



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

▶ **FILE #:** 6-SC-17-C
6-K-17-UR

AGENDA ITEM #: 16
AGENDA DATE: 6/8/2017

▶ **SUBDIVISION:** BRANDYWINE AT PEPPER RIDGE (FKA: N CAMPBELL STATION ROAD)

▶ **APPLICANT/DEVELOPER:** MARSH-DON, LLC
OWNER(S): Bruce Matzel

TAX IDENTIFICATION: 117 011

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1808 N Campbell Station Rd

▶ **LOCATION:** East side of N. Campbell Station Rd., southwest of El Rancho Trail

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Hickory Creek

▶ **APPROXIMATE ACREAGE:** 19.7 acres

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

▶ **EXISTING LAND USE:** Residence and vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences - RA (Low Density Residential)
South: Vacant land and residences - RA (Low Density Residential) and A (Agricultural)
East: Residences and vacant land - A (Agricultural)
West: Vacant land and residences - RA (Low Density Residential)

▶ **NUMBER OF LOTS:** 27

SURVEYOR/ENGINEER: Robert G. Campbell

ACCESSIBILITY: Access is via N. Campbell Station Rd., a minor arterial street with a 19' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**
1. Maximum street grade variance on Pepper Ridge Ln. between STA 10+70 and STA 12+20, from 12% to 13%.
2. Vertical curve variance on Pepper Ridge Ln. at STA 10+70, from 250' to 135'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 and 2 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to 12 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
4. Prior to obtaining a design plan approval for the subdivision, submitting a stream determination study to the Knox County Department of Engineering and Public Works for the blue line stream that is shown on the property. A revised concept plan will be required showing the required buffers if it is determined to be a stream.
5. During the design plan stage of the subdivision review provide a detailed grading plan for access and building sites, including driveway profiles, for Lots 13, 14, 22 and 23. Driveway grades shall not exceed 15%.
6. The boundary for the "Undisturbed Preservation Area" shall be clearly marked in the field prior to any site clearing or grading in order to identify the limits of disturbance and protect those preservation areas.
7. On the final plat, the "Undisturbed Preservation Area" shall be clearly identified and the deeds for Lots 13, 14, 22, 23 and the common area shall prohibit clearing and grading within those areas.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Certification on the final plat by the applicant's surveyor that sight distance meets or exceeds the requirements as stated in the Subdivision Regulations in both directions along Campbell Station Rd. at the subdivision entrance.
10. Prior to final plat approval, create a homeowners association that will be responsible for maintaining the common area and proposed stormwater control facilities.
11. Placing a note on the final plat that all lots shall have access only to the internal street system.
12. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

► **APPROVE the request for up to 27 detached dwellings on individual lots subject to 2 conditions**

1. Obtaining approval from Knox County Commission of the rezoning of the property to PR (Planned Residential) at a density of up to 2 du/ac.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions 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 requesting approval of a concept plan for a 27 lot subdivision on this 19.7 acre site that is located on the east side of N. Campbell Station Rd., southwest of El Rancho Trail. The proposed density for the subdivision is 1.37 du/ac.

The Planning Commission had recommended the rezoning of this property to PR (Planned Residential) at a density up to 2 du/ac on May 11, 2017 (5-B-17-RZ / 5-B-17-SP) The Knox County Commission will consider the request at their meeting on June 26, 2017.

A major portion of this sites is located within the Hillside Protection Area. Approximately 79% of the site has slopes that exceed a fifteen percent grade. The concept plan has been designed to locate the street and majority of the lots on the northern portion of the site in the area that has grades less than 15%. The southern portion of the property with grades exceeding 40% has been identified on the plan as an "Undisturbed Preservation Area" This area includes approximately 7 acres which is approximately 35.5% of the property. While the majority of this area is located across four larger lots within the subdivision, conditions are recommended that would provide protective measures for this area.

The proposed grading plan for the subdivision will disturb approximately 8.4 acres (43%) of the site Based on the slope analysis that was prepared for the site, the Knoxville-Knox County Hillside and Ridgetop Protection Plan's land disturbance guidelines would allow a land disturbance area of approximately 8.27 acres.

The site is located within the parental responsibility zone for Hardin Valley Academy and the proposed Hardin Valley Middle School. Sidewalks will be provided on one side of the street serving the subdivision with a sidewalk along N. Campbell Station Rd from the east side of the street access to the northeast corner of the property.

