

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 12-SA-22-C
12-A-22-DP

AGENDA ITEM #: 31
AGENDA DATE: 12/8/2022

► **SUBDIVISION:** SCOTT CAMPBELL SUBDIVISION

► **APPLICANT/DEVELOPER:** W. SCOTT WILLIAMS & ASSOCIATES

OWNER(S): Scott Campbell

TAX IDENTIFICATION: 124 M A 010 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 E GOVERNOR JOHN SEVIER HWY

► **LOCATION:** Northwest side of E Governor John Sevier Hwy, south side of Sevierville Pike

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Burnett Creek

► **APPROXIMATE ACREAGE:** 5.15 acres

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

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

► **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Rural Residential, Agricultural/Forestry/Vacant Land -- A (Agricultural)
South: Office -- CA (General Business)
East: Rural Residential, Office, Agricultural/Forestry/Vacant Land -- A (Agricultural), CA (General Business)
West: Single Family Residential, Agricultural/Forestry/Vacant Land -- RA (Low Density Residential), CA (General Business)

► **NUMBER OF LOTS:** 40

SURVEYOR/ENGINEER: Scott Williams W. Scott Williams and Associates

ACCESSIBILITY: Access is via E. Governor John Sevier Hwy, a major arterial street with 48-ft of pavement width within a right of way that varies in width from 120-ft to 136-ft; and via Sevierville Pike, a major collector street with 20-ft of pavement width within a 50-ft right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:**

1. REDUCE LOT WIDTH FROM 25' TO 18.33' FOR LOTS 19-40
2. REDUCE PERIPHERAL SETBACK FROM 35' TO WIDTH SHOWN BELOW:
LOT 40, 20' ALONG SEVIERVILLE PIKE
LOTS 37-40, 15' ALONG WEST LINE
LOTS 19-28, 21' ALONG SEVIERVILLE PIKE
3. REDUCE REQUIRED SITE DISTANCE FROM 400' TO 350' ALONG SEVIERVILLE PIKE TO WEST OF WESTERN ENTRANCE
4. REDUCE REQUIRED SITE DISTANCE FROM 400' TO 260' ALONG SEVIERVILLE PIKE TO EAST OF EASTERN ENTRANCE

**5. REDUCE CENTERLINE INTERSECTION SPACING ALONG E.
GOVERNOR JOHN SEVIER HWY FROM 400' TO 300' TO THE ACCESS
ROAD AND 400' TO 380' TO ARTHUR HARMON RD**

STAFF RECOMMENDATION:

- ▶ **Postpone the concept plan until the January 12, 2023 Planning Commission meeting as recommended by staff.**

- ▶ **Postpone the development plan until the January 12, 2023 Planning Commission meeting as recommended by staff.**

COMMENTS:

Staff is recommending postponement to allow additional time for staff and the applicant to discuss the items listed below.

- 1) A significant amount of the driveway circulation and vehicular turnaround area for lots 19-40 is within the Sevierville Pike right-of-way.
- 2) A 15-ft minimum front yard setback is request for the townhouses with a 1-car garage. Typically, this is only recommended for approval when a 2-car garage is provided because the second required parking space is not deep enough to fit entirely on the lot without extending into the private right-of-way.
- 3) The access for lots 1-18 needs to be further clarified as to what type of private right-of-way is proposed for the different segments. The boundary lines of the private right-of-way also need to be clarified because it currently appears to be part of the common area.
- 4) The amount of guest parking may need to be increase. There are 3 dedicated guest spaces for the 18 units on the E. Governor John Sevier Hwy portion of the development and 4 dedicated guest spaces for the 22 units on the Sevierville Pike portion. The Sevierville Pike portion is more concerning because of the limited area to add more parking.

ESTIMATED TRAFFIC IMPACT: 419 (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.

