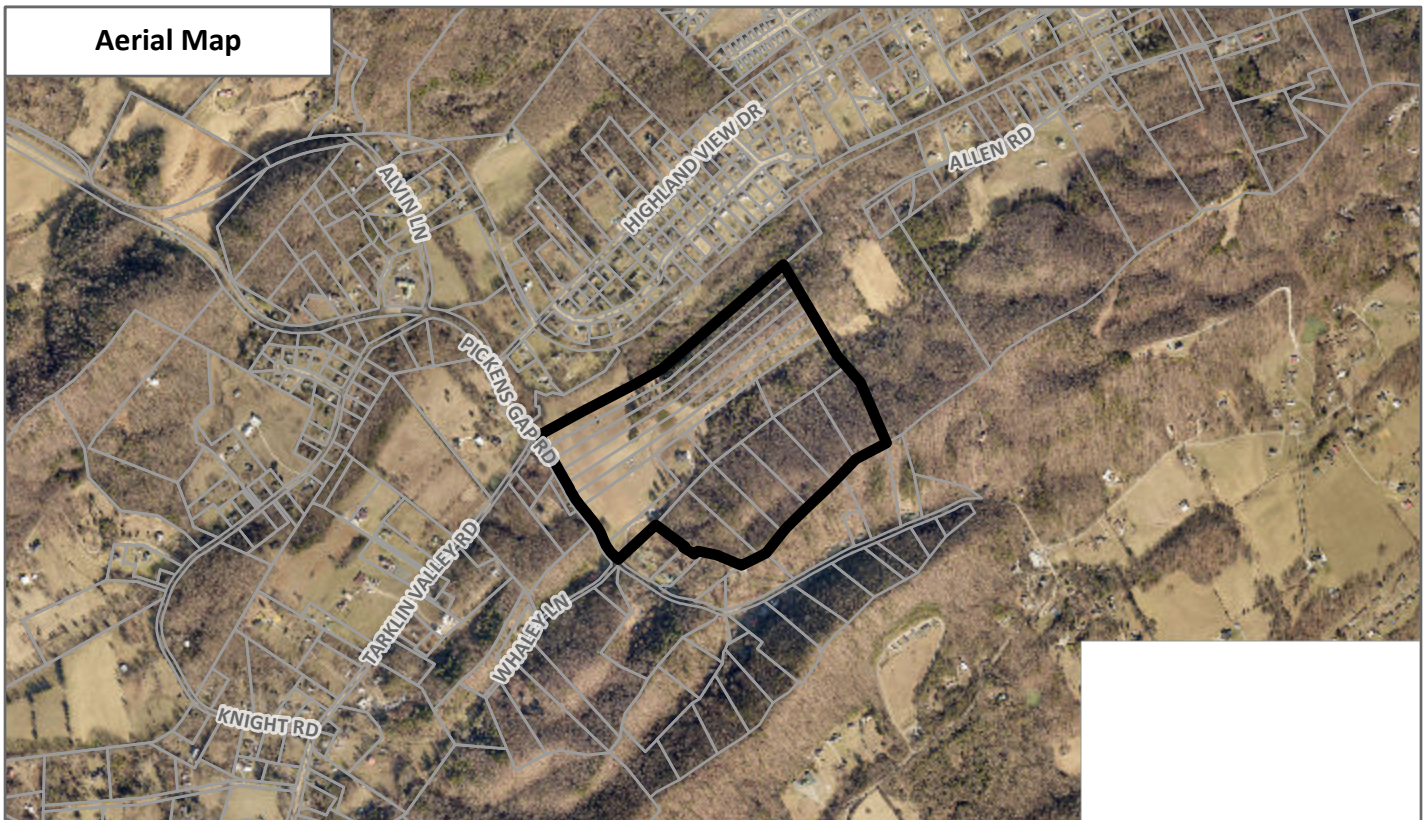


Exhibit A. Contextual Images

Location Map



Aerial Map



CONTEXTUAL MAPS 1

11-H-24-DP / 11-SE-24-C

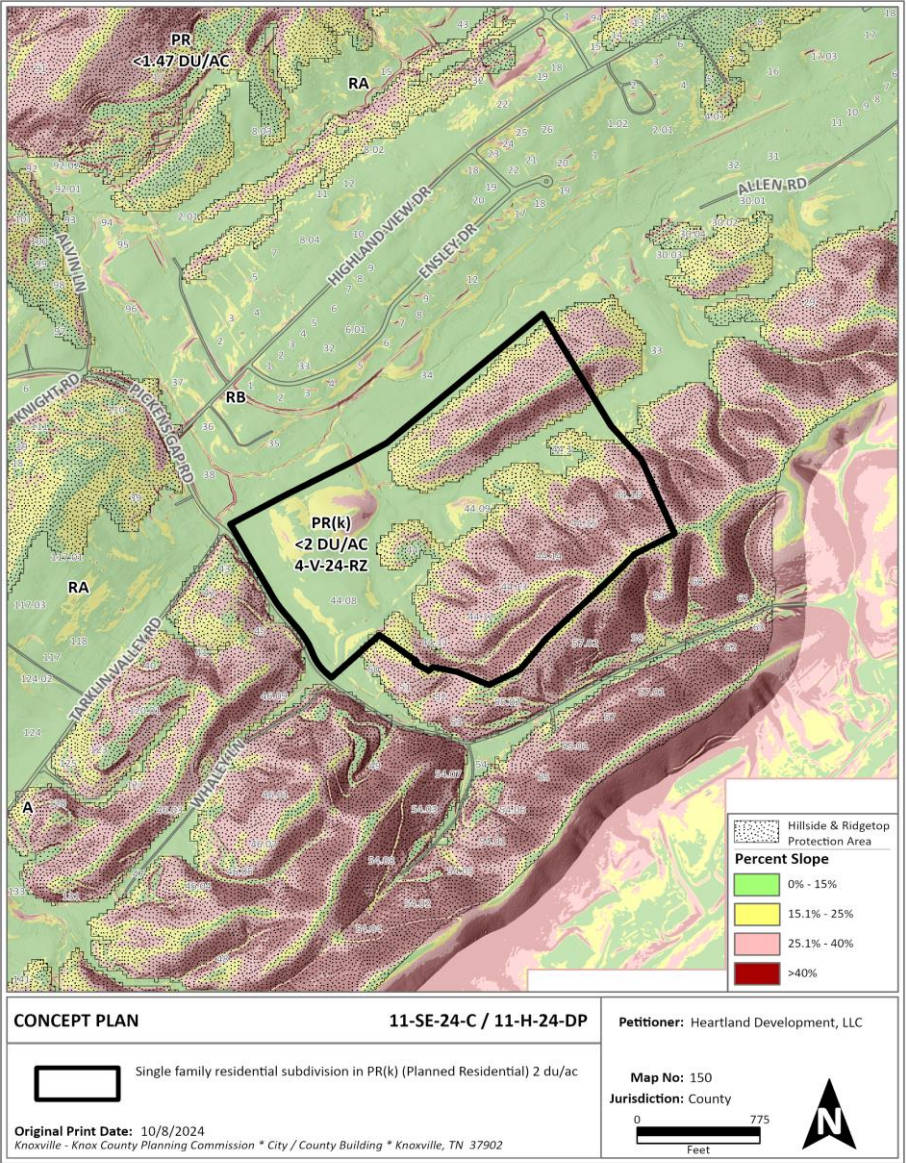


Case boundary

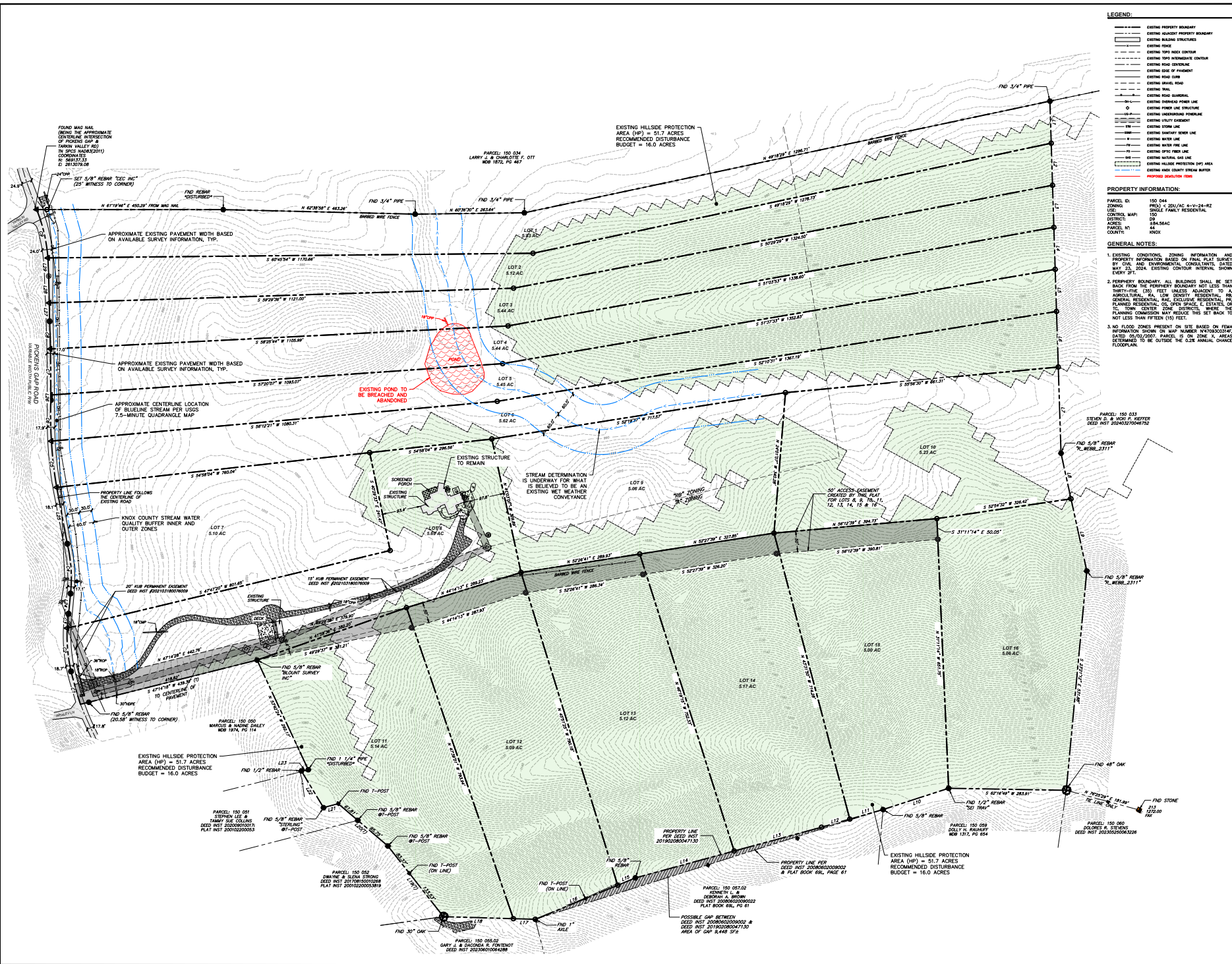
0 1,000
Feet



| CATEGORY | ACRES | RECOMMENDED DISTURBANCE BUDGET (Percent) | DISTURBANCE AREA (Acres) |
|-------------------------------|-------|---|-----------------------------|
| Total Area of Site | 83.8 | | |
| Non-Hillside | 32.1 | N/A | |
| 0-15% Slope | 3.5 | 100% | 3.5 |
| 15-25% Slope | 14.1 | 50% | 7.0 |
| 25-40% Slope | 20.9 | 20% | 4.2 |
| Greater than 40% Slope | 13.2 | 10% | 1.3 |
| Ridgetops | | | |
