



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

▶ **FILE #:** 3-SE-15-C  
3-K-15-UR

**AGENDA ITEM #:** 12  
**AGENDA DATE:** 3/12/2015

▶ **SUBDIVISION:** CAMPBELL PARK  
▶ **APPLICANT/DEVELOPER:** CAMPBELL STATION PARTNERS  
**OWNER(S):** David Campbell

**TAX IDENTIFICATION:** 130 086 [View map on KGIS](#)  
**JURISDICTION:** County Commission District 6  
**STREET ADDRESS:**

▶ **LOCATION:** North side of Campbell Station Rd., northeast of Fretz Rd.

**SECTOR PLAN:** Northwest County  
**GROWTH POLICY PLAN:** Urban Growth Area (Outside City Limits)  
**WATERSHED:** Turkey Creek

▶ **APPROXIMATE ACREAGE:** 2.5 acres

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

▶ **EXISTING LAND USE:** 1 dwelling and vacant land

▶ **PROPOSED USE:** Detached dwellings

**SURROUNDING LAND USE AND ZONING:** Property in the area is zoned PR residential and A agricultural. Development in the area consists of detached dwellings at densities range between 1 and 3.7 du/ac

▶ **NUMBER OF LOTS:** 9

**SURVEYOR/ENGINEER:** David Campbell

**ACCESSIBILITY:** Access is via N. Campbell Station Rd., a minor arterial street with a pavement width of 19' within a 40' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Reduction of the minimum required intersection spacing between Road A and Fretz Rd. from 400' to 340'

**STAFF RECOMMENDATION:**

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

**APPROVE the Concept Plan subject to 14 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Locating the proposed detention basin outside of the sinkholes (closed contour area) identified on the plan. Placement and construction of the proposed detention basin must meet all applicable requirements of the

Knox County Stormwater Control Ordinance

- 4. Identifying the location of the driveway on the final plat for lot #9 and certifying that the sight distance at the driveway looking onto N. Campbell Station Rd. meets the requirements as called out in the Subdivision Regulations.
- 5. Provision of a back around driveway on lot #9 so that vehicles exiting the lot will not have to back out onto N. Campbell Station Rd.
- 6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 7. Placing a note on the final plat that all lots with the exception of lot #9 will have access from the internal road system only.
- 8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the detention basin and any other commonly held assets.
- 9. 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.

► **APPROVE the request for up to 9 detached dwellings on individual lots and reduction of the peripheral boundary setbacks as shown on the development plan subject to 1 condition**

- 1. Meeting all applicable requirements of the Knox County Zoning Ordinance

With the condition noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use-on-Review.

**COMMENTS:**

The applicant is proposing a 9 lot subdivision to be located on the north side of N. Campbell Station Rd., east of Fretz Rd. The plans call for the construction of a short cul-de-sac street that will provide access to 8 of the proposed lots. Lot #9 as proposed will have direct access to N. Campbell Station Rd. The Subdivision Regulations require that a back around type driveway be provided to that lot in order to insure safe access from the lot. Additionally, staff will require the applicant to certify that the required sight distance can be provided at the driveway's intersection with N. Campbell Station Rd

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

- 1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
- 2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

- 1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision is consistent with the general standards for uses permitted on review. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.
- 3. The recommended density of this site is 1-4 dwelling units per acre. The proposed 3.56 du/ac is within the permitted zoning density.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

- 1. The Northwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The proposed development density of 3.56 du/ac is consistent with the Sector Plan and the other development found in the area.

ESTIMATED TRAFFIC IMPACT: 113 (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.

