



SUBDIVISION REPORT - CONCEPT

► **FILE #:** 8-SD-22-C

AGENDA ITEM #: 24

AGENDA DATE: 8/11/2022

► **SUBDIVISION:** IRWIN ACRES

► **APPLICANT/DEVELOPER:** MATTHEW WHALEY

OWNER(S): Matthew Whaley East Tennessee Land Development, LLC

TAX IDENTIFICATION: 21 066

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 E EMORY RD

► **LOCATION:** South side of E Emory Road, west of Findhorn Blvd

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 22.5 acres

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

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

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Rural residential, single family residential, vacant land - CA (General Business) & PR (Planned Residential)

South: Agriculture/forestry/vacant - A (Agricultural)

East: Single family residential, agriculture/forestry/vacant, rural residential - A (Agricultural)

West: Church - CA (General Business)

► **NUMBER OF LOTS:** 62

SURVEYOR/ENGINEER: Robert G. Campbell & Assoc.

ACCESSIBILITY: Access is via E. Emory Road, a major arterial with 20 ft of pavement width within 40-60 ft of right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**

VARIANCES

1. Reduce the minimum vertical curve on Road "B" from K=25 to K=23.8 at STA 21+00.0

2. Reduce the minimum vertical curve on Road "B" from K=25 to K=22.2 at STA 33+00.0

3. Reduce the minimum broken back curve tangent on Road "B" from 150' to 106' between STA 25+81.69 and 26+88.18

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve from 250' to 100' on Road "B"

- @ STA 26+88.18
- 2. Reduce the minimum horizontal curve from 250' to 100' on Road "B"
- @ STA 24+24.61
- 3. Reduce the minimum horizontal curve from 250' to 100' on Road "B"
- @ STA 20+38.52
- 4. Reduce the minimum horizontal curve from 250' to 100' on Road "B"
- @ STA 31+13.41
- 5. Reduce the minimum horizontal curve from 250' to 100' on Road "B"
- @ STA 29+52.81
- 6. Reduce the minimum horizontal curve from 100' to 75' on Road "A"
- @ STA 11+42.37

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY
ENGINEERING AND PUBLIC WORKS APPROVAL**

- 1. Increase the maximum intersection grade from 1% to 2% at Road "A" and E. Emory Road.
- 2. Increase the maximum intersection grade from 1% to 2% at Road "B" and Road "B".

STAFF RECOMMENDATION:

- **Approve the requested variances and alternative design standards based the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.**

Approve the Concept Plan subject to 11 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) Meeting the requirements of TDOT for the eastbound deceleration lane on E. Emory Road.
- 4) Providing a minimum 200-ft sight distance easement on lots 31, 40, 42, 50, and 60. The driveway on these lots must be located outside of the sight distance easement and shown on the plat, or the driveway must have a depth of 20 ft beyond the sight distance easement if it cannot be located outside of the sight distance easement.
- 5) Proving the 25-ft common area along the E. Emory Road frontage where the adjacent lots do not meet the double frontage lot depth standard per Section 3.02.A.4. of the Subdivision Regulations.
- 6) Providing a note on the plat that the lots identified by Knox County Engineering and Public Works during the design plan phase must have a minimum finished floor elevation one foot above the 500-year floodplain.
- 7) Obtaining all necessary approvals to fill the wetland as proposed. If the wetland cannot be filled as proposed, lots 10-12 and 59 may have to be adjusted to allow for buildable area of a house, or eliminated.
- 8) Identify the purpose of the remnant land on the south side of Beaver Creek on the final plat.
- 9) Meeting all applicable requirements of the development plan approval (3-C-22-UR).
- 10) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 11) Prior to certification of the final plat for the subdivision, establish a property owners association responsible for the maintenance of the common areas, amenities, and drainage system.

COMMENTS:

This proposal is for a 62-lot detached residential subdivision on 22.5 acres at a density of 2.75 du/ac. A concept plan and development plan were previously approved for 70-lots in March 2022 (3-SB-22-C / 3-C-22-UR). This request is a revision to the Concept Plan only, because the previous development plan approval was for more detached residential lots and the requested setbacks remain the same.

TDOT requires an eastbound deceleration lane on E. Emory Road at the entrance. A 25 ft wide common area is provided along the E. Emory Road frontage, east of Road 'A,' to meet the double frontage lot standards in the Subdivision Regulations. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 4 du/ac in February 2022 (1-E-22-RZ).

AMENITIES

There are approximately 7.72 acres of common area/undeveloped land, but no specific amenities are proposed. The largest undeveloped area (6.8 acres) is on the south side of Beaver Creek, which is largely wetland area. If there is a proposal to develop the south side of the stream in the future, a new Development

Plan application will be required and a Transportation Impact Study (TIS) may be required.

CONNECTIVITY

There are no proposed road stub-outs to adjacent properties because the adjacent properties are large enough for significant development. If a road crossing of Beaver Creek is proposed in the future, a connection to adjacent properties may be feasible via the terminus of Road "B". This will require the approval of the owner of the undeveloped land, which will most likely be either the developer or the Homeowners Association.

SIDEWALKS

The Knox County sidewalk ordinance requires a sidewalk along the E. Emory Road frontage because the development is within a parental responsibility zone and within a ¼ mile of commercial facilities that would generate pedestrian traffic. The sidewalk segment east of the Road "A" intersection may be shifted to the west to make a pedestrian connection to the Tazewell Pike intersection. The details of the sidewalk installation will be determined during the design plan phase.

VARIANCES AND ALTERNATIVE DESIGN STANDARDS

The applicant's engineer listed the requested deviations from the Subdivision Regulations on the Variances/Alternative Design Standards Request form (attached), as well as the stated hardships for the requests. Staff identified additional variances and alternative design standards required. The Knox County Engineering and Public Works department agree with the variances and alternative design standards listed on the staff report.