| Hillside Protection (HP) Area | 51.7 | Recommended disturbance budget within HP Area (acres) | 16.0 |
| | | Percent of HP Area | 31.0% |



C-000

[illegible]



PROB. HEAVY DUTY BASEMENT STRUCTURE.

- PROP. HEAVY DUTY PAVEMENT STRUCTURE:
- BITUMINOUS ASPHALT SURFACE MIX - PER TDOT REQUIREMENTS - SECTION DEPTH 1.5".
 - BITUMINOUS ASPHALT BASE MIX - PER TDOT REQUIREMENTS - SECTION DEPTH 3.0".
 - COMPACTED CRUSHED AGGREGATE BASE - PER TDOT REQUIREMENTS - SECTION DEPTH 8.0".

STREAM DETERMINATION IS
UNDERWAY FOR WHAT IS
BELIEVED TO BE AN EXISTING
WET WEATHER CONVEYANCE

WHERE THE EXISTING VEGETATION ALONG THE PROPOSED BUFFER DOES NOT MEET THE REQUIREMENTS OF THE TYPE B LANDSCAPE SCREEN, NEW PLANTINGS ARE REQUIRED. A LANDSCAPE PLAN WILL BE PRESENTED DURING DESIGN.



SCALE 1"=20'

- ### PROPERTY INFORMATION

PARCEL ID: 150 044
ZONING: PR(x) < 2DU/AC 4-V-24-
USE: SINGLE FAMILY RESIDENTIAL
CONTROL MAP: 150
DISTRICT: D9
ACRES: ±84.56AC
PARCEL N°: 44
COUNTY: KNOX

- DENSITY INFORMATION:**

1. PROPOSED SINGLE FAMILY LOTS:
- 31 TYPE (A) 52' WIDE LOTS - ±5,200 SF
 - 130 TYPE (B) 42' WIDE LOTS - ±4,200 SF
 - 08 ESTATE TYPE LOTS
- PROPOSED TYPICAL LOT DEPTH FOR ALL LOT TYPES IS 100LF. FOR LOT DIMENSIONS AND SETBACKS SEE LOT

FOR ESTATE LOTS THE PROPOSED SETBACKS ARE AS

- FOLLOWS: FRONT SETBACK 20FT, SIDE SETBACK 15FT.
- | | |
|------------------|--------------|
| PROPOSED LOTS | 169 TOTAL |
| SITE ACREAGE | ±84.56 ACRES |
| PROPOSED DENSITY | ±2.00 DU/AC |

GENERAL NOTES:

1. EXISTING CONDITIONS, ZONING INFORMATION AND PROPERTY INFORMATION BASED ON FINAL PLAT SURVEY AND RECORD AND ENVIRONMENTAL CONSULTANTS, DATED MAY 23, 2024, EXISTING CONTOUR INTERVAL SHALL BE EVERY 2'.
2. PERIPHERY BOUNDARY. ALL BUILDINGS SHALL BE SET BACK FROM THE PERIPHERY BOUNDARY NOT LESS THAN THIRTY-FIVE (35) FEET UNLESS ADJACENT TO A HIGHWAY. MIN. 10' LOW DENSITY RESIDENTIAL, R1, GENERAL RESIDENTIAL, RS, EXCLUSIVE RESIDENTIAL, PR, PLANNED RESIDENTIAL, OS, OPEN SPACE, E, ESTATES, OR OTHER GENERAL COMMERCIAL OR INDUSTRIAL WHERE THE PLANNING COMMISSION MAY REDUCE THIS SET BACK TO NOT LESS THAN FIFTEEN (15) FEET.
3. NO FLOOD ZONES PRESENT ON SITE BASED ON FEMA INFORMATION SHOWN ON MAP NUMBER N4709030314F, DATED 05/02/2007. PARCEL IS ON ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD ZONE.

SEAL

E. J. Paine

11/06/2024

ENGINEERING



265 Brookview Centre Way, Ste 201
Knoxville, Tennessee 37919
phone: 865.328.3138
www.lja.com

CLIENT/DEVELOPER:



— B R O U C E

PROJECT NAME

**PICKENS GAP
ROAD
SUBDIVISION**

PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
150 044

KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)

Revised: 11/6/2024

Revised: 11/6/2024

NORTH



NORTH

HORIZONTAL DATUM TN STATE PLANE

SCALE

SCALE BAR 1" = 80'



0 80 100

DATE NOVEMBER - 2024

LIA PROJECT NO. TN4786 2402

SHEET TITLE

















CONCEPT PLAN
SITE LAYOUT

SITE EXISTING

SHEET NUMBER

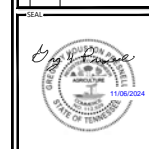
C-200



| LEGEND: | | NO. | DATE | DESCRIPTION |
|---|--|-----|------|-------------------------------------|
|  | | | | EXISTING PROPERTY BOUNDARY |
|  | | | | EXISTING ADJACENT PROPERTY BOUNDARY |
|  | | | | EXISTING BUILDING STRUCTURES |
|  | | | | EXISTING FENCE |
|  | | | | EXISTING TPO INDEX CONTOUR |
|  | | | | EXISTING TPO INTERMEDIATE CONTOUR |
|  | | | | EXISTING ROAD CENTERLINE |
|  | | | | EXISTING EDGE OF PAVEMENT |
|  | | | | EXISTING ROAD CURB |
|  | | | | EXISTING GRAVEL ROAD |
|  | | | | EXISTING RAIL |
|  | | | | EXISTING ROAD SHOULDER |
|  | | | | EXISTING OVERHEAD POWER LINE |
|  | | | | EXISTING POWER LINE STRUCTURE |
|  | | | | EXISTING UNDERGROUND STRUCTURE |
|  | | | | EXISTING UTILITY EXISTANT |

LEGEND:

[illegible]

[illegible]

ENGINEERING

LJA

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— B R O U C E

PROJECT NAME
**PICKENS GAP
ROAD
SUBDIVISION**

PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
150 044

KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)