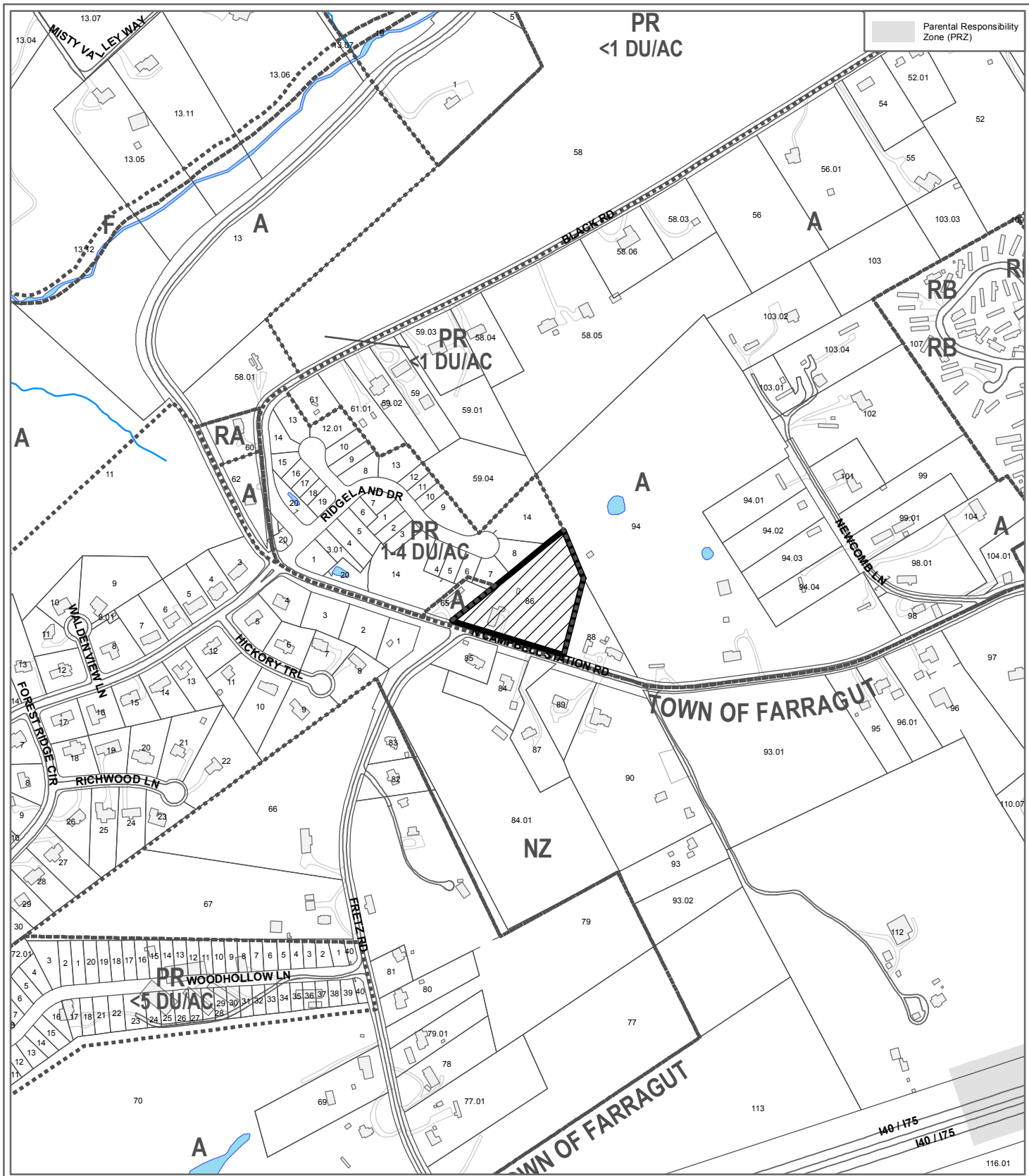
ESTIMATED STUDENT YIELD: 5 (public and private school children, ages 5-18 years)

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

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC'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.