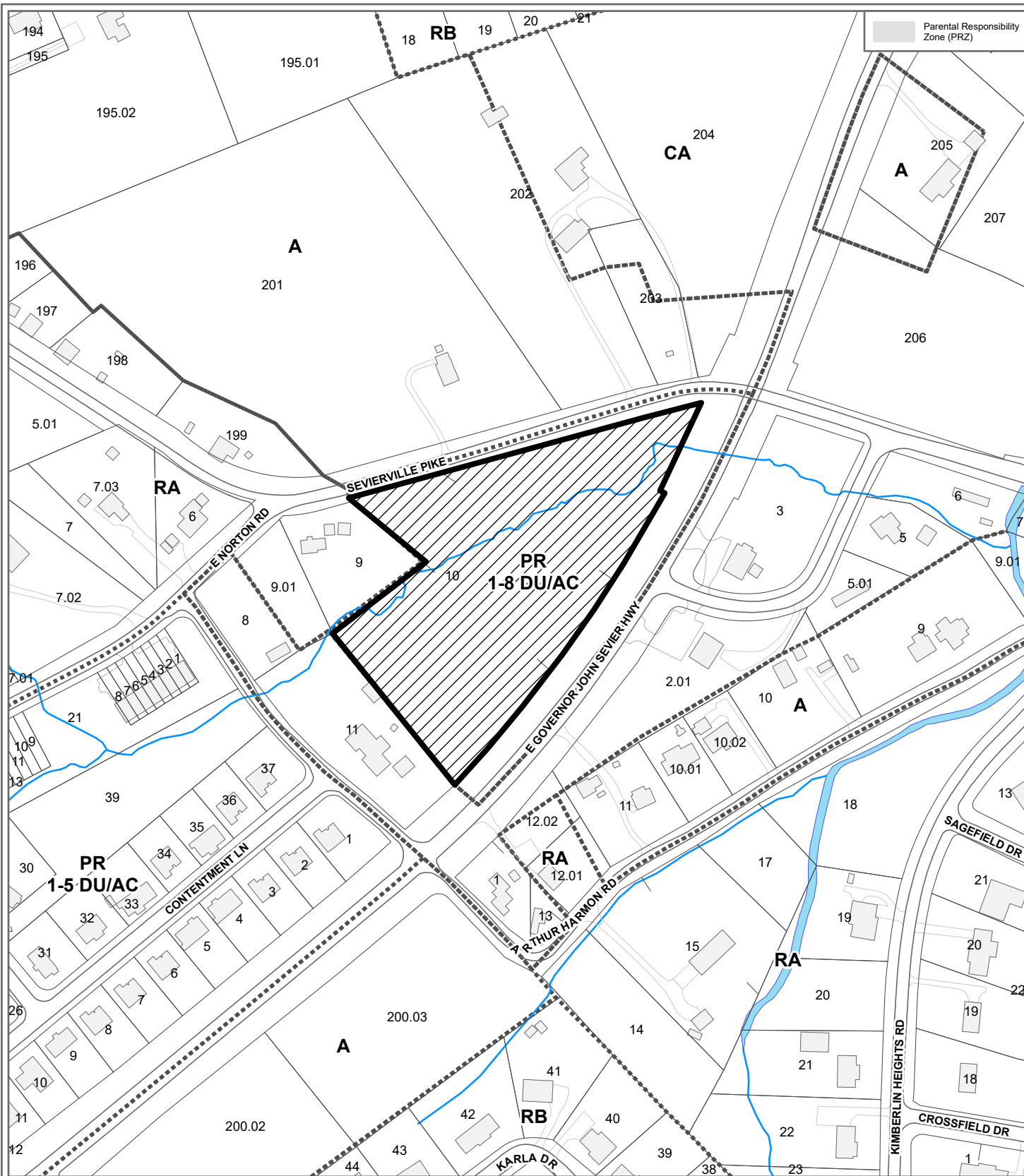
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: New Hopewell 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 development plan request is final, unless the action is appealed to the Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.



