



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 2-SD-07-C

**AGENDA ITEM #:** 24

**AGENDA DATE:** 2/8/2007

▶ **SUBDIVISION:** CAMPBELLS POINT, PHASE 3

▶ **APPLICANT/DEVELOPER:** BALL REALTY & AUCTION

**OWNER(S):** ROGER BALL

**TAX IDENTIFICATION:** 13 136

**JURISDICTION:** County Commission District 8

▶ **LOCATION:** North side of Campbells Point Rd., north of Ridge Haven Ct.

**SECTOR PLAN:** Northeast County

**GROWTH POLICY PLAN:** Rural Area

▶ **APPROXIMATE ACREAGE:** 48.44 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential development

**SURROUNDING LAND USE AND ZONING:** Property in the area is zoned A agricultural and PR residential. Development in the area consists of detached dwellings.

▶ **NUMBER OF LOTS:** 48

**SURVEYOR/ENGINEER:** Robert G. Campbell and Associates

**ACCESSIBILITY:** Access to this phase of the development will be via Campbells Point Road an existing local street with a pavement width of 26' within a 50' wide right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance from 143.3' to 80.26' at sta 49+00 of Road B

**STAFF RECOMMENDATION:**

▶ **APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard**

**APPROVE the Concept Plan subject to 6 conditions**

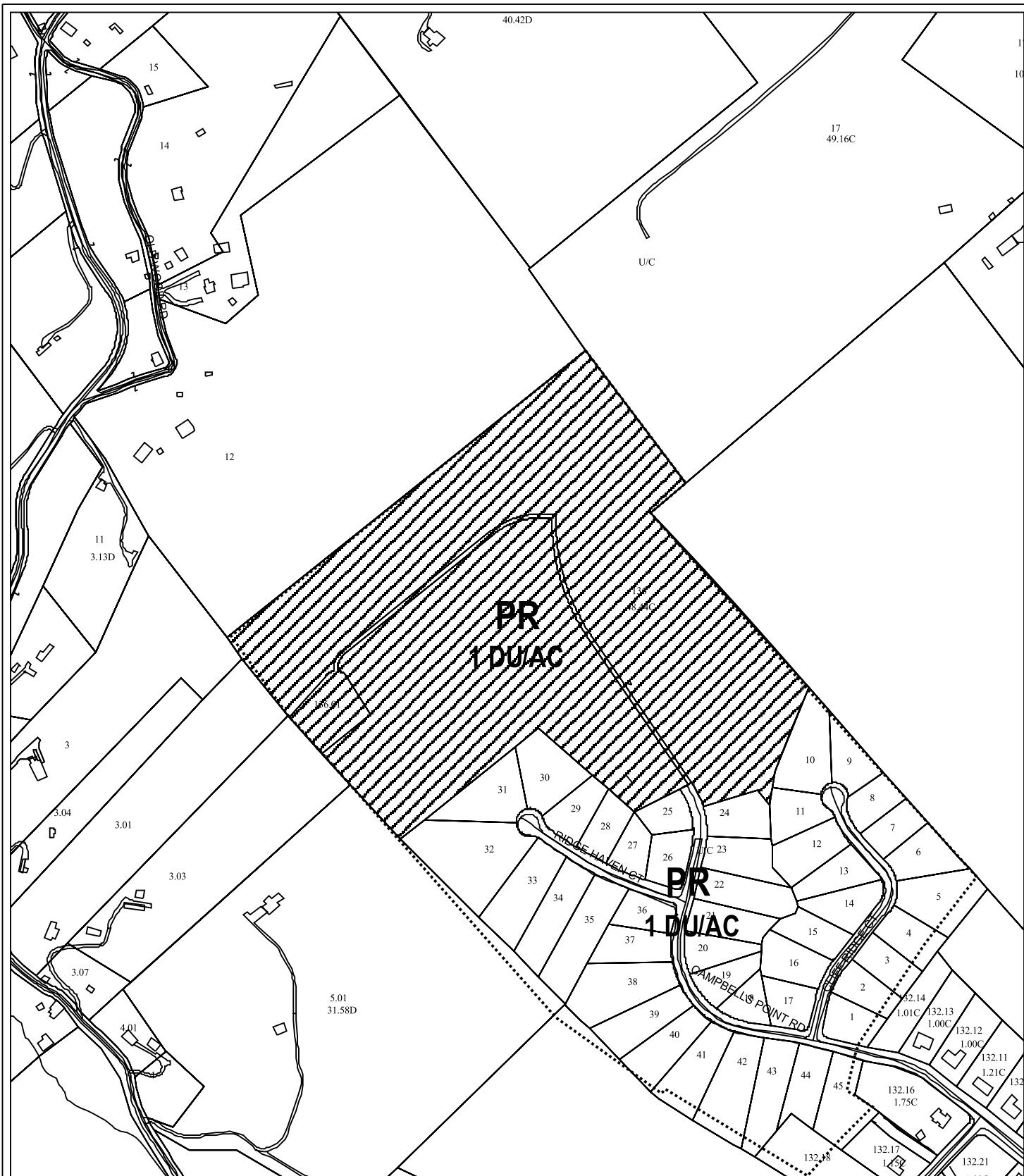
1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all requirements of the previously approved use on review (4-H-96-UR)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
5. Provision of street names that are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102)
6. A final plat based on this concept plan will not be accepted for review by MPC until certification of Design Plan has been submitted to MPC staff