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

1. All utilities are available or will be extended to serve this site.
2. The proposed low density residential development at a density of 1.37 du/ac, which preserves the steepest slope areas, is compatible with other development that has occurred in this area.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for development within a 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 since the subdivision has direct access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Planning Commission adopted a resolution on May 11, 2017 amending the Northwest County Sector Plan to designate this property for low density residential use and slope protection. The Planning Commission has recommended the rezoning of this property to PR at a density of up to 2 du/ac. The proposed development with a density of 1.37 du/ac is consistent with the amended Sector Plan and proposed zoning designation.
2. The majority of this site is located within the hillside protection area. The concept plan as proposed is protecting the steeper portions of the site and is consistent with the land disturbance guidelines of the Knoxville-Knox County Hillside and Ridgetop Protection Plan.
3. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 311 (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.

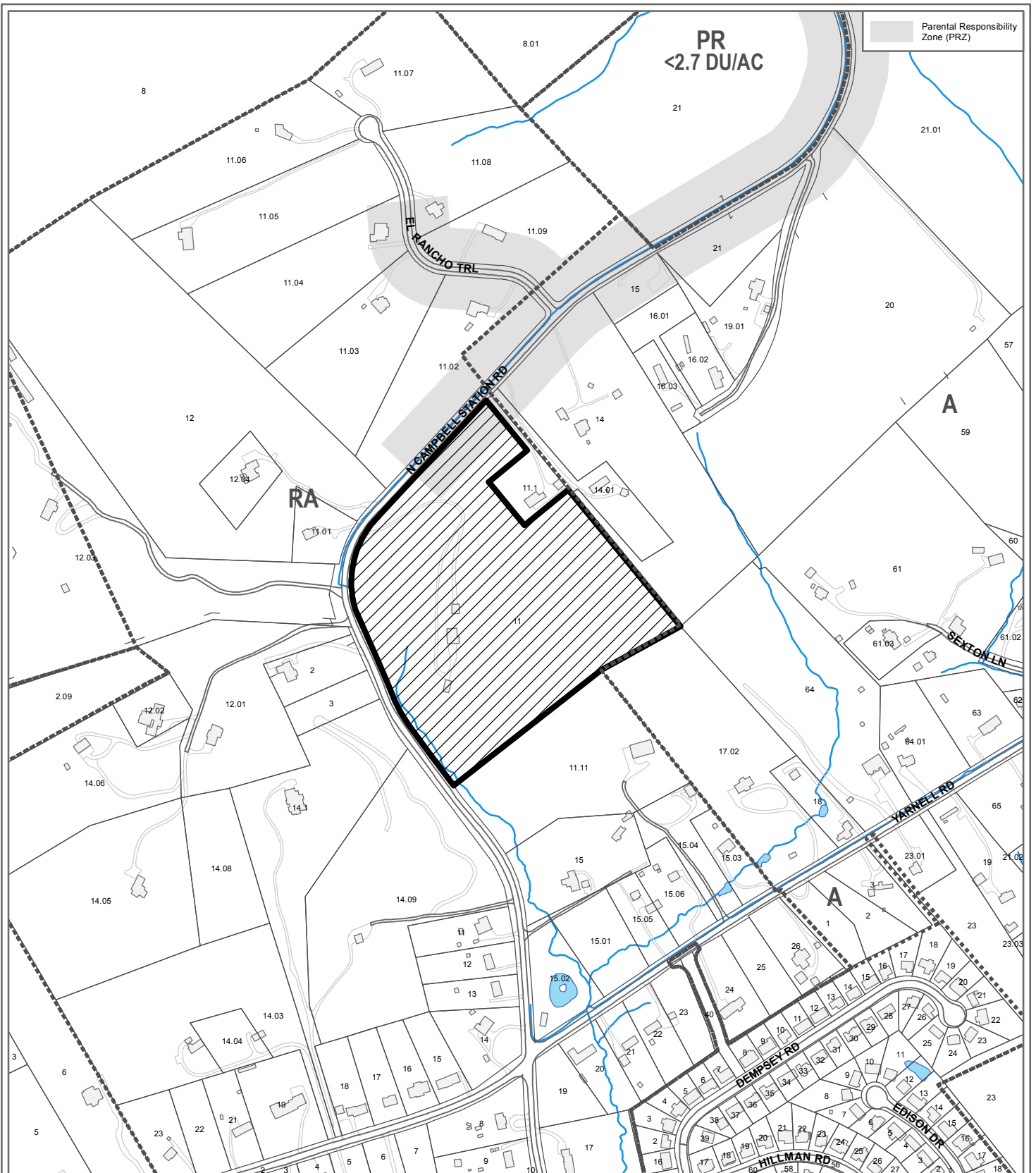
ESTIMATED STUDENT YIELD: 11 (public school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