ESTIMATED TRAFFIC IMPACT: 670 (average daily vehicle trips)

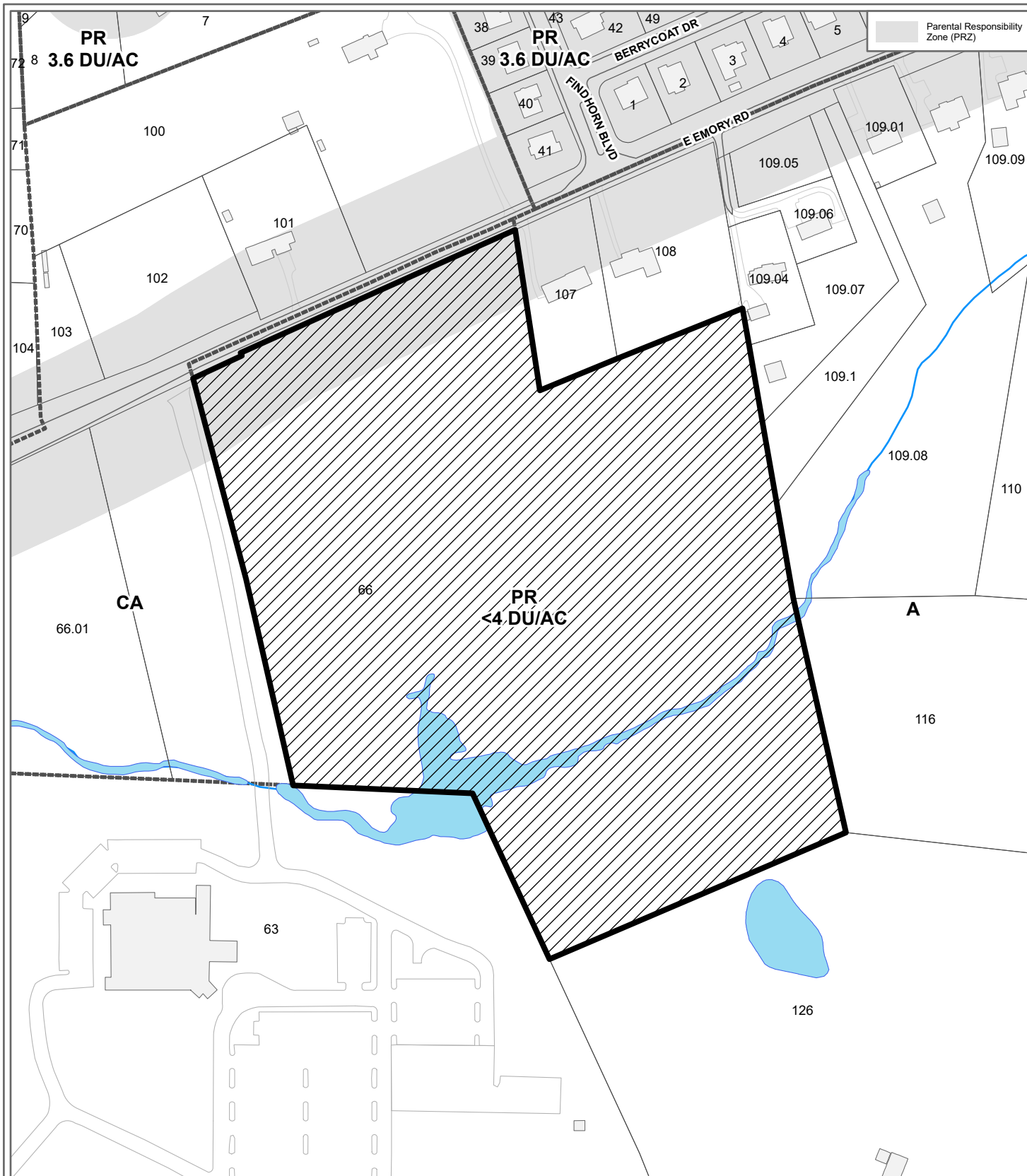
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 26 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs High.

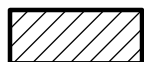
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries 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 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.



**8-SD-22-C
CONCEPT PLAN**

Petitioner: Matthew Whaley



Detached residential subdivision in PR (Planned Residential)

Original Print Date: 7/7/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 21
Jurisdiction: County

0 250
Feet



Requested Variances & Alternative Design Standards

8-SD-22-C – IRWIN ACRES

VARIANCES

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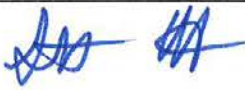
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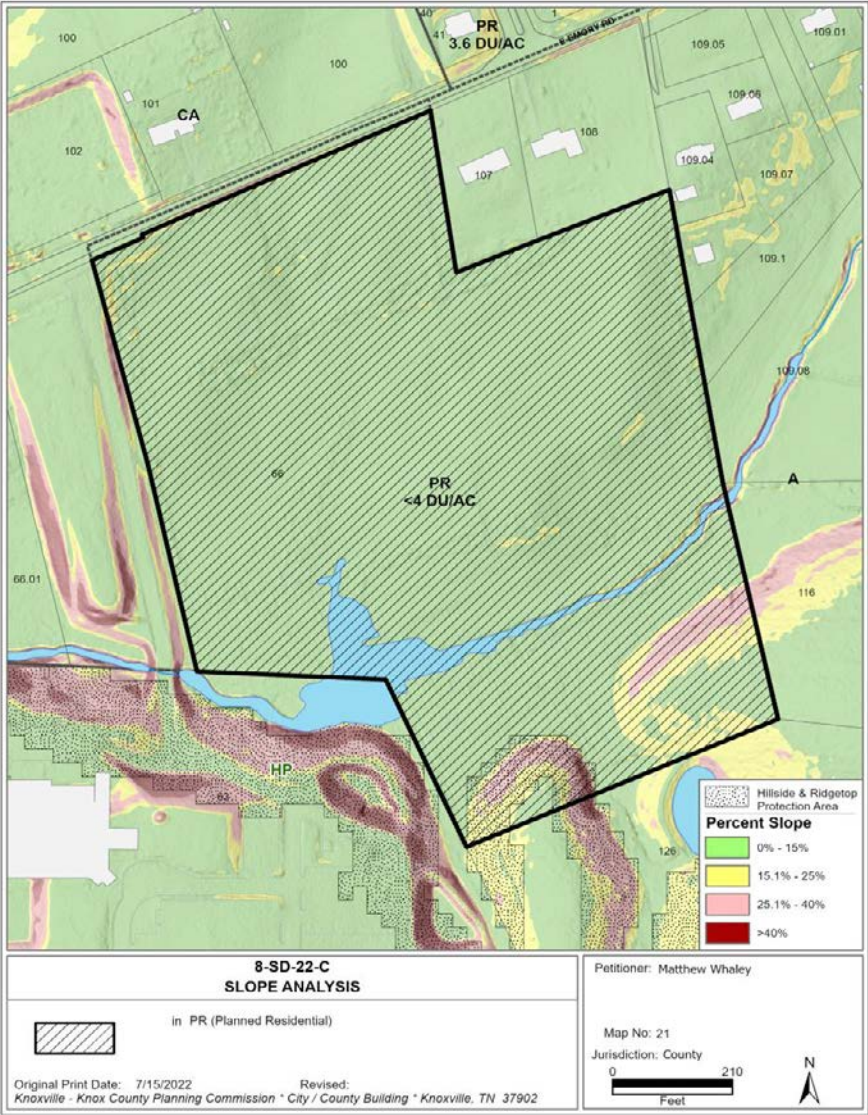
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KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approved 8/3/22 

CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	23.02		
Non-Hillside	22.45	N/A	
0-15% Slope	0.08	100%	0.1
15-25% Slope	0.24	50%	0.1
25-40% Slope	0.20	20%	0.0
Greater than 40% Slope	0.04	10%	0.0
Ridgetops			
Hillside Protection (HP) Area	0.57	Recommended disturbance budget within HP Area (acres)	0.3
		Percent of HP Area	0.4

























CONCEPT PLAN FOR IRWIN ACRES KNOX COUNTY, TENNESSEE



LOCATION MAP
N.T.S

INDEX OF SHEETS	
SHEET NO.	SHEET NAME
1	COVER SHEET
2	EXISTING CONDITION
3 - 5	CONCEPTUAL LAYOUT
6 - 7	ROAD PROFILES

LEGEND

	EXISTING IRON PIN		SILT FENCE
	IRON PIN (BET) - ROD W/ CAP		CONSTRUCTION EXIT
	MANHOLE		STORM DRAIN INLET PROTECTION
	LIGHT POLE		STORM DRAIN OUTLET PROTECTION
	SIGN		OVERLAND DRAINAGE PATTERN
	WATER VALVE		EROSION CONTROL, MATTING
	ETEC		ROCK CHECK DAM
	PAY TELEPHONE		EXISTING GRADE
	GUY WIRE		PROPOSED GRADE
	WATER METER		EDGE OF WETLAND
	SURVEY CONTROL POINT/BENCHMARK		STREAM

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



KNOXVILLE , TENNESSEE



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
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CONTRACTOR MUST CONTACT TENNESSEE
ONE-CALL AT 1-800-351-1111
CONTRACTOR IS RESPONSIBLE TO RECORD
AND SAVE CONFIRMATION NUMBER.

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996

DEVELOPER: MATTHEW T. WHALEY, WHALEY CONSTRUCTION, LLC
3909 SNYDER RD
KODAK, TN 37766
(865) 932-0003


Certification of Concept Plan.

I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan 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.

Registered Engineer Robert A. Campbell

Tennessee Certificate No. 105841

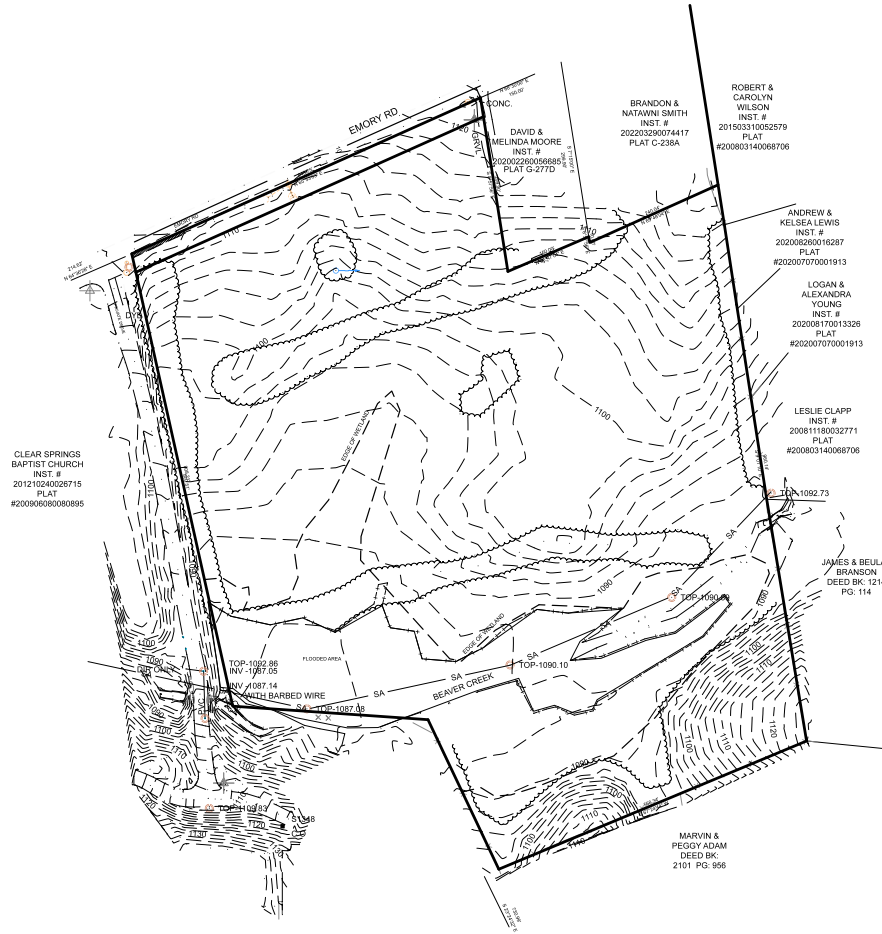


07-22		PER PLANNING STAFF COMMISSION		SOH	RGC		ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	IRWIN ACRES FOR MATTHEW T. WHALEY	CONCEPT PLAN KNOX COUNTY	DESIGNED BY	CHECKED BY	SCALE	SHEET NO. (1) OF SEVEN SHEETS
NO.	DATE	DESCRIPTION	BY	CHKD.	RGC-A					RGC	1"=50'		
REVISIONS					DRAWN BY					DATE	FILE NO.		
					SOH	06/21/2022	21324						