**12-SA-22-C / 12-A-22-DP
CONCEPT PLAN/DEVELOPMENT PLAN**

Petitioner: W. Scott Williams & Associates



Attached residential subdivision in PR (Planned Residential)

Original Print Date: 11/15/2022
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 124
Jurisdiction: County

0 250
Feet



VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED

1. REDUCE LOT WIDTH FROM 25' TO 18.33' FOR LOTS 19-40.

Justify request by indicating hardship: Topographic slope and environmental lot depth limitations due to stream buffer. Using guest parking areas.

2. REDUCE PERIPHERAL SETBACK FROM 35' TO: LOTS 19-28, 21' (SEVIERVILLE PIKE); LOTS 37-40, 15' (WEST LINE); LOT 40, 20'(SEVIERVILLE PIKE)

Justify request by indicating hardship: Topographic slope and environmental lot depth limitations due to stream buffer.

3. REDUCE REQUIRED SITE DISTANCE FROM 400'TO 350' ALONG SEVIERVILLE PIKE TO WEST OF WESTERN ENTRANCE.

Justify request by indicating hardship: Existing Curve on Sevierville Pike has a posted 30 MPH speed limit.

4. REDUCE REQUIRED SITE DISTANCE FROM 400'TO 260' ALONG SEVIERVILLE PIKE TO EAST OF EASTERN ENTRANCE.

Justify request by indicating hardship: Existing bridge underpass and curve will not allow for more. Can provide a caution speed limit sign of 25 MPH to match existing curve site distance conditions.

5. REDUCE CL INTERSEC. SPACING ALONG GOV.JOHN SEVIER HWY. FROM 400' TO 300' TO ACCESS RD AND 400' TO 380' TO ARTHUR HARMON RD.

Justify request by indicating hardship: Existing striping on Gov. John Sevier Hwy. and TDOT comments.

6. REDUCE MIN.HORIZ. CURVE RADIUS FROM 250' TO 125' AT PI 1+13.62, ROAD "A".

Justify request by indicating hardship: Short length of proposed road and limited traffic expected.

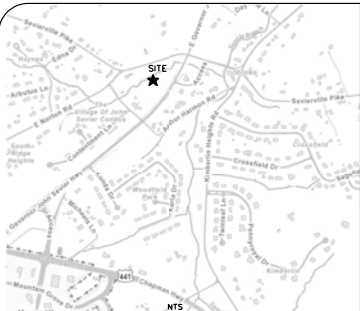
7. _____

Justify request by indicating hardship: _____

I certify that any and all requests 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.

William Scott Williams
Signature
11/21/22
Date

Digitally signed by William Scott Williams
Date: 2022.11.21 12:59:08 -05'00'