**COMMENTS:**

This is a resubmission of the concept plan for this subdivision. The original concept plan was approved by MPC in 1996 and reapproved in 1999. From the time of passage, a concept plan remains valid for a period of five years. It has been longer than five years since the last concept plan for this development was approved.


Therefore, the applicant is asking for approval of the same basic plan for Campblells Point subdivision for the third time. The lot layout and road designs are practically identical to those shown on the previously approved concept plan. Since the plan shows the same number of lots and proposes to adopt the development standards of the previously approved development plan (4-H-96-UR), approval of a new use on review will not be required.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.

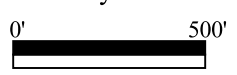


2-SD-07-C  
CONCEPT PLAN

Subdivision: Campbell's Pointe, Phase 3  
 Map No: 13  
 Jurisdiction: County

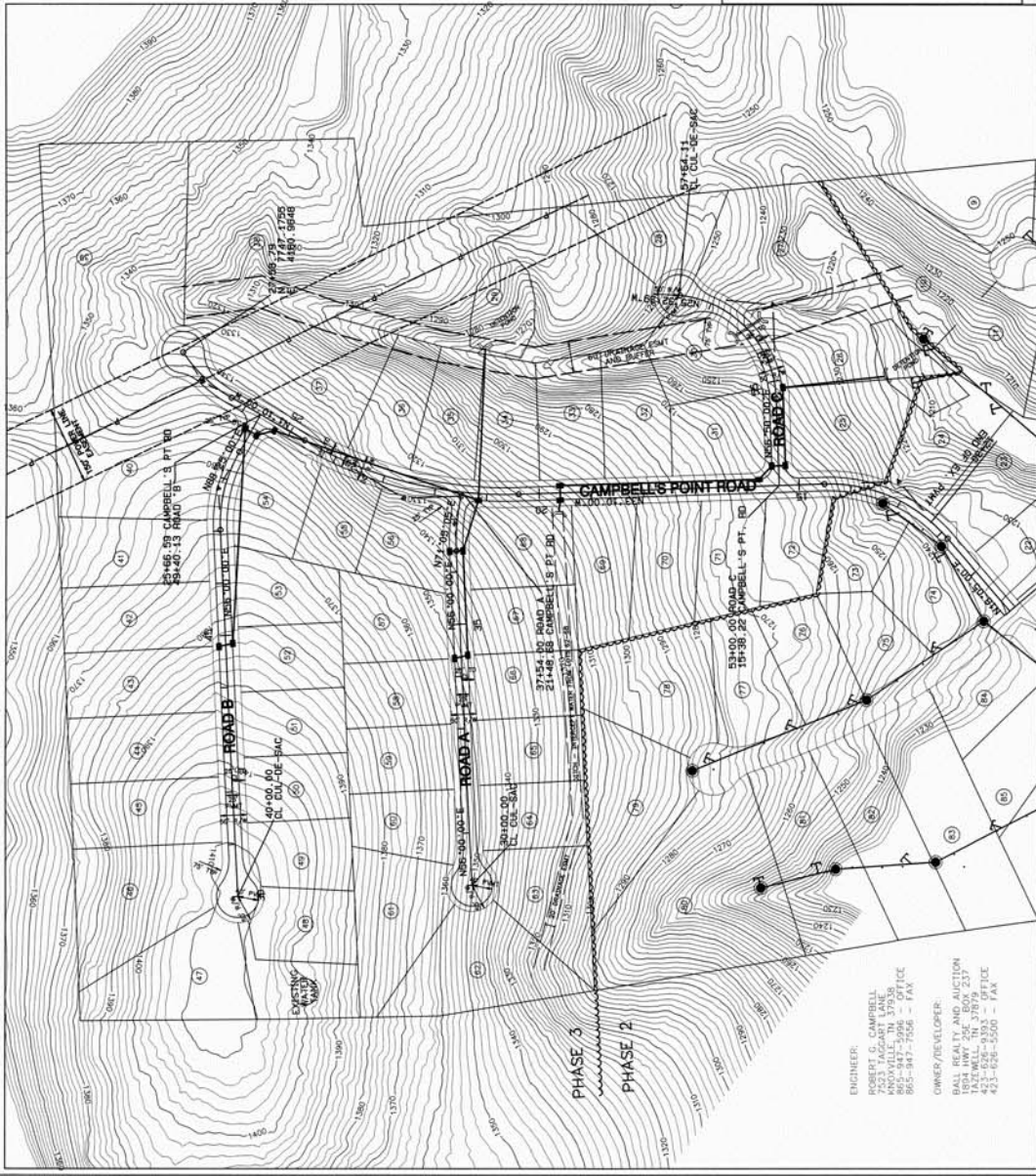
 Approval of a Concept Plan

Original Print Date: 02/01/07 Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





- NOTES:
- ACCESS TO ALL UNITS (EXCEPT LOT 73) FROM INTERNAL ROAD SYSTEM ONLY.
  - EXISTING CONTOURS FROM K.G.I.S.
  - CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NEW STREETS ARE CONSTRUCTED IN CONFORMANCE WITH ALL APPLICABLE REGULATIONS AND LIMITED TO AGGREGATE BASE, ASPHALT MIX AND THICKNESS, CURB SPECIFICATIONS, PAVEMENT STRIPING, STOP SIGNS, ETC.
  - LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
  - CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
  - EROSION CONTROL MEASURES ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION CONTROL FROM THE PROJECT SITE. ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED.