GRID CONVERGENCE 16.63 METERS



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8-SD-22-C
Revised: 7/25/2022



 ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE				IRWIN ACRES FOR MATTHEW T. WHALEY		EXISTING CONDITION KNOX COUNTY		DESIGNED BY RGC&A	CHECKED BY RGC	SCALE 1"=100'	SHEET NO. 2
NO.	DATE	DESCRIPTION	BY	CKD.				DRAWN BY SOH	DATE 6/16/2022	FILE NO. 21324	OF SEVEN SHEETS
REVISIONS											

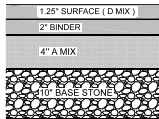
GRID CONVERGENCE: N 07° 39' 37" W
TN



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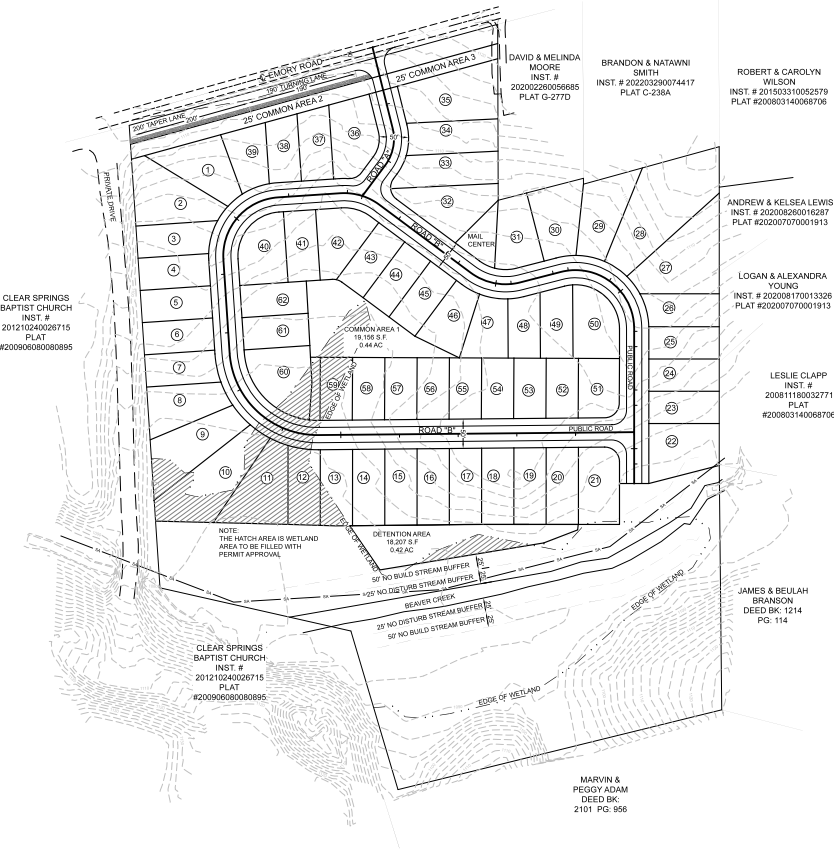
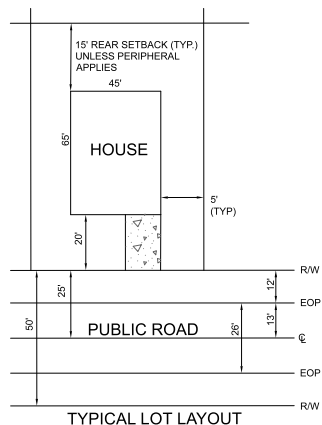
NOTES:

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- EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
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- CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
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PAVEMENT SECTION
IN
TDOT R.O.W.

NOTE: PERIPHERAL SETBACK APPLIES
AROUND SUBDIVISION PERIMETER.




ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
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TOTAL AREA: 22.50 +/- ACRES
NUMBER OF LOTS: 62
PARCELS: 21
CLT MAP: 066
DEED REFERENCE: 20200326-0063648
ZONING: PR UP TO 4 DU/AC
MPC FILE NUMBER: 8-SD-22-C

8-SD-22-C
Revised: 7/25/2022

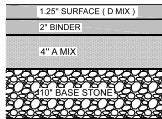


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NO.	DATE	DESCRIPTION		BY	CKD.					RG&A	RG	1"=100'	NO. 3	
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NOTES:

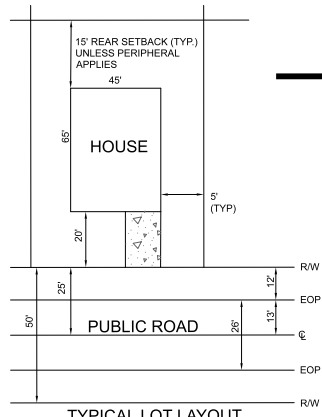
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CLEAR SPRINGS BAPTIST CHURCH
INST. # 201210240026715
PLAT #2009060800080895

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CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

IRVIN ACRES
FOR
MATTHEW T. WHALEY

CONCEPT PLAN
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
ROSCA	RGC	1"=50'	NO. 4
DRAWN BY	DATE	FILE NO.	OF SEVEN SHEETS
SOH	06/21/2022	21324	