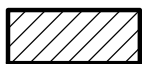
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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.

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.



**6-SC-17-C / 6-K-17-UR
CONCEPT PLAN/USE ON REVIEW**



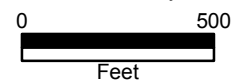
Detached Residential Subdivision in PR (Planned Residential) Pending

Original Print Date: 5/17/2017
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Marsh-Don, LLC
N Campbell Station Road

Map No: 117
Jurisdiction: County



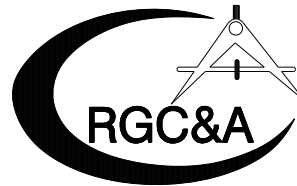
CONCEPT PLAN / USE ON REVIEW
BRANDYWINE AT PEPPER RIDGE
DISTRICT NO. 6
1808 N CAMPBELL STATION RD
CLT: 117
PARCEL: 011

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

DEVELOPER:
BRANDYWINE DEVELOPMENT
CONTACT: BRUCE MATZEL
12023 WOODHOLLOW LANE
KNOXVILLE, TN 37932
PHONE (732) 616-3386



LOCATION MAP



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

I HEREBY CERTIFY THAT SIGHT DISTANCE OF 300 FEET
CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG
N CAMPBELL STATION ROAD FROM THE
PROPOSED ENTRANCE

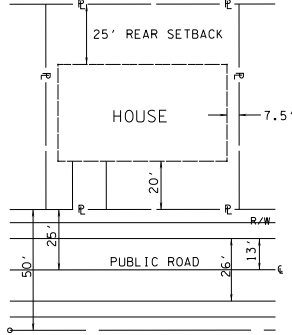
Robert M. Judd

Revised: 5/22/2017

MPC FILE: 6-SC-17-C
6-K-17-UR

- SPECIAL NOTES:**
- 1) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - 2) THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
 - 3) ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITEE.
 - 4) LITTER, CONSTRUCTION DEBRIS, AND CONSTRUCTION CHEMICALS EXPOSED TO STORMWATER WILL BE PICKED UP PRIOR TO ANTICIPATED STORMS OR OTHERWISE PREVENTED FROM BECOMING A POLLUTANT SOURCE FOR STORMWATER DISCHARGE.

NOTE: 35' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.