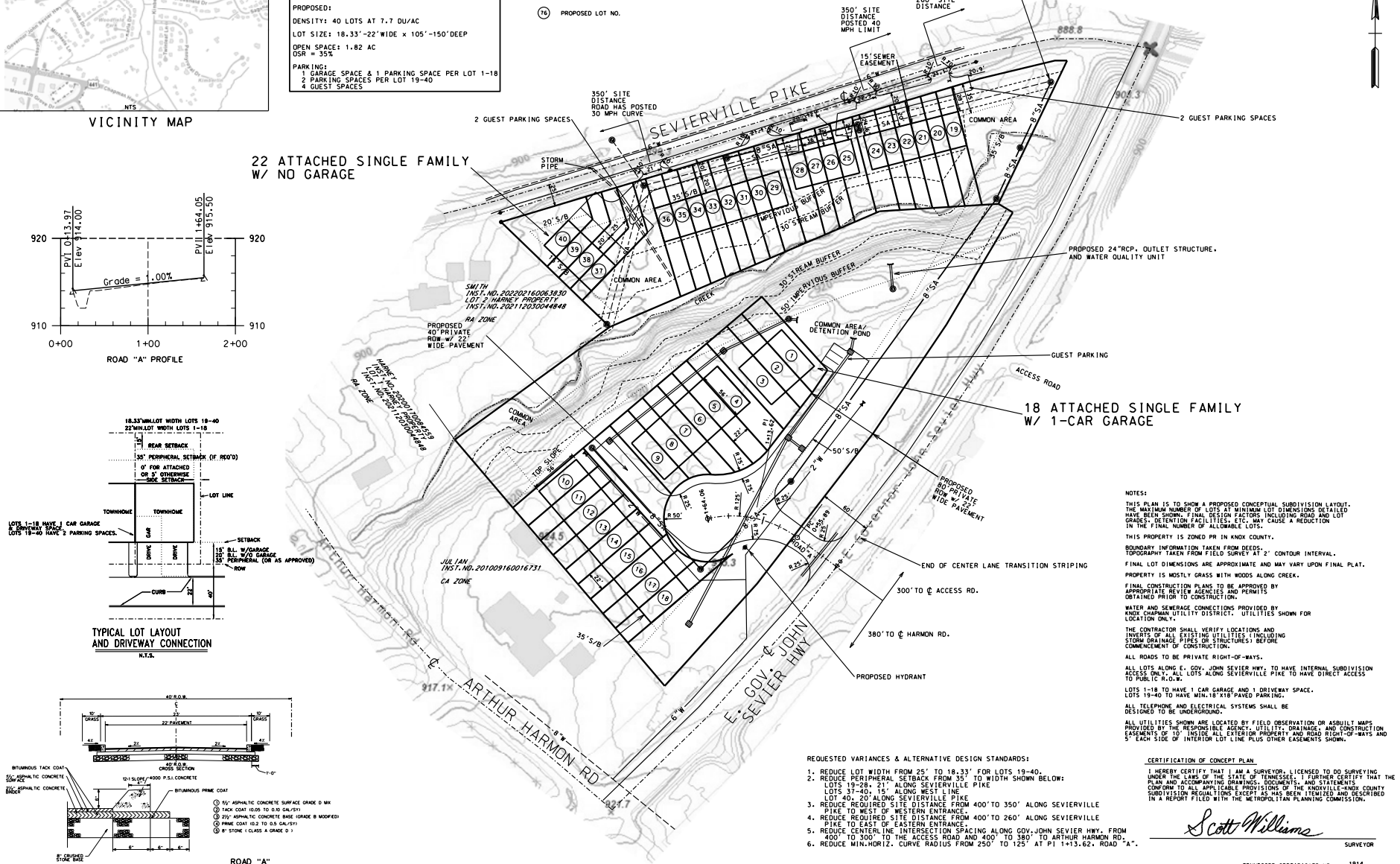
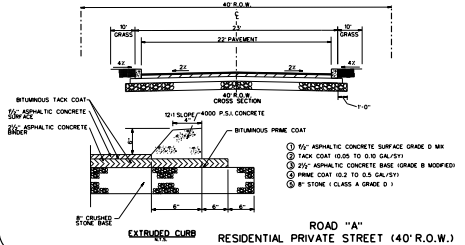
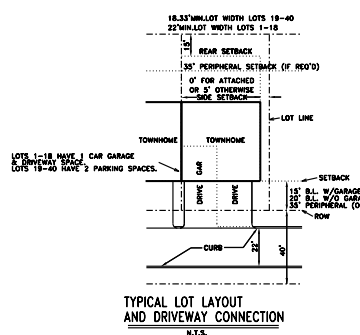
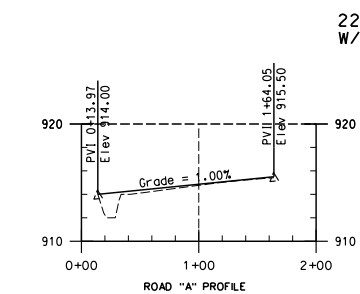
VICINITY MAP