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



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CONCEPT PLAN/USE ON REVIEW**



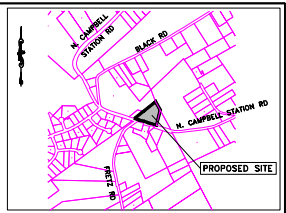
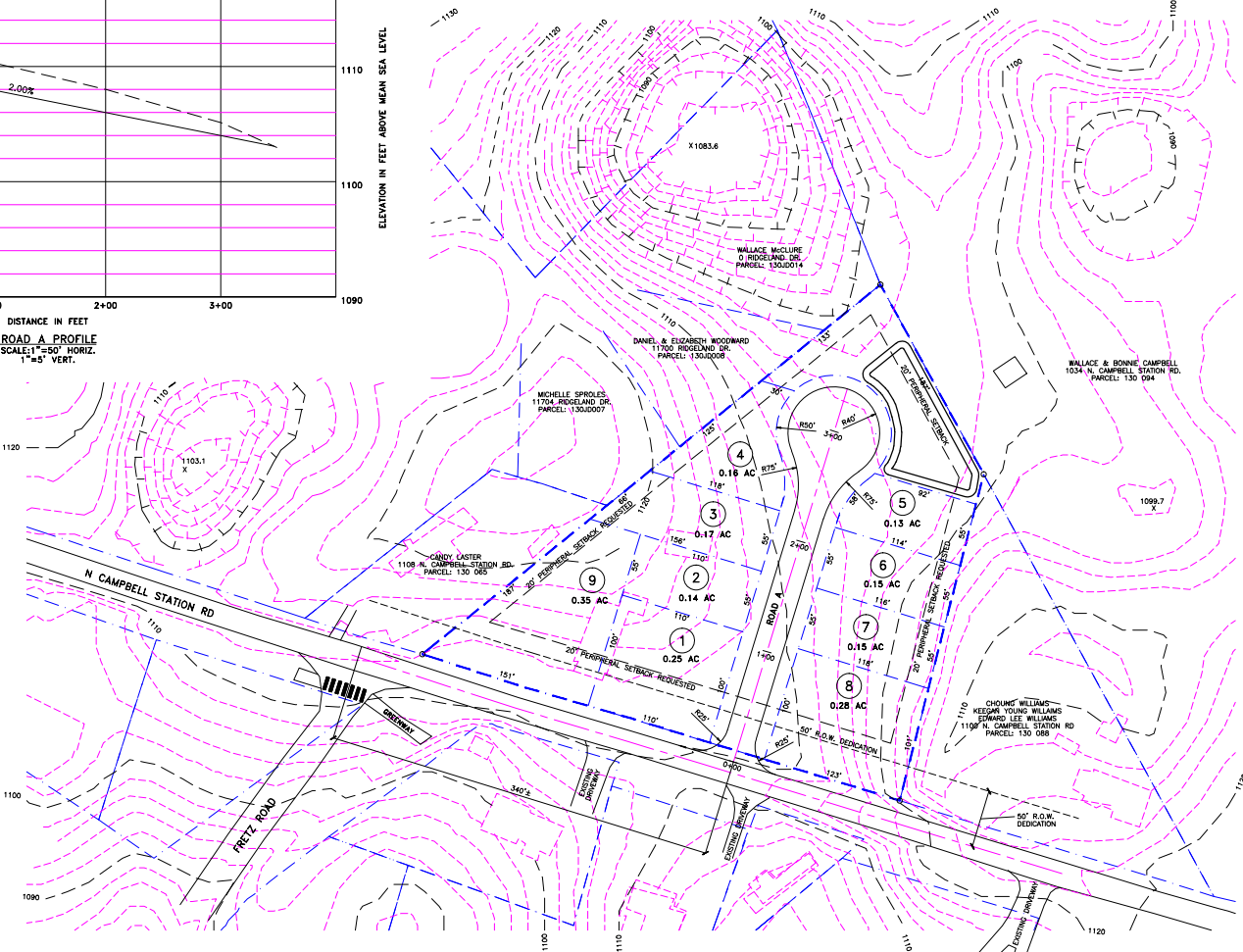
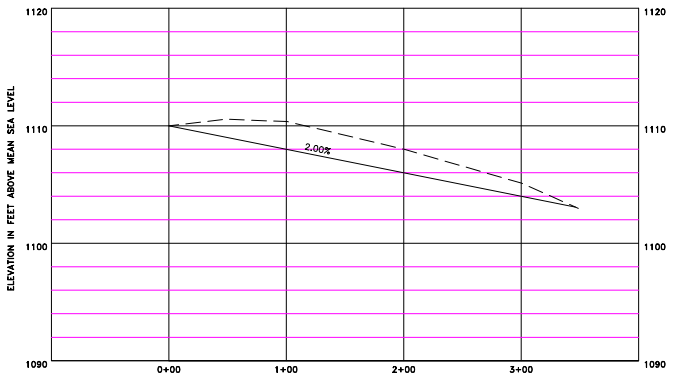
Detached dwellings in PR (Planned Residential)

