



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 2-SB-21-C **AGENDA ITEM #:** 18  
2-D-21-UR **AGENDA DATE:** 2/11/2021

▶ **SUBDIVISION:** CAMP FOX  
▶ **APPLICANT/DEVELOPER:** W. SCOTT WILLIAMS & ASSOCIATES  
**OWNER(S):** Don Scott & Carmen Fox

**TAX IDENTIFICATION:** 126 13803 [View map on KGIS](#)

**JURISDICTION:** County Commission District 9

**STREET ADDRESS:** 0 Bays Mountain Rd.

▶ **LOCATION:** South side of Kimberlin Heights Rd., west side of Bays Mountain Rd. at their intersection

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Rural Area

**WATERSHED:** Cement Mill Creek

▶ **APPROXIMATE ACREAGE:** 3.29 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** North: Public/Quasi-Public, agriculture - AG (Agriculture)  
South: Single family residential - AG (Agriculture)  
East: Church, single family residential - AG (Agriculture)  
West: Rural residential - AG (Agriculture)

▶ **NUMBER OF LOTS:** 9

**SURVEYOR/ENGINEER:** W. Scott Williams & Associates

**ACCESSIBILITY:** Access is via Kimberlin Heights Road, a minor arterial with a pavement width of 20 feet within a right-of-way width of 60 feet, and via Bays Mountain Road, a local street, with a pavement width of 20 feet within a right of way width of 40 feet.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

## STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 7 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Providing a turnaround for the driveway on Lot 1 and placing the driveway as close to the south property line as possible, with the location of the driveway to be approved by Knox County Engineering and Public Works during the design plan phase and shown on the plat.
3. Providing a note on the plat that the minimum finished floor elevation is 923, or as otherwise required by

Knox County Engineering and Public Works during the design plan phase.

4. Providing the required stream buffer for the blue line shown on the USGS Quad map along the Bays Mountain Road frontage unless it is determined to be a wet weather conveyance or that it has been previously rerouted upstream from this property.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Placing a note on the final plat that all lots will have access only to Bays Mountain Road.
7. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the Development Plan for up to 9 detached dwelling units on individual lots and reduction of the peripheral setback from 35 feet to 25 feet, subject to 1 condition.**

1. 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 criteria for approval of a concept plan and use-on-review.

**COMMENTS:**

The applicant is proposing to subdivide this 3.29-acre tract into 9 detached residential lots at a density of 2.74 du/ac. The lots will directly front on and have driveway access to Bays Mountain Road. Lot 1, which is located at the intersection of Kimberlin Heights Road and Bays Mountain Road, is required to located the driveway as close as possible to the southern property line and have a turn around so vehicles are not required to back into the road close to the intersection. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac in August 2020 (7-A-20-RZ). The Planning Commission recommended approval of 2 du/ac.

Cement Mill Creek flows along the western boundary (rear) of this subdivision and flows under Kimberlin Heights Road. The houses must be elevated above the lowest point of Kimberlin Heights Road so the new houses will not be flooded if the culvert is blocked with debris.

The USGS quad map shows a blueline stream along the eastern boundary of this site, along the Bays Mountain Road frontage. It appears that this stream branch has been rerouted upstream from this property and no longer flows in this location, however, a stream determination will still need to be provided to Knox County Engineering and Public Works during the design plan phase. If this is determined to be a stream then the appropriate stream buffers will be required and the lots may need to be modified.

**DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)**

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

**1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.**

A. The South County Sector Plan recommends RR (Rural Residential) uses for this site with a maximum of 3 du/ac when in compliance with the Growth Policy Plan. The property was rezoned to PR up to 3 du/ac and the proposed subdivision has a density of 2.74 du/ac.

**2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.**

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.

B. The proposed subdivision will have lot sizes that are smaller than those around it.

C. The PR (Planned Residential) zoning for this site allows up to 3 du/ac and the proposed subdivision has a density of 2.74 du/ac.

D. This property is located near several public and private educational facilities and a public park. Gap Creek Elementary is .25 miles to the west, Johnson University is .5 miles to the east, and Kimberlin Heights Park is 200 feet to the south.

**3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS**

PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. The proposed single-family detached subdivision has a similar character as other residential subdivisions on Beeler Road, including the lot sizes and the use being detached residential houses.