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Revised: 7/25/2022



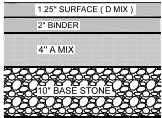


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INST. # 201210240028715
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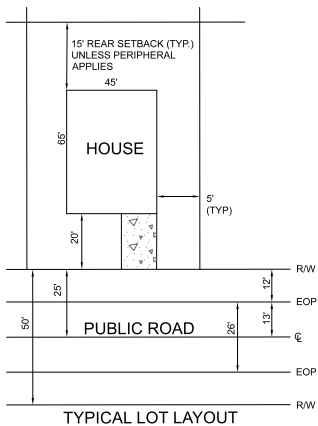
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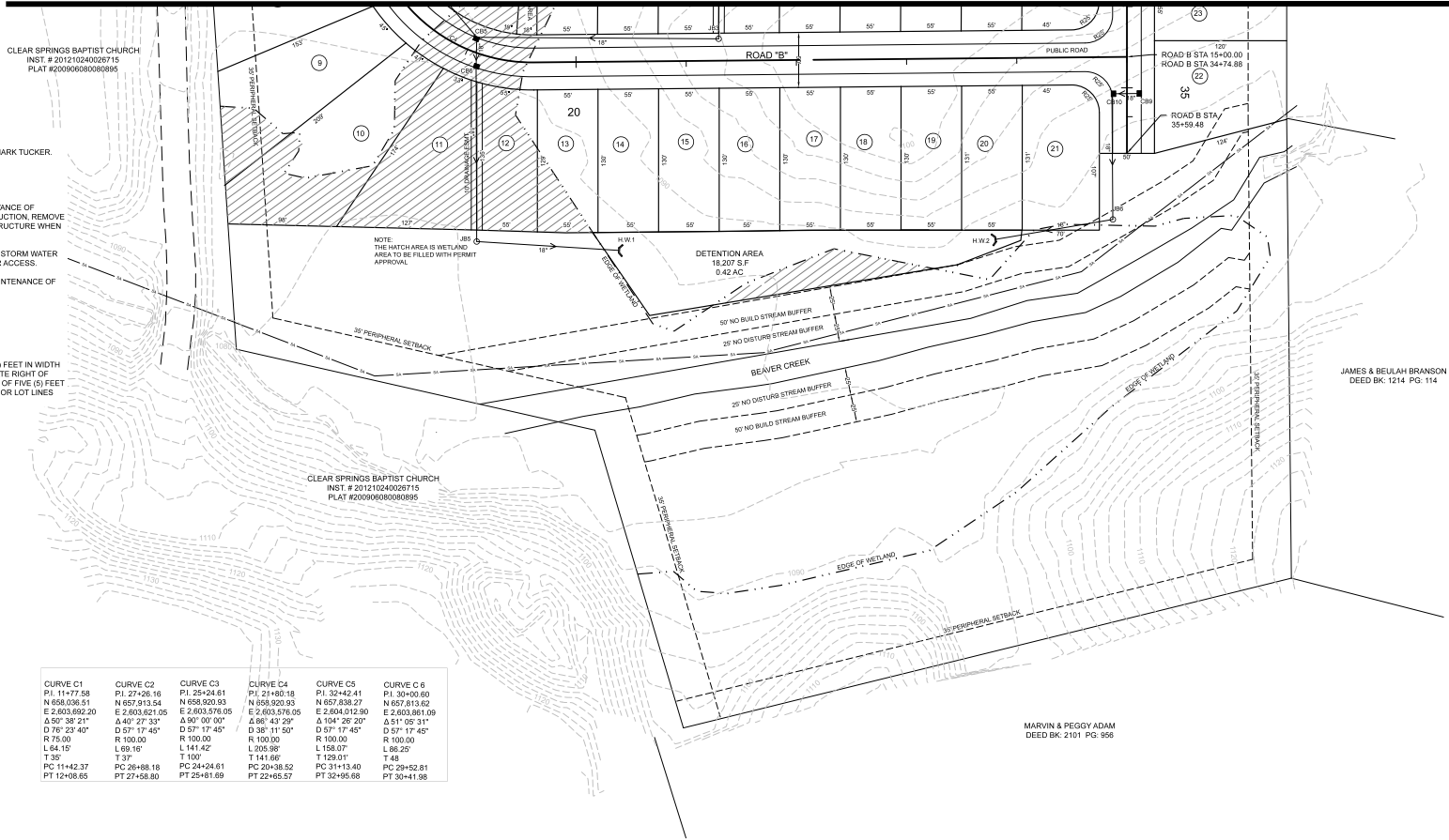


TYPICAL LOT LAYOUT

CURVE C1	CURVE C2	CURVE C3	CURVE C4	CURVE C5	CURVE C6
P1 11+77.58	P1 27+26.16	P1 25+24.61	P1 21+40.13	P1 32+42.41	P1 30+40.60
N 65° 03' 51"	N 65° 03' 51"	N 65° 03' 51"	N 65° 03' 51"	N 65° 03' 51"	N 65° 03' 51"
E 2,603.692.20	E 2,603.621.05	E 2,603.621.05	E 2,603.621.05	E 2,604.012.90	E 2,603.661.09
Δ 50° 38' 21"	Δ 40° 27' 33"	Δ 50° 30' 00"	Δ 36° 43' 29"	Δ 104° 25' 20"	Δ 51° 10' 31"
D 76° 23' 40"	D 57° 17' 45"	D 57° 17' 45"	D 57° 17' 45"	D 57° 17' 45"	D 57° 17' 45"
R 75.00	R 100.00	R 100.00	R 100.00	R 100.00	R 100.00
L 64.15'	L 69.16'	L 141.42'	L 205.98'	L 158.07'	L 86.25'
T 35'	T 37'	T 100'	T 141.66'	T 129.01'	T 48'
PC 11+42.37	PC 26+88.18	PC 24+24.61	PC 20+38.52	PC 31+13.40	PC 29+52.81
PT 12+08.65	PT 27+68.80	PT 25+81.69	PT 22+65.57	PT 32+95.88	PT 30+41.98