Revised: 11/6/2024

NORTH

HORIZONTAL DATUM: TN STATE PLANE
(NAD83(2011)) PER SURVEY
VERTICAL DATUM: NAVD83

SCALE

DATE NOVEMBER - 2024

LIA PROJECT NO. TN4786 2402

SHEET TITLE

CONCEPT PLAN
ROAD DESIGN - PLAN AND
PROFILE SHEET 1 OF 6

SHEET NUMBER

C-600

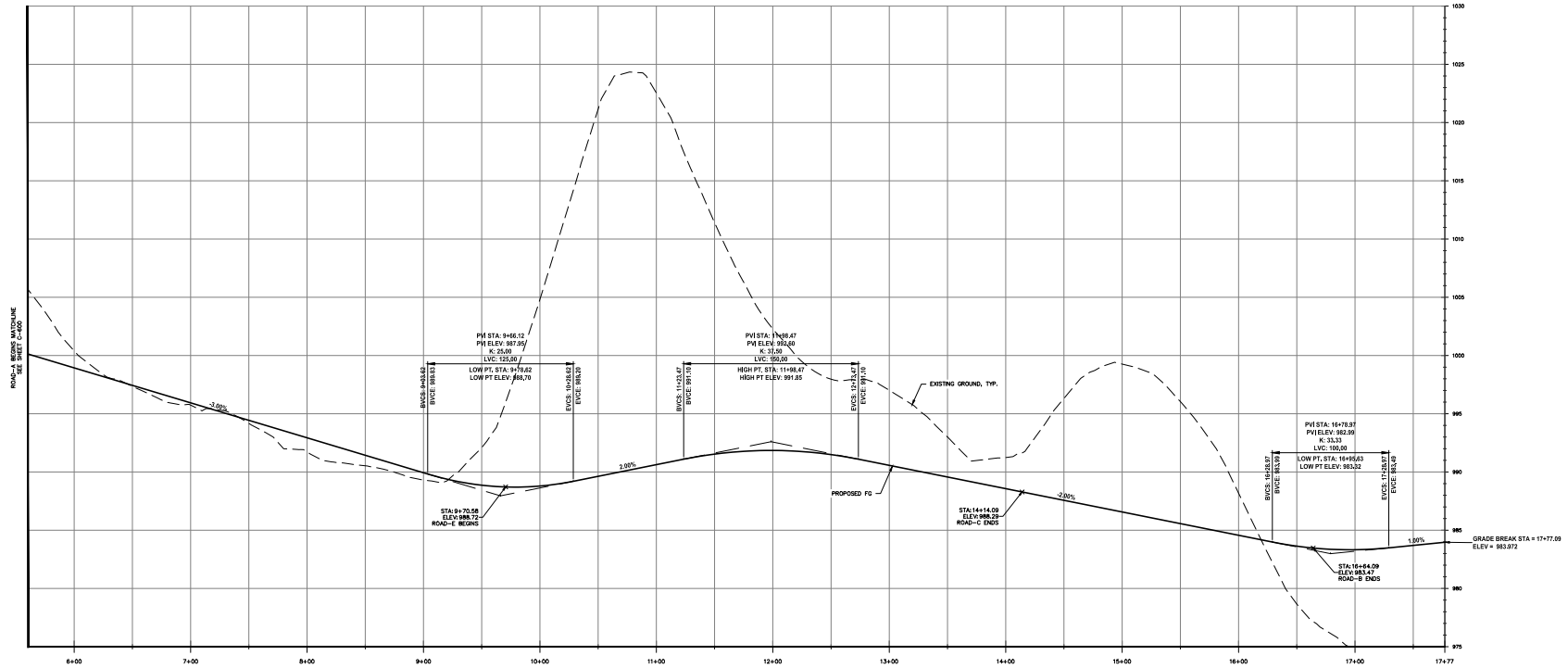
NORTH
MONTANA

HORIZONTAL
SCALE BAR 1" = 40'

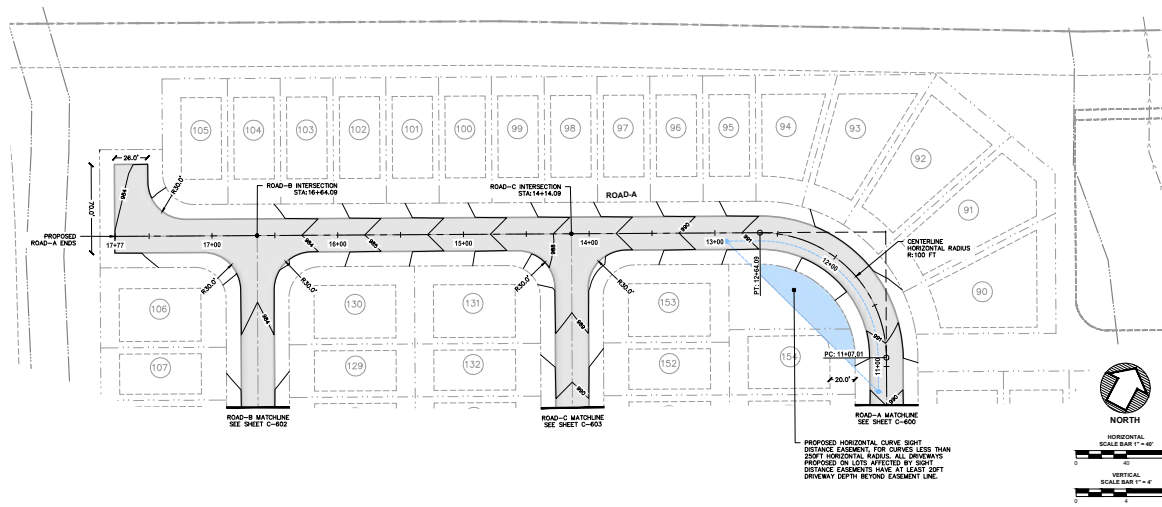
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VERTICAL
SCALE BAR 1" = 4'

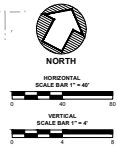
PROJECT: PICKENS GAP ROAD SUBDIVISION, KNOX COUNTY, TENNESSEE
DATE: 11/06/2024
DRAWN BY: JLA
CHECKED BY: JLA
APPROVED BY: JLA
SCALE: 1" = 40'
SHEET: C-601



ROAD-A PROFILE
Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 4'



PROPOSED HORIZONTAL CURVE SIGHT DISTANCE EASEMENT, FOR CURVES LESS THAN 200 FT HORIZONTAL RADIUS ALL EASEMENTS PROPOSED ON LOTS AFFECTED BY SIGHT DISTANCE EASEMENTS HAVE AT LEAST 20 FT DRIVEWAY DEPTH BEYOND EASEMENT LINE.