  - a. APPLY 1/4" TEMPORARY SEEDING WHENEVER GRADING OPERATIONS ARE TEMPORARILY HALTED FOR OVER 14 DAYS AND FINAL GRADING OF EXPOSED SURFACES IS TO BE COMPLETED WITHIN ONE YEAR. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED. b. APPLY PERMANENT SEEDING TO ALL EXPOSED AREAS. c. THE DISTURBED AREA SHALL BE REVEGETATED WITH THE DISPLAY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION. d. SEEDING OPERATIONS TO BE ESTABLISHED FOR MAINTENANCE OF COMMON AREA AND STORM WATER DETENTION FACILITIES.



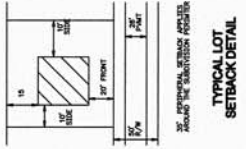
<p><b>CAMPBELL'S PT RD</b>  <b>CURVE #1</b>          P.T. 2247.029          M.P. 187.000          E.P. 1910.000          L.C. 187.000          P.T. 1140.000</p>	<p><b>ROAD #4</b>          P.T. 3711.000          M.P. 141.000          E.P. 1410.000          L.C. 141.000          P.T. 3742.000</p>
<p><b>CAMPBELL'S PT RD</b>  <b>CURVE #2</b>          P.T. 2247.029          M.P. 187.000          E.P. 1910.000          L.C. 187.000          P.T. 1140.000</p>	<p><b>ROAD #8</b>          P.T. 4740.000          M.P. 704.000          E.P. 704.000          L.C. 704.000          P.T. 4740.000</p>
<p><b>CAMPBELL'S PT RD</b>  <b>CURVE #3</b>          P.T. 2247.029          M.P. 187.000          E.P. 1910.000          L.C. 187.000          P.T. 1140.000</p>	<p><b>ROAD #9</b>          P.T. 2840.000          M.P. 426.000          E.P. 426.000          L.C. 426.000          P.T. 2840.000</p>

2-50-07C

CLT 13 PARCEL 136  
 NUMBER OF LOTS: 48  
 ACREAGE: 48.44 AC  
 PROPERTY IS ZONED: PR @ 1 DU/AC

NUMBER OF LOTS SHOWN AND CONFIGURATION  
 IDENTICAL TO PREVIOUSLOT APPROVED  
 CONCEPT PLAN

DESIGNED BY	SCALE	SHEET
CHK'D BY	1"=100'	TWO
DATE	FILE NO.	NO. 2
12/27/06	09132	OF SIX



CONCEPT PLAN

CAMPBELL'S POINT SUBDIVISION - PHASE 3

ROBERT G. CAMPBELL & ASSOC., L.P.  
 CONSULTING ENGINEERS  
 KNOXVILLE, TENNESSEE

ENGINEER: CAMPBELL  
 7233 JAGGARTY LAKE  
 KNOXVILLE, TN 37939  
 423-626-3393 - OFFICE  
 605-847-7556 - FAX

OWNER/DEVELOPER:  
 BALL REALTY AND AUCTION  
 1422 MILL LN 37079 237  
 423-626-3393 - OFFICE  
 423-626-3393 - FAX

NO.	DATE	DESCRIPTION	BY	CHK'D
		REVISIONS		