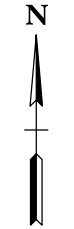
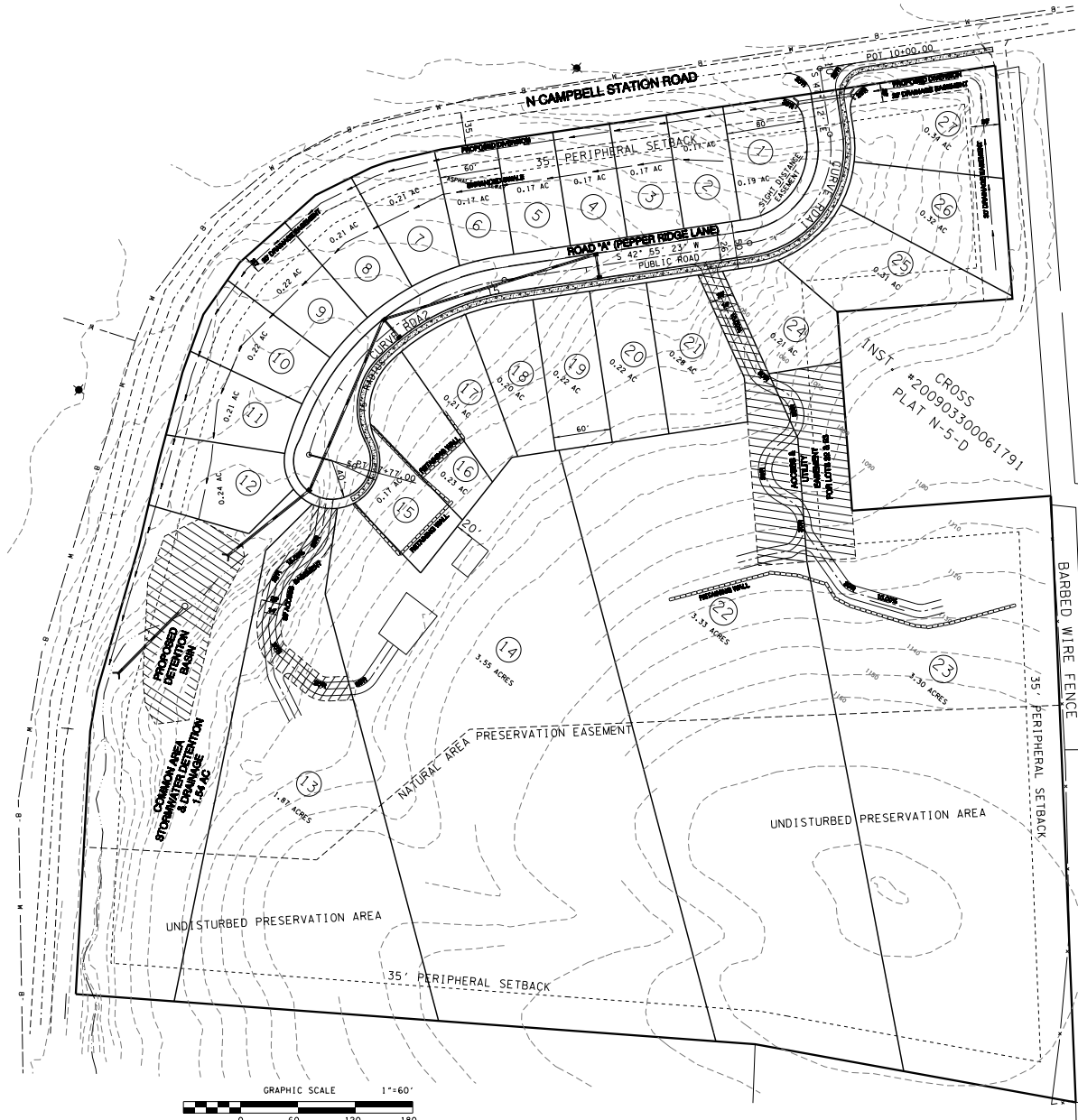
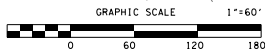


TYPICAL LOT LAYOUT (SINGLE FAMILY)

- VARIANCES:**
- 1) INCREASE GRADE FROM 12% TO 13%
 - 2) REDUCE VERTICAL CURVE LENGTH FROM 150' TO 135'.

LEGEND

- EIP IRON PIN FOUND
- PIPE ● PIPE FOUND
- W.M. WATER METER
- ⊕ MANHOLE
- W.V. WATER VALVE
- ⊗ FIRE HYDRANT
- P/T/C POWER/TELEPHONE/CABLE
- LIGHT POLE



- NOTES:**
- 1) EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
 - 2) SIGHT DISTANCE OF 300 FT IS AVAILABLE IN EACH DIRECTION ALONG N CAMPBELL STATION ROAD.
 - 3) EXISTING CONTOURS FROM KGIS.
 - 4) LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
 - 5) CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY PRACTICES.
 - 6) EROSION CONTROL MEASURES SHOWN ARE A MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR CONTROL OF EROSION FROM THE PROJECT SITE. ADDITIONAL ITEMS MAY BE REQUIRED.
 - 7) a. APPLY 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 TEMPORARY SEEDING TO SOIL STOCKPILES.
b. APPLY PERMANENT SEEDING WHENEVER GRADING OPERATIONS ARE COMPLETED AND ALL CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. APPLY PERMANENT SEEDING TO ALL NON-CONSTRUCTION AREAS WHICH SHOW SIGNS OF EXCESSIVE EROSION.
 - 8) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
 - 9) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - 10) A 15' SANITARY SEWER EASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
 - 11) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - 12) TREES AND VEGETATION TO BE REMOVED AS NEEDED TO PROVIDE SIGHT DISTANCE OF 300 FEET IN EACH DIRECTION FROM THE SUBDIVISION ENTRANCE ALONG N CAMPBELL STATION ROAD.
 - 13) SUBJECT TO RESULTS OF STREAM DETERMINATION OF CONVEYANCE AT SOUTH END OF PROPERTY. CUL-DE-SAC MAY BE SHORTENED TO AVOID STREAM AREAS, OR APPROPRIATE PERMITS MAY BE OBTAINED FOR STREAM ALTERATIONS.