| REVISION | DATE | DESCRIPTION |
|----------|------|-------------|
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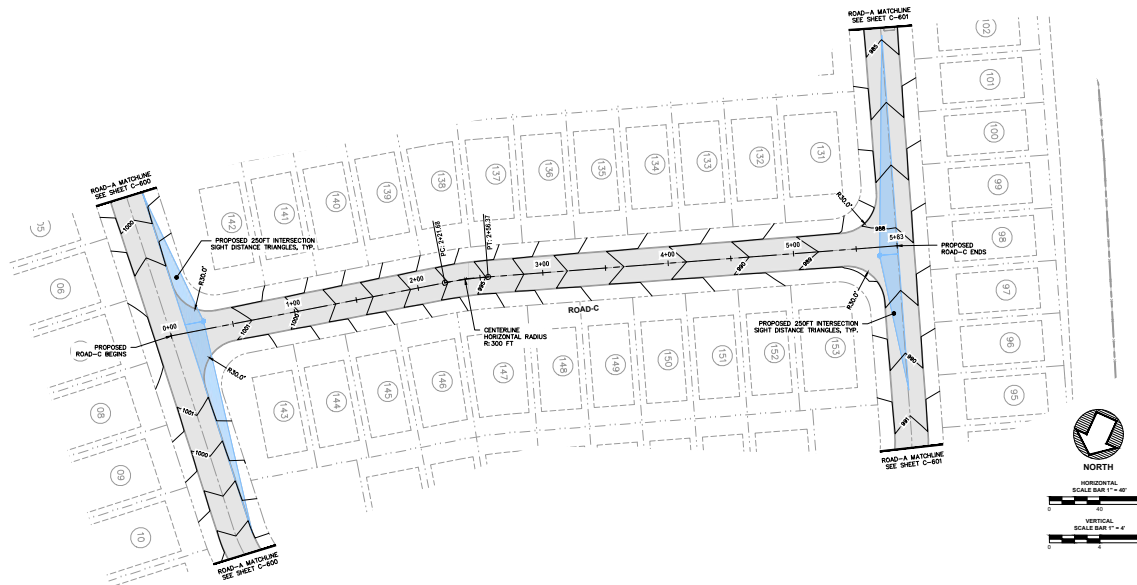
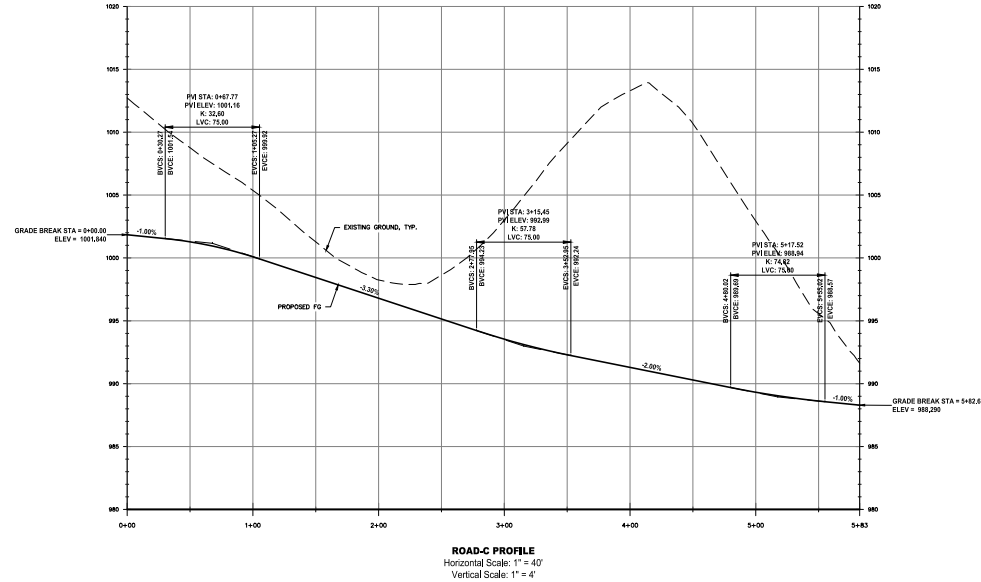
SEAL

ENGINEERING
LJA
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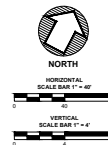
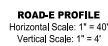
CLIENT/DEVELOPER

PROJECT
PICKENS GAP ROAD SUBDIVISION
PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE
PROJECT PARCEL ID
150 044
KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)
Revised: 11/6/2024