SITE DATA

EXISTING:
ZONING: PR
DENSITY: 1-8 DU/AC
BUILDING SETBACKS:
FRONT - 20' W/O GARAGE & 15' W/GARAGE.
SIDE - 5'
REAR - 15'
PERIPHERAL - 35'
AREA: 5.2 ACRES +/-
PROPOSED:
DENSITY: 40 LOTS AT 7.7 DU/AC
LOT SIZE: 18.33'-22' WIDE x 105'-150' DEEP
OPEN SPACE: 1.82 AC
OSR = 35%
PARKING:
1 GARAGE SPACE & 1 PARKING SPACE PER LOT 1-18
2 PARKING SPACES PER LOT 19-40
4 GUEST SPACES

- LEGEND**
- CENTERLINE PAVEMENT
 - BOUNDARY LINES
 - PARCEL/ZONING LINES
 - BUILDING SETBACK
 - PROPOSED FIRE HYDRANT
 - ① PROPOSED LOT NO.

IMPERVIOUS AREA STREAM BUFFER AVERAGING CALCS:
REQ'D: 510 LF BUFFER x 50' = 25500 SF
PROP: 27425 SF



NOTES:

THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL SUBDIVISION LAYOUT. THE MAXIMUM NUMBER OF LOTS AT MAXIMUM LOT DIMENSIONS DETAILED HAVE BEEN SHOWN. FINAL DESIGN FACTORS INCLUDING ROAD AND LOT GRADES, DETENTION FACILITIES, ETC., MAY CAUSE A REDUCTION IN THE FINAL NUMBER OF ALLOWABLE LOTS.

THIS PROPERTY IS ZONED PR IN KNOX COUNTY.

BOUNDARY INFORMATION TAKEN FROM DEEDS. TOPOGRAPHY TAKEN FROM FIELD SURVEY AT 2' CONTOUR INTERVAL.

PROPERTY IS MOSTLY GRASS WITH WOODS ALONG CREEK.

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 LOCATION ONLY.

THE CONTRACTOR SHALL VERIFY LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.

ALL ROADS TO BE PRIVATE RIGHT-OF-WAYS.

ALL LOTS ALONG E. GOV. JOHN SEVIER HWY. TO HAVE INTERNAL SUBDIVISION ACCESS ONLY. ALL LOTS ALONG SEVIERVILLE PIKE TO HAVE DIRECT ACCESS TO PUBLIC R.O.W.

LOTS 1-18 TO HAVE 1 CAR GARAGE AND 1 DRIVEWAY SPACE. LOTS 19-40 TO HAVE MIN. 18'x18' PAVED PARKING.

ALL TELEPHONE AND ELECTRICAL SYSTEMS SHALL BE DESIGNED TO BE UNDERGROUND.

ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR AS BUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY. UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINE PLUS OTHER EASEMENTS SHOWN.

- REQUESTED VARIANCES & ALTERNATIVE DESIGN STANDARDS:**
1. REDUCE LOT WIDTH FROM 25' TO 18.33' FOR LOTS 19-40.
 2. REDUCE PERIPHERAL SETBACK FROM 35' TO WIDTH SHOWN BELOW:
LOTS 19-28: 21' ALONG SEVIERVILLE PIKE
LOTS 37-40: 18' ALONG WEST LINE
LOT 40: 20' ALONG SEVIERVILLE PIKE
 3. REDUCE REQUIRED SITE DISTANCE FROM 400' TO 350' ALONG SEVIERVILLE PIKE TO WEST OF WESTERN ENTRANCE.
 4. REDUCE REQUIRED SITE DISTANCE FROM 400' TO 260' ALONG SEVIERVILLE PIKE TO EAST OF SEVIERVILLE PIKE.
 5. REDUCE CENTERLINE INTERSECTION SPACING ALONG GOV. JOHN SEVIER HWY. FROM 400' TO 300' TO THE ACCESS ROAD AND 400' TO 380' TO ARTHUR HARMON RD.
 6. REDUCE MIN. HORIZ. CURVE RADIUS FROM 250' TO 125' AT P1 +13.62, ROAD "A".

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 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 IDENTIFIED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

Scott Williams

SURVEYOR

TENNESSEE CERTIFICATE NO. 1914

FOR REVIEW - NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	10/22/22	PC COMM.