CURVE A1	CURVE A2
P 11+69.76	PC 14+90.63
PT 10+69.56	PC 14+86.45
P 12+26.84	PT 17+77.00
A 90° 08' 58" (RT)	A 66° 55' 17" (LT)
D 57' 17" 45"	D 22' 55" 06"
R 100.000	R 250.000
L 157.282	L 290.545
T 100.203	T 164.182

DEVELOPER:
BRANDYWINE DEVELOPMENT
CONTACT: BRUCE MATZEL
12023 WOODHOLLOW LANE
KNOXVILLE, TN 37932
PHONE (732) 616-3386

ENGINEER:
ROBERT G. CAMPBELL
AND ASSOCIATES
7523 TAGGART LANE
KNOXVILLE, TN 37938
PHONE: (865) 947-5996
FAX: (865) 947-7556

CLT MAP: 117
PARCEL: 11

DEED REFERENCE: 20170301 - 0053167

TOTAL AREA: 19.7 ACRES

NUMBER OF LOTS: 27
PROPERTY ZONED: PR

MPC FILE NUMBER: 6-B-17-RZ
5-B-17-RZ

6-SC-17-C / 6-K-17-UR
Revised: 5/22/2017



NO.	DATE	DESCRIPTION	BY	CKD.

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

BRANDYWINE AT PEPPER RIDGE
CONCEPT PLAN / USE ON REVIEW

GENERAL LAYOUT
PLAN VIEW

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 60'	SHEET TWO NO. 2
DRAWN BY JER	DATE 05/26/17	FILE NO. 17005	OF 4 SHEETS

- SPECIAL NOTES:**
- 1) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - 2) THIS SITE IS A PRIORITY CONSTRUCTION ACTIVITY.
 - 3) ADEQUATE DRAINAGE, EROSION AND SEDIMENT CONTROL MEASURES, BEST MANAGEMENT PRACTICES, AND/OR OTHER STORMWATER MANAGEMENT FACILITIES SHALL BE PROVIDED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DAMAGES TO ADJACENT PROPERTY AND/OR THE CONSTRUCTION SITE CAUSED BY THE CONTRACTOR'S OR PROPERTY OWNER'S FAILURE TO PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION/SEDIMENT CONTROL FOR THE CONSTRUCTION AREA SHALL BE THE RESPONSIBILITY OF THE GRADING PERMITEE.
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- NOTES:**
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 - 8) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THE PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
 - 9) ACCESS TO ALL UNITS FROM INTERNAL ROAD SYSTEM ONLY.
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 - 12) TREES AND VEGETATION TO BE REMOVED AS NEEDED TO PROVIDE SIGHT DISTANCE OF 300 FEET IN EACH DIRECTION FROM THE SUBDIVISION ENTRANCE ALONG N CAMPBELL STATION ROAD.

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CLT MAP: 117
PARCEL: 11

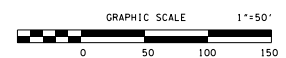
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Revised: 5/22/2017



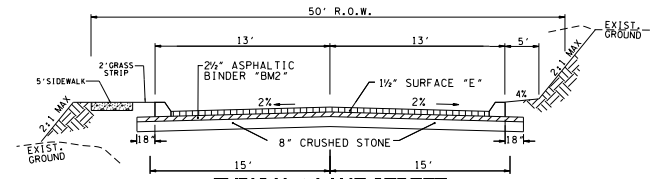
NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		