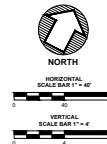
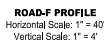
NORTH
HORIZONTAL DATUM: TN STATE PLANE
HORIZONTAL PROJECTIONS:
CENTRAL DATUM: NAD83
SCALE
DATE
NOVEMBER - 2024
LJA PROJECT NO
TN4786-2402
SHEET TITLE
CONCEPT PLAN
ROAD DESIGN - PLAN AND
PROFILE SHEET 2 OF 6
SHEET NUMBER
C-601



| | | | |
|---|--|-------------|--|
| DESIGNER | | DESCRIPTION | |
| DATE | | | |
| SCALE | | | |
| PROJECT | | | |
| PROJECT NAME | | | |
| PICKENS GAP ROAD SUBDIVISION | | | |
| PROJECT ADDRESS | | | |
| 8922 PICKENS GAP ROAD KNOXVILLE, TN 37920 KNOX COUNTY CITY OF KNOXVILLE | | | |
| PROJECT PARCEL ID | | | |
| 150 044 | | | |
| KNOX COUNTY # (11-SE-24-C / 11-44-24-DF) | | | |
| Revised: 11/6/2024 | | | |
| SHEET NUMBER | | | |
| DATE | | | |
| NOVEMBER - 2024 | | | |
| DRAWN BY | | | |
| TM4786-2402 | | | |
| SHEET TITLE | | | |
| CONCEPT PLAN ROAD DESIGN - PLAN AND PROFILE SHEET 4 OF 6 | | | |
| SHEET NUMBER | | | |
| C-603 | | | |

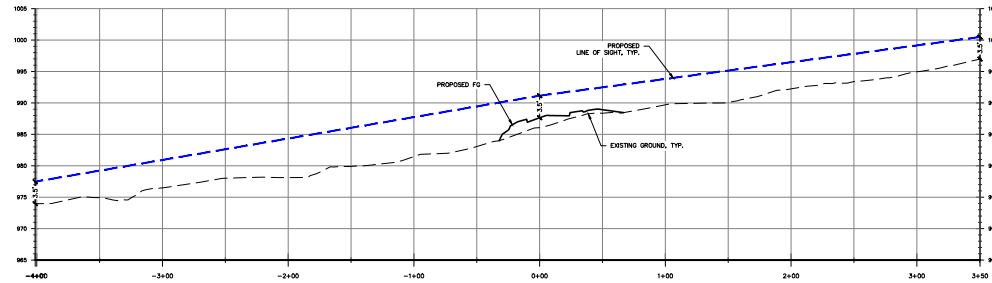


C-604

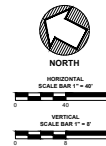
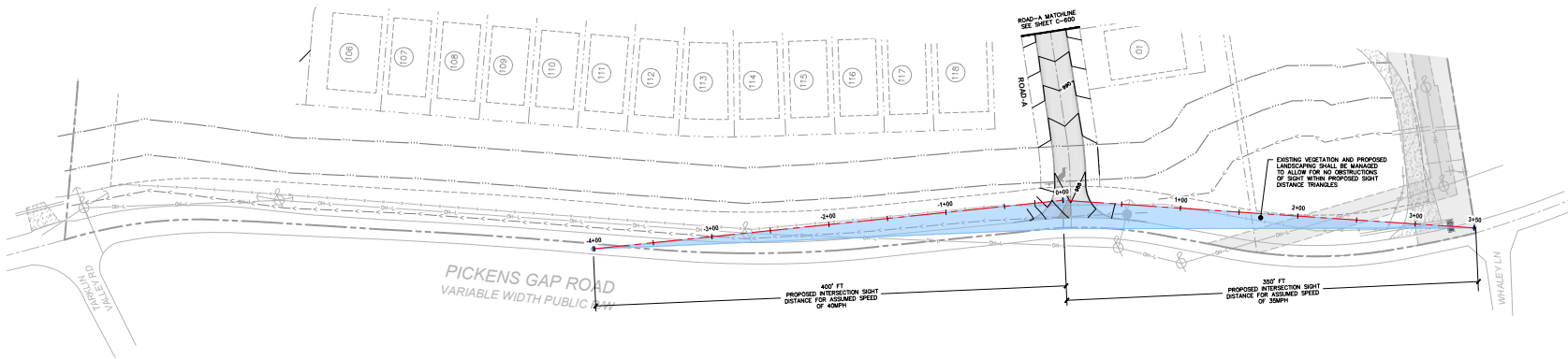


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PICK DATE: Tuesday, November 5, 2024 10:02:34 AM



PICKENS GAP RD. SIGHT DISTANCE PROFILE
Horizontal Scale: 1" = 40'
Vertical Scale: 1" = 8'



| REVISION | NO. | DATE | DESCRIPTION |
|----------|-----|------|-------------|
| | | | |
| | | | |
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PROJECT

PROJECT NAME
PICKENS GAP ROAD SUBDIVISION

PROJECT ADDRESS
8922 PICKENS GAP ROAD
KNOXVILLE, TN 37920
KNOX COUNTY
CITY OF KNOXVILLE

PROJECT PARCEL ID
150 044

KNOX COUNTY #
(11-SE-24-C / 11-H-24-DP)

Revised: 11/6/2024

NORTH

HORIZONTAL DATUM: TN STATE PLANE
KNOX2011 FEET SURVEY
VERTICAL DATUM: NAVD83

SCALE

DATE
NOVEMBER - 2024

LJA PROJECT NO.
TN4786-2402

SHEET TITLE
**CONCEPT PLAN
ROAD DESIGN - PICKENS
GAP RD. SIGHT DISTANCE**

SHEET NUMBER
C-606

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

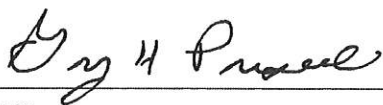
Section 3.04.H.3 – Intersection grade, all streets

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

Greg H. Presnell

Printed Name

11/6/24

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:

Horizontal curve radius from 250FT to 100FT for Road A at STA: 6+27.10. A smaller horizontal radius will allow the road to better adapt to the abrupt topography of the site, while serving as a traffic calming measure.