MATCHLINE SHEET 4



ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996

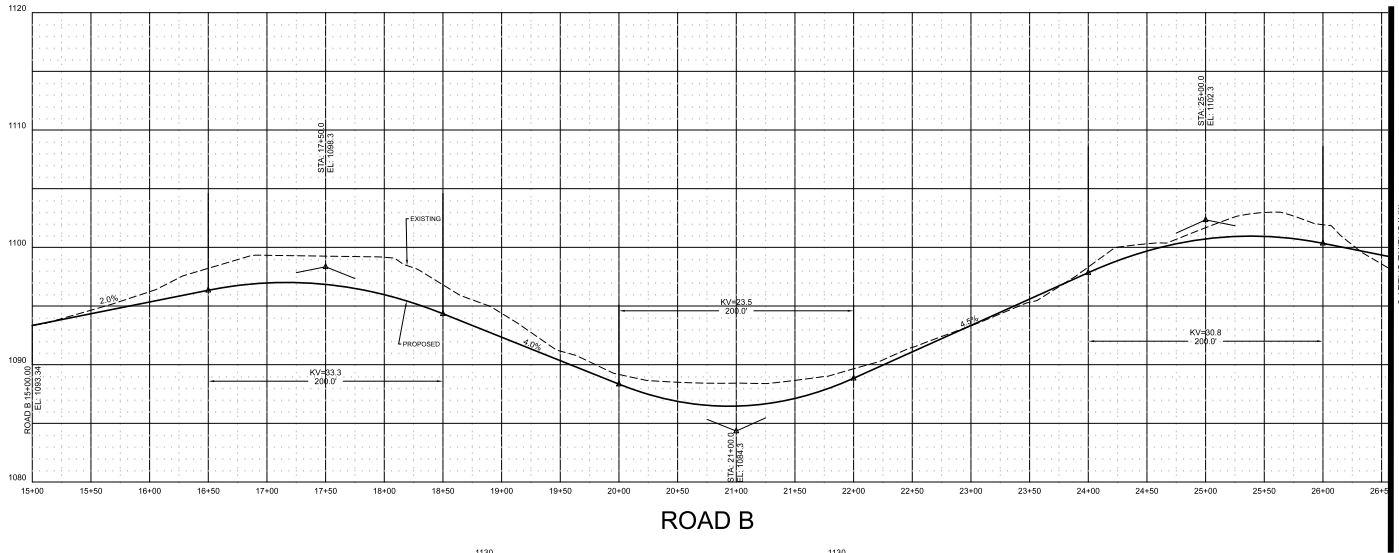
DEVELOPER: MATTHEW T. WHALEY, WHALEY CONSTRUCTION, LLC
3909 SNYDER RD
KODAK, TN 37766
(865) 932-0003

TOTAL AREA: 22.50 +/- ACRES
NUMBER OF LOTS: 82
CLT MAP: 066
DEED REFERENCE: 20200326-0063648
ZONING: PR UP TO 4 DU/AC
MPC FILE NUMBER: 8-SD-22-C

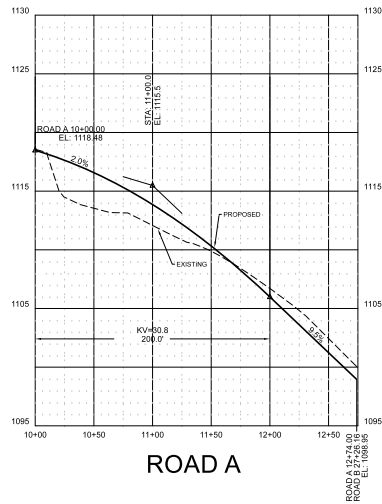
8-SD-22-C
Revised: 7/25/2022



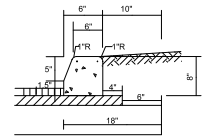
07-22	PER PLANNING STAFF COMMISSION	SOH	RG		ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	IRWIN ACRES FOR MATTHEW T. WHALEY	CONCEPT PLAN KNOX COUNTY	DESIGNED BY	CHECKED BY	SCALE	SHEET
NO. DATE	DESCRIPTION	BY	CKD.					DRAWN BY	DATE	FILE NO.	NO.
	REVISIONS							SOH	6/16/2022	21324	OF SEVEN SHEETS



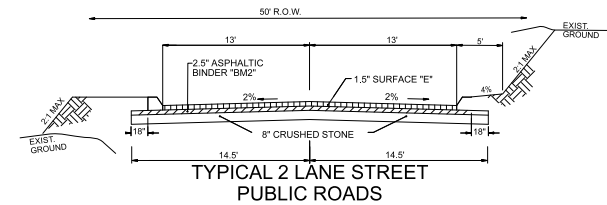
ROAD B



ROAD A



STANDARD DETAIL 6" EXTRUDED CURB



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.



NOTE: THREE DAYS PRIOR TO ANY EARTHWORK DEMOLITION OR CONSTRUCTION, THE CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111. CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE CONFIRMATION NUMBER.