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

BRANDYWINE AT PEPPER RIDGE
CONCEPT PLAN / USE ON REVIEW

PRELIMINARY GRADING PLAN

DESIGNED BY GMT	CHECKED BY RGC	SCALE 1" = 50'	SHEET THREE NO. 3
DRAWN BY JER	DATE 05/19/17	FILE NO. 17005	OF 4 SHEETS

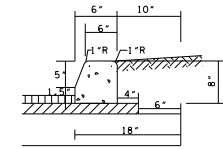


**TYPICAL 2 LANE STREET
PUBLIC ROADS**

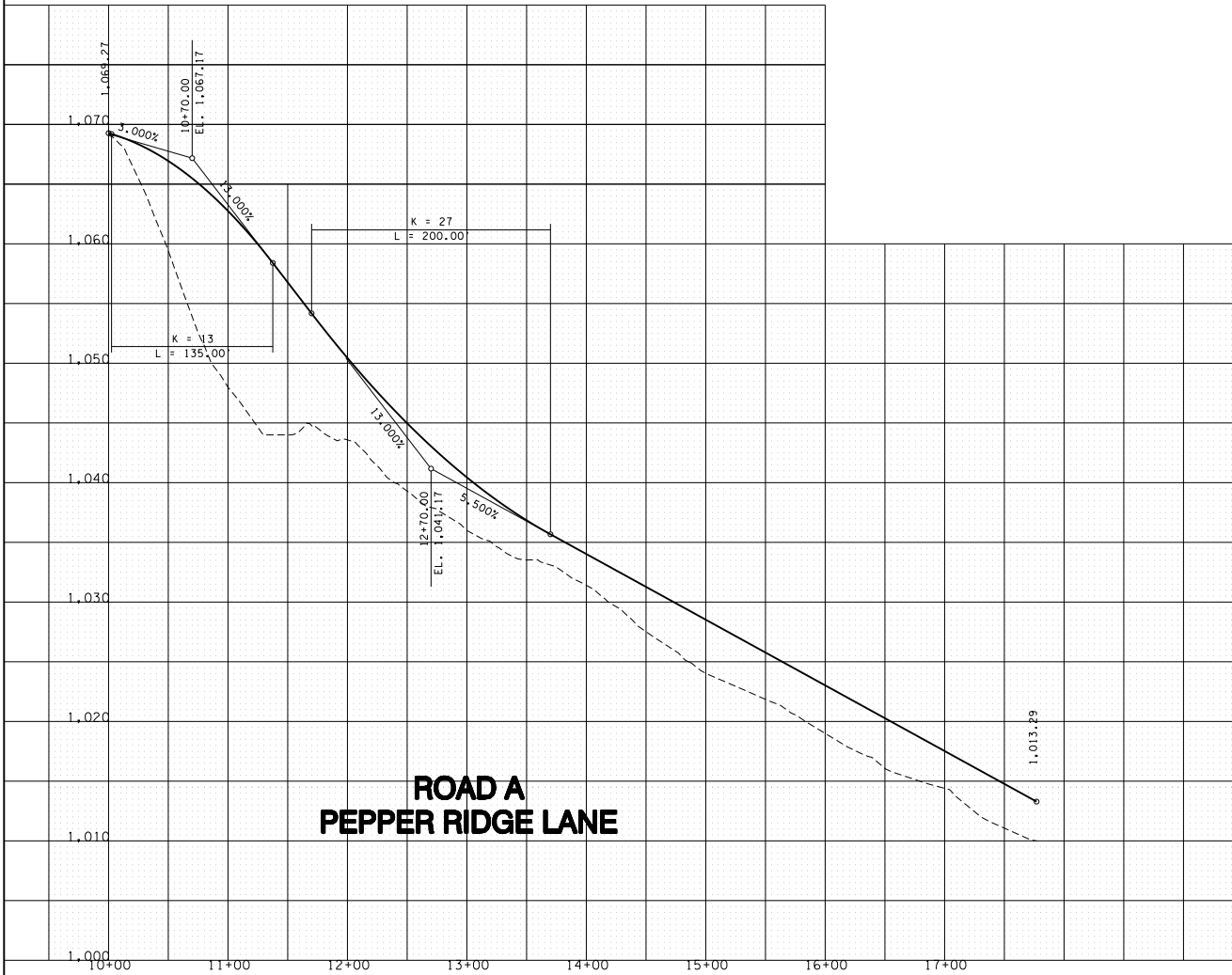
BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 98 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



STANDARD DETAIL OF EXTRUDED CURB



**ROAD A
PEPPER RIDGE LANE**

6-SC-17-C / 6-K-17-UR
Revised: 5/22/2017



NO.	DATE	DESCRIPTION REVISIONS	BY	CKD.