Original Print Date: 2/20/2015      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Campbell Station Partners  
Campbell Park

Map No: 130  
Jurisdiction: County





- GENERAL NOTES:**
- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE ONE-CALL AT 1-800-351-1111 AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
  - CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
  - BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
  - TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
  - THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE MANUAL OF ACCOUNT PREVENTION IN CONSTRUCTION ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
  - DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

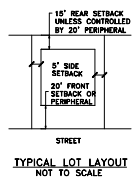
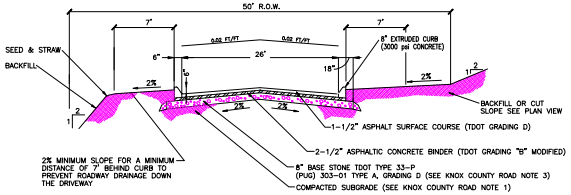
- PROPERTY NOTES:**
- TOTAL AREA = 2.534 ACRES
  - LOT 130 PARCEL 088
  - EXISTING ZONING P# (1-4 DU/AC)
  - PROPOSED NUMBER OF LOTS: 9
  - LOT DRAINAGE AND UTILITY LOCATIONS INSIDE EXTERIOR AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF ALL INTERIOR LOT LINES, EXCEPT UNLESS PROPOSED ZERO LOT LINE.
  - ALL LOTS EXCEPT LOT 9 TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.

- SETBACKS:**
- FRONT: 20 FT.
  - SIDE: 5 FT.
  - REAR: 15 FT. SETBACK UNLESS CONTROLLED BY 20' PERIPHERAL.

- UTILITIES:**
- WATER: FIRST UTILITY DISTRICT
  - SEWER: FIRST UTILITY DISTRICT
  - ELECTRIC: LINDOR CITY UTILITIES BOARD
  - SOLID WASTE: PRIVATE HAULER
  - TELEPHONE: AT&T

- LEGEND:**
- PROPOSED DRAINAGE LINE
  - PROPOSED CATCH BASIN
  - WATER MAIN
  - SEWER LINE
  - EXISTING SEWER MANHOLE

- VARIANCES REQUESTED:**
- REDUCTION IN REQUIRED INTERSECTION SEPARATION FROM 400' TO 340'.



**CERTIFICATION OF CONCEPT PLAN**  
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THESE PLANS 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.

*D. Campbell* IN PE 22540



**NOTE:**  
CONTRACTOR IS RESPONSIBLE FOR ALL TRINCH 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 400' Manual of Accident Prevention in Construction to protect life, property, or work; to avoid accessibly site cuts in variable material.

OSHA RULES SHALL BE ADHERED BY

**SHEET ONE**

**CONCEPT PLAN**  
**CAMPBELL PARK**  
KNOX COUNTY, TENNESSEE

Prepared For:  
Campbell Station Partners, LLC  
12023 Woodhollow Lane  
Knoxville, Tennessee 37932  
(865) 755-3575

Planning Agency:  
Knoxville-Knox County MPC  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
(865) 215-2500

**IDEAL ENGINEERING SOLUTIONS INCORPORATED**  
Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575