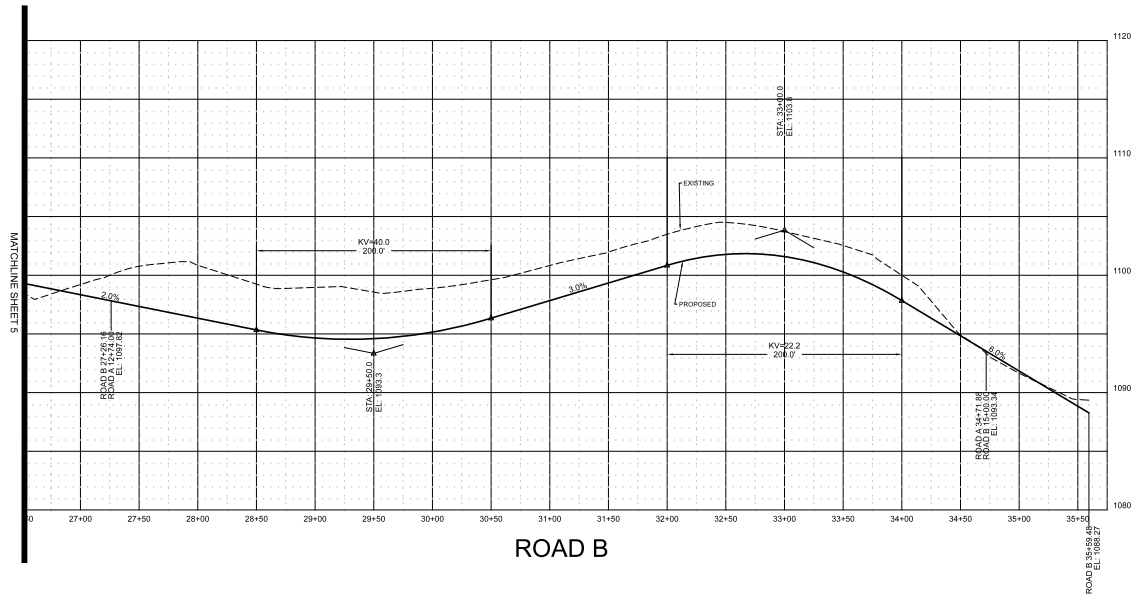
ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996

DEVELOPER: MATTHEW T. WHALEY, WHALEY CONSTRUCTION, LLC
3909 SNYDER RD
KODAK, TN 37766
(865) 932-0003

8-SD-22-C
Revised: 7/25/2022



07-22	PER PLANING STAFF COMMISSION	SOH	RGC	ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	IRWIN ACRES FOR MATTHEW T. WHALEY	ROAD PROFILES KNOX COUNTY	DESIGNED BY	CHECKED BY	SCALE	SHEET NO. 6 OF SEVEN SHEETS
NO. DATE	DESCRIPTION	BY	CHKD.				DRAWN BY	DATE	FILE NO.	
	REVISIONS						SOH	06/21/2022	21324	



ROAD B



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
DEMOLITION OR CONSTRUCTION, THE
CONTRACTOR MUST CONTACT TENNESSEE
ONE-CALL AT 1-800-351-1111.
CONTRACTOR IS RESPONSIBLE TO RECORD
AND SAVE CONFIRMATION NUMBER.

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
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8-SD-22-C
Revised: 7/25/2022



07-22	PER PLANING STAFF COMMISSION	SOH	RGC
NO.	DATE	DESCRIPTION	BY
		REVISIONS	CKD.

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

IRWIN ACRES
 FOR
MATTHEW T. WHALEY

ROAD PROFILES
 KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=50' H 1"=25' V	NO. 7
DRAWN BY	DATE	FILE NO.	OF SEVEN SHEETS
SOH	06/21/2022	21324	



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☐ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Matthew Whaley

Applicant Name

6/24/2022

Date Filed

8/11/2022

()

Planning Commission
Meeting (if applicable)

Legislative Meeting (if applicable)

8-SD-22-C

File Number(s)

CORRESPONDENCE

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

Solomon Honi Robert G. Campbell & Associates

Name / Company

621 Wall Street Sevierville TN 37862

Address

865-429-4683 / soloman.hani@rgc-a.com

Phone / Email

CURRENT PROPERTY INFO

Matthew Whaley East Tennessee Land D P.O. Box 70 Kodak TN 37764

Owner Name (if different)

Owner Address

865-932-0003

Owner Phone / Email

0 E EMORY RD

Property Address

21 066

Parcel ID

23.03 acres

Tract Size

Sewer service unavailable at this location

Sewer Provider

NORTHEAST KNOX WATER

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of E Emory Road, west of Findhorn Blvd

General Location

☐ City **Commission District 8 PR (Planned Residential)**

☒ County District

Zoning District

Agriculture/Forestry/Vacant Land

Existing Land Use

Northeast County

Planning Sector

MU-SD (Mixed Use Special District), HP (Hillside and Ridg

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☐ Planned Development ☐ Use on Review / Special Use
☐ Hillside Protection COA ☐ Residential ☐ Non-residential

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Irwin Acres

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

Total Number of Lots Created

Additional Information

- ☐ Attachments / Additional Requirements

ZONING REQUEST

- ☐ Zoning Change

Proposed Zoning

Pending Plat File Number

Proposed Density (units/acre) Previous Zoning Requests

- ☐ Plan Amendment Change

Proposed Plan Designation(s)

Additional Information

STAFF USE ONLY

PLAT TYPE

- ☐ Staff Review ☐ Planning Commission

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☐ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$2,300.00

Fee 2

Fee 3

Total

AUTHORIZATION

By signing below, I certify that I am the property owner, applicant, or owner's authorized representative.

Matthew Whaley East Tennessee Land Development, LLC, P.O. Box 70 Ko

6/24/2022

Application Authorized By

Affiliation

Date

865-932-0003

Phone / Email

Cameron Taylor

Staff Signature

Please Print

Date Paid

proj.# 21324

previously 3-SC-22-C
3-C-22-UR

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

Robert G. Campbell & Associates & Matthew Whaley

Engineer } owner

Applicant Name

Affiliation

June 24, 2022

August 11, 2022

~~August 22, 2022~~

File Number(s)

Date Filed

Meeting Date (if applicable)

8-SD-22-C

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

Solomon Hani

Robert G. Campbell & Associates

Name

Company

621 Wall Street

Sevierville

TN

37862

Address

City

State

ZIP

865-429-4683

Soloman.Hani@rgc-a.com>

Phone

Email

CURRENT PROPERTY INFO

East Tennessee Land Dev., LLC/Matthew W P. O. Box 70, Kodak, TN 37764

865-932-0003

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 E Emory Road

021 066

Property Address

Parcel ID

Hallsdale Powell

Northeast Knox

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

844' northeast of intersection of E Emory Road and Tazewell Pike

22.5 acres
~~23.49 acres~~

General Location

Tract Size

8

PR

vacant land

☐ City ☒ County

District

Zoning District

Existing Land Use

Northeast County

MU-SD & NECO-1

Planned

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Subdivision Other (specify) _____	Related City Permit Number(s)
---	-------------------------------