CONCEPT PLAN
SCOTT CAMPBELL S/D
CL 154 M A PARCEL 10
KNOX COUNTY, TN
12-5A-22-C / 12-4-22-0P



W. SCOTT WILLIAMS & ASSOCIATES
CONSULTING ENGINEERS
1792
E. Main Street, Knoxville, TN 37902

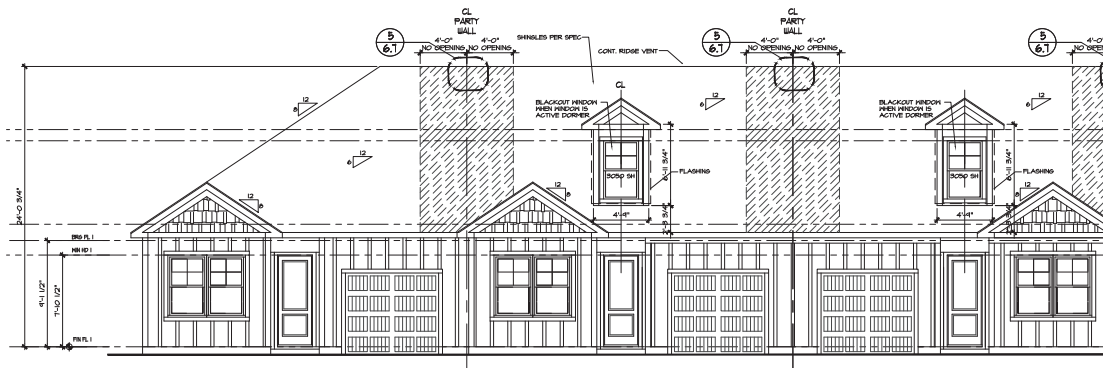
OWNER:
SCOTT CAMPBELL
1674 DEARBURGH RD.
KNOXVILLE, TN 37920

ORIGINAL ISSUE:
OCT. 21, 2022

SHEET NO.

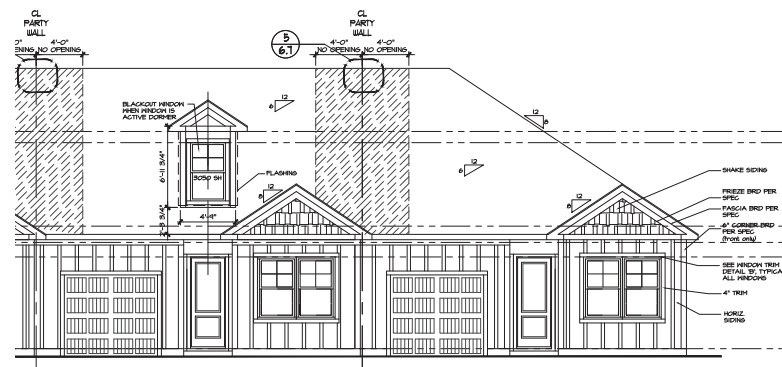
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JOB NO. 1528



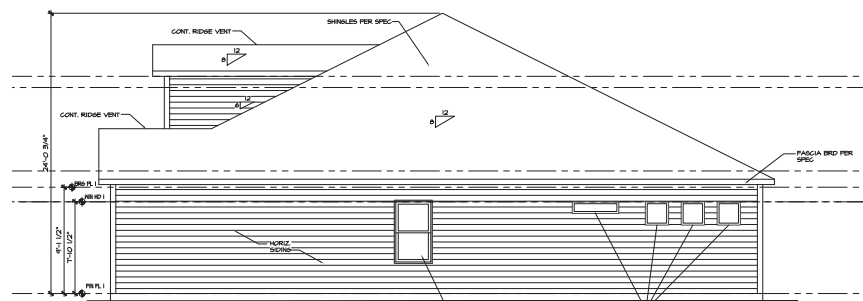
FRONT ELEVATION - 5 PLEX

SCALE: 1/4" = 1'-0"