B. The front setback for these houses is proposed to be 25 feet which is closer than most houses on Bays Mountain Road, however, this is necessary because of the stream to the rear of the lots.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. The proposed residential subdivision is compatible with the surrounding residential and agricultural uses and will not significantly impact the value of adjacent property.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. These lots will have direct access Bays Mountain Road which is a local street but is located at the intersection with Kimberlin Heights Road which is a minor arterial street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for to the proposed residential use.

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.

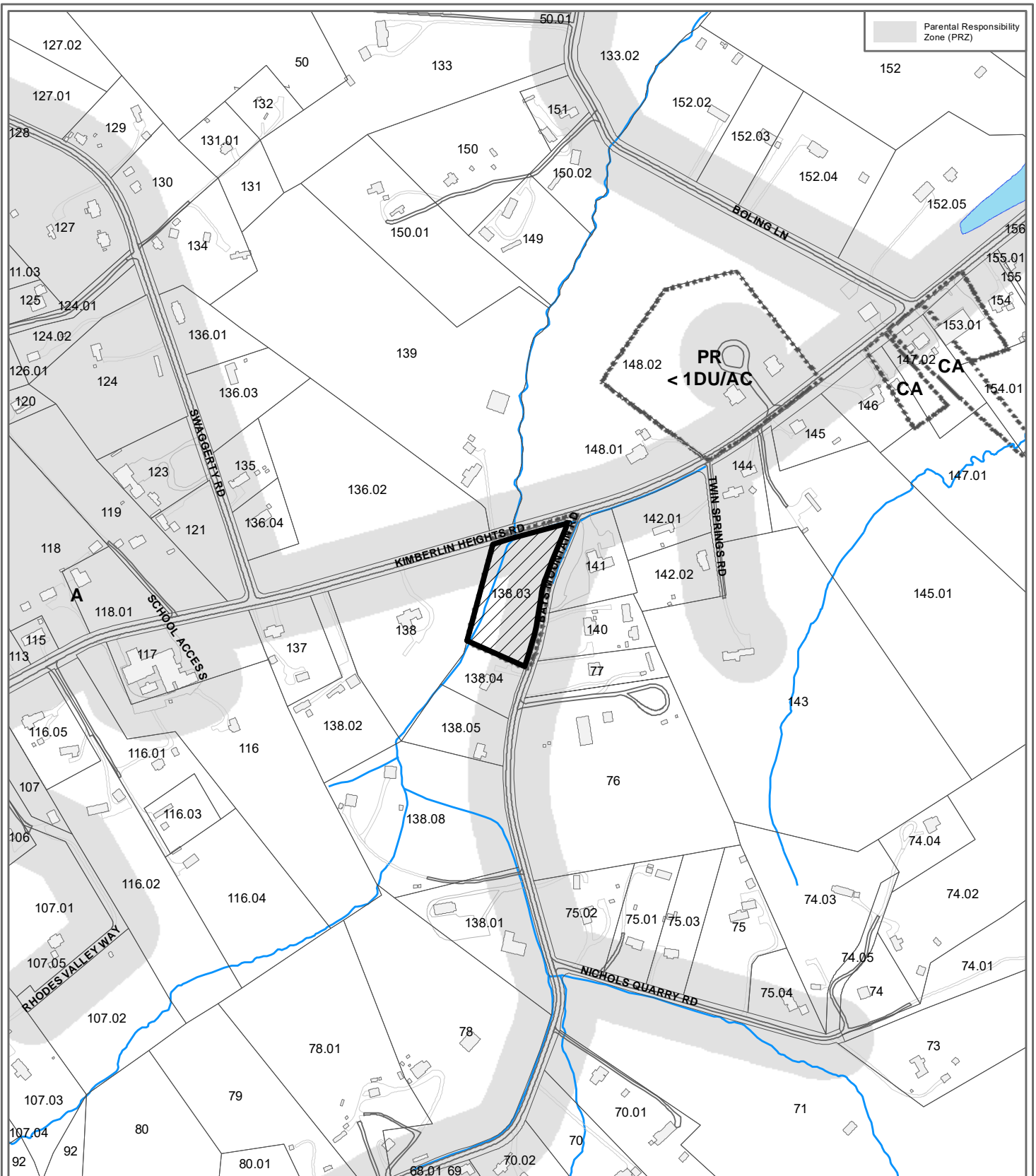
ESTIMATED STUDENT YIELD: 3 (public school children, grades K-12)

Schools affected by this proposal: Gap Creek 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.