SUBDIVISION REQUEST

Irwin Acres	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel 60 Total Number of Lots Created	
<input type="checkbox"/> Other (specify) Detached residential subdivision	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change Proposed Plan Designation(s) _____	Pending Plat File Number
Proposed Density (units/acre) Previous Rezoning Requests _____ <input type="checkbox"/> 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
108	Concept Plan	
Fee 2		
Fee 3		
		\$2,300

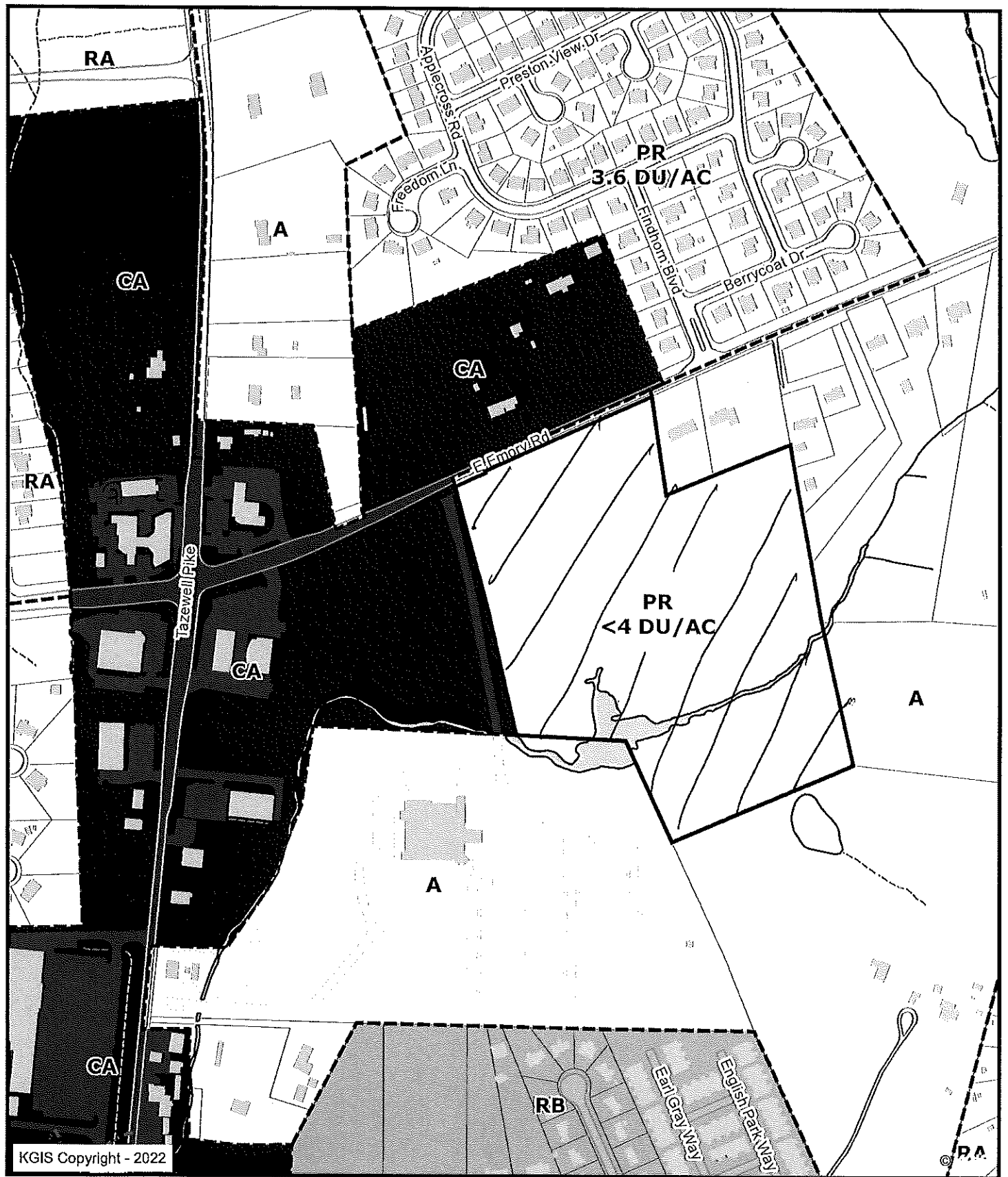
MR

AUTHORIZATION

Matthew T. Whaley Applicant Signature	Owner Matthew Whaley Robert G. Campbell & Associates Please Print	6/24/2022 Date
Soloman, Hani Phone Number	Soloman.Hani@rgc-A.com Email	

See above

Property Owner Signature	Please Print	Date
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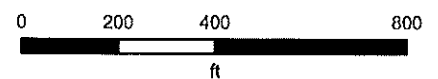
21324 Irwin Acres

021 066

Knoxville - Knox County - KUB Geographic Information System

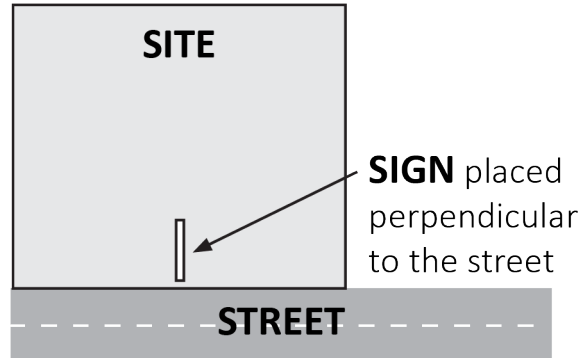


Printed: 6/24/2022 at 10:55:34 AM



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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, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, 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.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: _____

Date: _____

File Number: _____

☐

Sign posted by Staff

☐

Sign posted by Applicant