FRONT ELEVATION - 5 PLEX

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

12-SA-22-C / 12-A-22-DP
Revised: 11/21/2022



12-SA-22-C / 12-A-22-DP
Revised: 11/21/2022



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

W. Scott Williams & Associates

Applicant Name

Affiliation

10/24/2022

Date Filed

12/8/2022

Meeting Date (if applicable)

12-SA-22-C / 12-A-22-DP

File Number(s)

CORRESPONDENCE

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

W. Scott Williams W. Scott Williams and Associates

Name / Company

4530 Annalee Way Way Knoxville TN 37921

Address

865-692-9809 / wscottwill@comcast.net

Phone / Email

CURRENT PROPERTY INFO

Scott Campbell

Owner Name (if different)

1674 Deadrick Rd Knoxville TN 37920

Owner Address

865-604-8959

Owner Phone / Email

0 E GOVERNOR JOHN SEVIER HWY

Property Address

124 M A 010

Parcel ID

Part of Parcel (Y/N)?

5.15 acres

Tract Size

Knox-Chapman Utility District

Sewer Provider

Knox-Chapman Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northwest side of E Governor John Sevier Hwy, south side of Sevierville Pike

General Location

☐ City

Commission District 9

PR (Planned Residential)

Agriculture/Forestry/Vacant Land

☒ Count

District

Zoning District

Existing Land Use

South County

Planning Sector

MDR (Medium Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

SUBDIVISION REQUEST

Scott Campbell Subdivision	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	36
Total Number of Lots Created	
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information _____	

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review	\$1,450.00	
<input type="checkbox"/> Planning Commission	Fee 2	
ATTACHMENTS	Fee 3	
<input type="checkbox"/> Property Owners / Option Holders		
<input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

W. Scott Williams & Associates	10/24/2022
Applicant Signature	Date
Please Print	
Phone / Email	
Scott Campbell	10/24/2022
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.



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

10/24/2022
Date Filed

12/8/2022
Meeting Date (if applicable)

File Number(s)

12-SA-22-C
12-A-22-DP

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

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

SCOTT CAMPBELL
Property Owner Name (if different)

1674 Deadrick Rd Knox, TN 37920
Property Owner Address

865-604-8959
Property Owner Phone

0 E Governor John Sevier Hwy
Property Address

124MA010
Parcel ID

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Parcel to SW of intersection of Sevierville Pike
and E. Governor John Sevier Hwy.
General Location

5.2 acres
Tract Size

☐ City ☒ County
District

PR 1-8 DU/AC
Zoning District

Ag for Vac
Existing Land Use

South County
Planning Sector

MDR
Sector Plan Land Use Classification

planned growth
Growth Policy Plan Designation

August 29, 2022

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) Attached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUESTProposed Subdivision Name Campbell Property S/D

Related Rezoning File Number

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel

36

Total Number of Lots Created

☐ Other (specify) Attached residential subdivision☐ 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*)

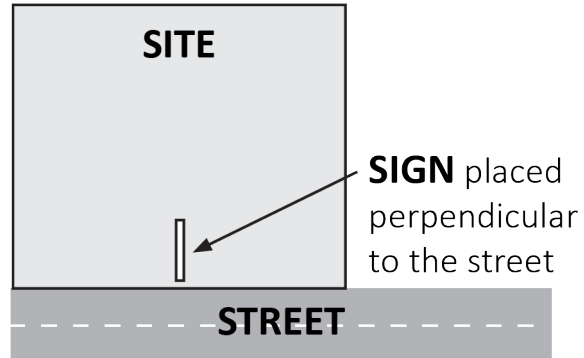
Fee 1		Total
102	Concept Plan	
Fee 2		
Fee 3		

MR

AUTHORIZATIONApplicant Signature Scott WilliamsPlease Print Scott WilliamsDate 10/12/22Phone Number 865-692-9809Email wscottwill @comcast.netProperty Owner Signature Scott CampbellPlease Print SCOTT CAMPBELLDate 10-13-22

I declare under penalty of perjury the foregoing [i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent] is true and correct.

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