Knoxville-Knox County Planning Commission'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.



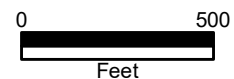
**2-SB-21-C / 2-D-21-UR  
CONCEPT PLAN/USE ON REVIEW**



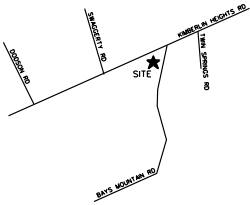
Detached residential subdivision in PR (Planned Residential)

Petitioner: W. Scott Williams & Associates  
Camp Fox

Map No: 126  
Jurisdiction: County



Original Print Date: 1/6/2021      Revised:  
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902

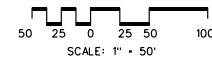


VICINITY MAP  
N.T.S.

**CERTIFICATION OF CONCEPT PLAN**  
 I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HEREBY CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE PROFESSIONAL LAND SURVEYING ACT AND ALL OTHER LAWS, REGULATIONS, AND DECISIONS OF THE BOARD OF PROFESSIONAL LAND SURVEYING COMMISSION.

*Scott Williams*  
 SURVEYOR

TENNESSEE CERTIFICATE NO. 1314

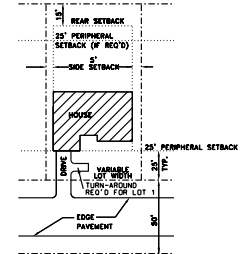
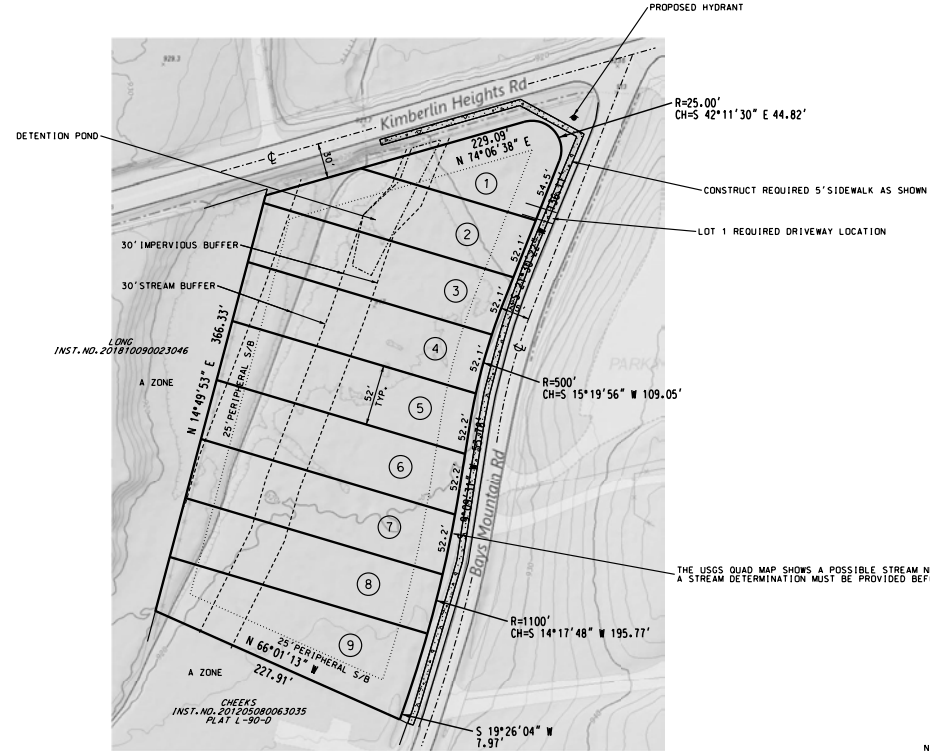


**SITE DATA:**

<b>EXISTING</b>	
ZONING:	PR
DENSITY:	< 3 DU/AC
AREA:	3.29 AC
<b>PROPOSED</b>	
SETBACKS (PR):	FRONT - 20', SIDE - 5', REAR - 15', PERIPHERAL - 25'
DENSITY:	9 LOTS AT 2.74 UNITS PER ACRE
APPROX. LOT SIZE:	52' WIDE x 230' DEEP
PARKING:	2 GARAGE SPACES PER LOT

**LEGEND**

- BOUNDARY LINES
- ..... BUILDING SETBACK
- ① PROPOSED LOT NO.
- - - - EASEMENT
- C - CENTERLINE PAVEMENT
- ▨ SIDEWALK



TYPICAL LOT LAYOUT AND DRIVEWAY CONNECTION  
N.T.S.