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

BRANDYWINE AT PEPPER RIDGE
CONCEPT PLAN / USE ON REVIEW

ROAD PROFILES

DESIGNED BY	CHECKED BY	SCALE	SHEET
GMF	NSC	1"=60' HORIZ. 1"=8' VERT.	NO. 4
DRAWN BY	DATE	FILE NO.	OF 4 SHEETS
JES	05/18/17	17005	



BRANDYWINE AT TURKEY CREEK

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E
Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
8 6 6 • 2 1 6 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
www.knoxmpc.org

SUBDIVISION - CONCEPT

Name of Applicant: MARSH-DON, LLC
Date Filed: 4-24-17 Meeting Date: 6-8-17
Application Accepted by: Sherry Michienzi
Fee Amount: \$1310⁰⁰ File Number: Subdivision - Concept 6-5C-17-C
Fee Amount: _____ Related File Number: Development Plan 6-K-17-UR

PROPERTY INFORMATION

Subdivision Name: BRANDYWINE AT TURKEY CREEK 2

Unit/Phase Number: 1

General Location: EAST SIDE OF N CAMPBELL STATION RD, SOUTH OF EL RANCHO TRAIL

Tract Size: 19.7 ACRES No. of Lots: 27

Zoning District: RA, PR (PENDING)

Existing Land Use: RESIDENTIAL

Planning Sector: NORTHWEST COUNTY

Growth Policy Plan Designation: RURAL AREA KNOX COUNTY

Census Tract: 59.5 59.05

Traffic Zone: 237

Parcel ID Number(s): CLT 117 PARCEL 011

Jurisdiction: City Council _____ District
 County Commission 6TH District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: BRUCE MATZEL

Company: MARSH-DON, LLC

Address: 12023 WOODHOLLOW LANE

City: KNOXVILLE State: TN Zip: 37932

Telephone: (732) 616-3386

Fax: (865) 966-7979

E-mail: GMATZEL@AOL.COM

PROJECT SURVEYOR/ENGINEER

PLEASE PRINT
Name: GARRET M. TUCKER

Company: ROBERT G. CAMPBELL & ASSOCIATES

Address: 7523 TAGGART LANE

City: KNOXVILLE State: TN Zip: 37938

Telephone: (865) 947-5996

Fax: (865) 947-7556

E-mail: GTUCKER@RGC-A.COM

AVAILABILITY OF UTILITIES

List utility districts proposed to serve this subdivision:

Sewer WKUD

Water WKUD

Electricity KUB

Gas KUB

Telephone AT&T

APPLICATION CORRESPONDENCE

All correspondence relating to this application (including plat corrections) should be directed to:

PLEASE PRINT
Name: BRUCE MATZEL

Company: MARSH-DON, LLC

Address: SAME AS ABOVE

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

TRAFFIC IMPACT STUDY REQUIRED

No Yes

USE ON REVIEW No Yes

Approval Requested:

Development Plans in Planned District or Zone

Other (be specific): _____

VARIANCE(S) REQUESTED

No Yes (If Yes, see reverse side of this form)

VARIANCES REQUESTED

1. INCREASE THE MAXIMUM GRADE ON ROAD A FROM 12% TO 13%.

Justify variance by indicating hardship: TOPOGRAPHY DISALLOWS THE LOWER GRADE

2. REDUCE THE VERTICAL CURVE LENGTH FROM 150-FEET TO 135-FEET.

Justify variance by indicating hardship: TOPOGRAPHY DISALLOWS THE LONGER VERTICAL CURVE.

3.

Justify variance by indicating hardship: _____

4.

Justify variance by indicating hardship: _____

5.

Justify variance by indicating hardship: _____

6.

Justify variance by indicating hardship: _____

7.

Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet 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. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: BRUCE MATZEL

Address: 12023 WOODHOLLOW LANE

City: KNOXVILLE State: TN Zip: 37932

Telephone: (732) 616-3386

Fax: (865) 966-7979

E-mail: GMATZEL@AOL.COM

Signature: *B Matzel* BWTZ

Date: 4/23/17