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:

Horizontal curve radius from 250FT to 100FT for Road A at STA: 11+07.01. A smaller horizontal radius will allow the road to better adapt to the abrupt topography of the site, while serving as a traffic calming measure.

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 Grade on Road F at Road E increase from 1% to 1.75%. The increase grade at the intersections will allow to better manage drainage to a low point in road F near the intersection.

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:



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

Heartland Development, LLC

Developer

Applicant Name

Affiliation

10/1/2024

11/14/2024

11-SE-24-C / 11-H-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.

Greg Presnell, PE LJA Engineering

Name / Company

265 Brookview Centre Way Ste 201 Knoxville TN 37919

Address

865-850-9950 / gpresnell@lja.com

Phone / Email

CURRENT PROPERTY INFO

BGD Development LLC

307 Blue Peacock Way Seymour TN 37865

865-654-6236

Owner Name (if different)

Owner Address

Owner Phone / Email

0 PICKENS GAP RD / 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 0, 8922 PICKENS GAP RD

Property Address

150 044, 04402, 04403, 04404 04405, 04406, 04407, 04408, 044

83.77 acres

Parcel ID

Part of Parcel (Y/N)?

Tract Size

Knox-Chapman Utility District

Knox-Chapman Utility District

No

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice and Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

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) Single family residential subdivision | | | |

SUBDIVISION REQUEST

| | |
|--|--|
| Pickens Gap Rd Subdivision | Related Rezoning File Number |
| Proposed Subdivision Name | |
| Unit / Phase Number | 169 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) | |

2.02 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.

| | |
|----------------------------|-----------|
| Heartland Development, LLC | 10/1/2024 |
| Applicant Signature | Date |

Phone / Email

| | |
|--------------------------|-----------|
| BGD Development LLC | 10/1/2024 |
| Property Owner Signature | 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
 - ☐ PA
- ☐ Rezoning

Heartland Development, LLC

Developer

Applicant Name

Affiliation

09/30/2024

11/14/2024

Date Filed

Meeting Date (if applicable)

File Number(s)

11-SE-24-C
11-H-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

Greg Presnell PE

LJA Engineering

Name

Company

265 Brookview Centre Way, Suite 201

Knoxville

TN

37919

Address

City

State

ZIP

865-850-9950

gpresnell@lja.com

Phone

Email

CURRENT PROPERTY INFO

BGD Development, LLC

307 Blue Peacock Way, Seymour, TN 37865

865-654-6236

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

8922 Pickens Gap Road, Knoxville, TN 37920

150 044 (150 04402; 150 04403; 150 04404; 150 04405
150 04406; 150 04407; 150 04408; 150 04409; 150 04410
150 04411; 150 04412; 150 04413; 150 04414; 150 04415
150 04416)

Property Address

Parcel ID

Knox-Chapman Utility District

Knox-Chapman Utility District

N

Sewer Provider

Water Provider

Septic (Y/N)

COMMUNITY ENGAGEMENT

Sign and return the **Public Notice & Community Engagement** form with this application.

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). **We require applicants to acknowledge their role in this process.**

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

Pickens Gap Sub-division

Proposed Subdivision Name

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

169

Total Number of Lots Created

Related Rezoning File Number

☐ Other (specify) _____

☒ Attachments / Additional Requirements

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
☐ Amendment Request (*Comprehensive Plan*)

ADDITIONAL REQUIREMENTS

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

Fee 1

0102

Fee 2

Fee 3

Total

\$1,600.00

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. If there are additional owners or options holders, each additional individual must sign the Property Owners/Option Holders Form.

Storm Shular

Heartland Development, LLC

09/30/2024

Applicant Signature

Print Name / Affiliation

Date

865-654-6236

Storm@heartlanddevelopmentllc.com

Phone Number

Email

Storm Shular

BGD Development, LLC

10/01/2024, SG

Property Owner Signature

Please Print

Date Paid

Public Notice and Community Engagement

Sign Posting and Removal

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.

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.

Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s).

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

11/01/2024

11/15/2024

Date to be Posted

Date to be Removed

**Have you engaged the
surrounding property owners
to discuss your request?**

☐ Yes ☒ No

☐ No, but I plan to prior to the
Planning Commission meeting

Gregory Presnell

Digitally signed by Gregory Presnell
DN: CN=Gregory Presnell
Date: 2024.10.03 11:32:13-04'00'

Greg Presnell

10/03/2024

Applicant Signature

Applicant Name

Date

11-SE-24-C & 11-H-24-DP

FILE NUMBER