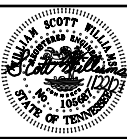
**NOTES:**  
 THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL SUBDIVISION LAYOUT. THE MAXIMUM NUMBER OF LOTS AT MINIMUM LOT DIMENSIONS DETAILED HAVE BEEN SHOWN. FINAL DESIGN FACTORS INCLUDING LOT GRADES, DETENTION FACILITIES, ETC. MAY CAUSE A REDUCTION IN THE FINAL NUMBER OF BUILDABLE LOTS. LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.  
 THIS PROPERTY IS ZONED PR IN KNOX COUNTY.  
 BOUNDARY INFORMATION TAKEN FROM KGIS. TOPOGRAPHY TAKEN FROM KGIS AERIAL TOPO. CONTOUR INTERVAL IS 2'.  
 PROPERTY IS WOODED.  
 FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.  
 WATER AND SEWERAGE CONNECTIONS PROVIDED BY KNOX CHAPMAN UTILITY DISTRICT. UTILITIES SHOWN FOR APPROXIMATE LOCATION ONLY.  
 ALL LOTS TO HAVE TURN-AROUND DRIVEWAY TO PREVENT BACKING INTO PUBLIC ROAD.  
 ALL LOTS TO HAVE MIN. 2 CAR GARAGE.  
 MIN. PAD ELEVATION TO BE 923.0.  
 THERE SHALL BE A UTILITY AND DRAINAGE EASEMENT OF TEN (10) IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.

2-SB-21-C / 2-D-21-UR  
1/22/2021

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION	COMMENTS
1	1/22/21	AC	COMMENTS

CONCEPT PLAN  
CAMP FOX S/D



CLIENT:  
**SCOTT CAMPBELL**  
 677 LOCUST RD  
 KNOXVILLE, TN 37921  
 OFFICE 865-624-9855

ORIGINAL ISSUE:  
**DEC. 28, 2020**

SHEET NO.  
**CC1**

JOB NO. 1993



# 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

W. Scott Williams & Associates  
Applicant Name

Engineer  
Affiliation

12/28/2020  
Date Filed

2/11/2021  
Meeting Date (if applicable)

File Number(s)

2-SB-21-C  
2-D-21-UR

### CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

SCOTT WILLIAMS  
Name

W. SCOTT WILLIAMS & ASSOCIATES  
Company

4530 ANNALEE WAY  
Address

KNOXVILLE  
City

TN  
State

37921  
ZIP

865.692.9809  
Phone

WSCOTTWILL@COMCAST.NET  
Email

### CURRENT PROPERTY INFO

Don, Scott & Carmen Fox  
Owner Name (if different)

7450 Chapman Hwy Knoxville, TN 37920  
Owner Address

865-604-8959  
Owner Phone

D Bays Mountain Road  
Property Address

126 13803  
Parcel ID

### STAFF USE ONLY

w/s Parcel to SW of Kimberlin Heights Rd +  
Bays Mountain Rd intersection  
General Location

3.29 AC  
Tract Size

9  
Jurisdiction (specify district above)  City  County

PR L3 DU/AC  
Zoning District

South County  
Planning Sector

RR  
Sector Plan Land Use Classification

Rural  
Growth Policy Plan Designation

Ag for Vac  
Existing Land Use

Y  
Septic (Y/N)

n/a  
Sewer Provider

Knox Chapman  
Water Provider



**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) \_\_\_\_\_

**SUBDIVISION REQUEST**

Camp Fox S/D  
Proposed Subdivision Name

Related Rezoning File Number

1     Combine Parcels     Divide Parcel    9  
Unit / Phase Number    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
0403	\$900.00	
Fee 2		
Fee 3		
		\$900.00

**AUTHORIZATION**

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

  
Applicant Signature

SCOTT WILLIAMS  
Please Print

12/22/20  
Date

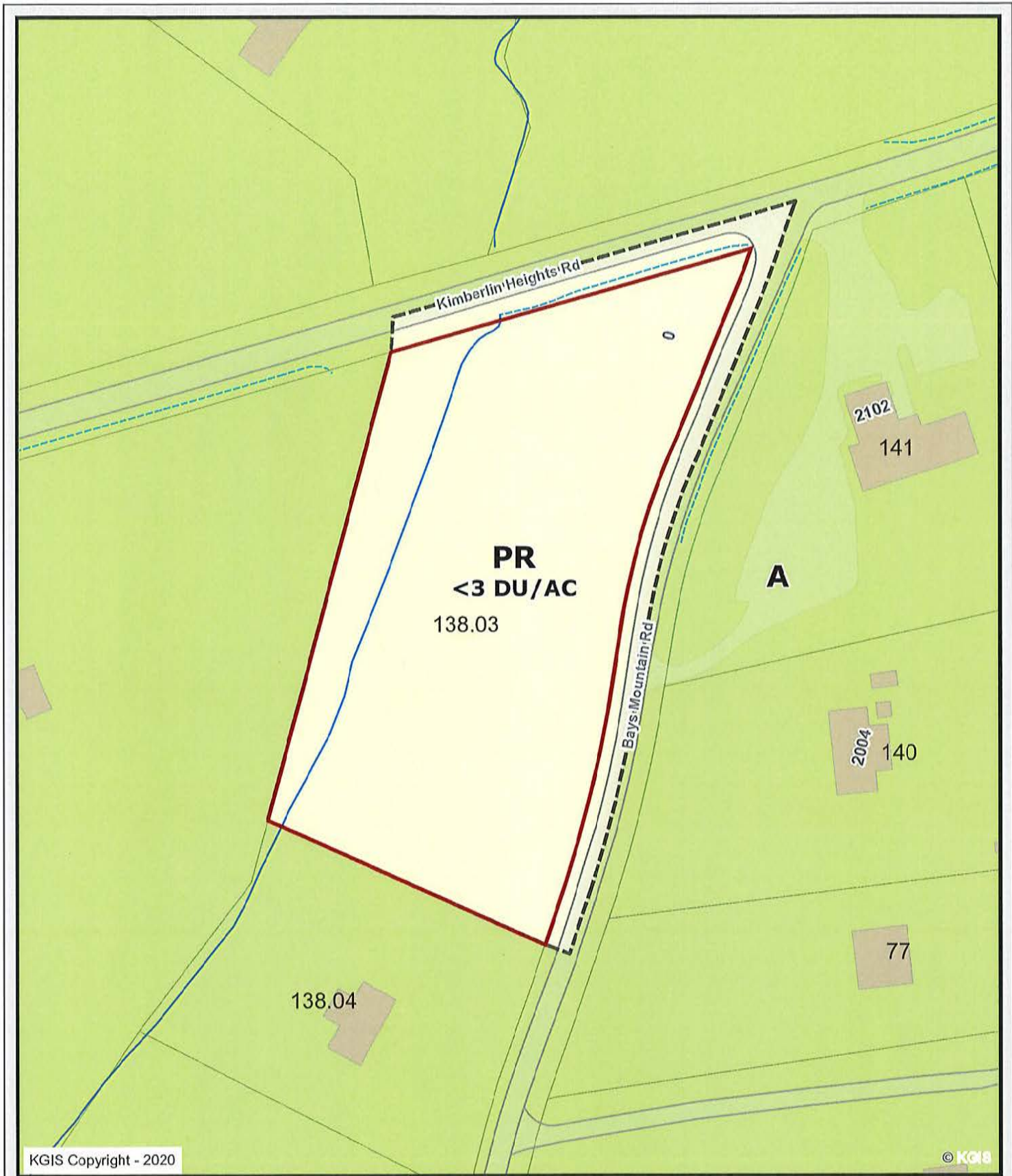
865.692.9809  
Phone Number

WSCOTTWILL@comcast.net  
Email

  
Staff Signature

Marc Payne  
Please Print

12/28/2020  
Date

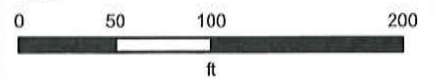


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 12/29/2020 at 11:55:08 AM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS ,WITH ALL FAULTS, and assumes all responsibility for the use thereof, and futher covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.