

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 12-SD-22-C

AGENDA ITEM #: 34

12-D-22-DP

AGENDA DATE: 12/8/2022

► **SUBDIVISION:** COPPER BRANCH PLACE

► **APPLICANT/DEVELOPER:** ROBERT G. CAMPBELL & ASSOCIATES

OWNER(S): William S. Wilson III

TAX IDENTIFICATION: 47 057

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 GREENWELL DR

► **LOCATION:** Southeast side of Bishop Rd and Greenwell Dr, southwest of Pedigo Rd

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 4.8 acres

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

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

► **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Agricultural/forestry/vacant -- PR (Planned Residential) up to 3 du/ac
South: Single family residential, rural residential -- A (Agricultural)
East: Rural residential -- A (Agricultural)
West: Rural residential -- A (Agricultural)

► **NUMBER OF LOTS:** 14

SURVEYOR/ENGINEER: Austin Johnson Robert G. Campbell & Associates

ACCESSIBILITY: Access is via Bishop Road/Greenwell Drive, a major collector with an 18-ft to 20-ft pavement width within a 36-ft to 55-ft right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** None required

STAFF RECOMMENDATION:

► **Approve the Concept Plan subject to 6 conditions.**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Certifying that the minimum sight distance is available at each access point per Section 3.04.J.5. & 6. of the Subdivision Regulations, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase. Driveways may be required to relocate or consolidate in locations that do meet the sight distance requirement.
- 3) Provide a turnaround at the end of each Shared Permanent Access Easement (SPA) to accommodate the largest vehicle anticipated to regularly use the SPAE, with review and approval by Knox County Engineering

and Public Works during the design plan phase.

4) All lots with a shared or individual driveway accessing Bishop Road or Greenwell Drive must provide a vehicle turnaround per Section 3.02.A.9. of the Subdivision Regulations.

5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

6) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

► **Approve the development plan for up to 14 attached houses on individual lots, subject to 2 conditions.**

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

2) The maximum height of the attached dwellings shall be 35 feet.

COMMENTS:

This proposal is for a 14-lot attached residential subdivision on 4.8 acres at a density of 2.92 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac in August 2022 (7-S-22-RZ).

Bishop Road and Greenwell Drive have a hill crest at the intersection with E. Copeland Drive that could impact the sight distance for the proposed access points to the east and west of this intersection. The Subdivision Regulations require that SPAE and new lots with access to an existing public street must meet the intersection sight distance standards in Section 3.04.J.5.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 3 du/ac:

a) The PR zone allows attached houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).

b) This PR zone district is approved for a maximum of 3 du/ac. The proposed density is 2.92 du/ac.

2) GENERAL PLAN - DEVELOPMENT POLICIES

a) Encourage development practices that respect and fit the natural landscape, minimizing the loss of trees, woodlands and wildlife habitat (Policy 9.2) – The required stream buffers are provided for Copper Ridge Branch.

b) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) - The applicant provided example images of one-story attached houses proposed for this development. One-story structures are appropriate for this area. The PR zone only has a 35-ft maximum height for detached houses, so staff is recommending a 35-ft maximum height for attached houses, which is consistent with the maximum height allowed on nearby properties.

c) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – There are not many attached houses in the general area. This proposal will add to the mix of housing types. However, the house sizes and price points are to be determined by the developer.

3) NORTH COUNTY SECTOR PLAN

a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The development will have a density of 2.92 du/ac.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

a) The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services.

ESTIMATED TRAFFIC IMPACT: 163 (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.

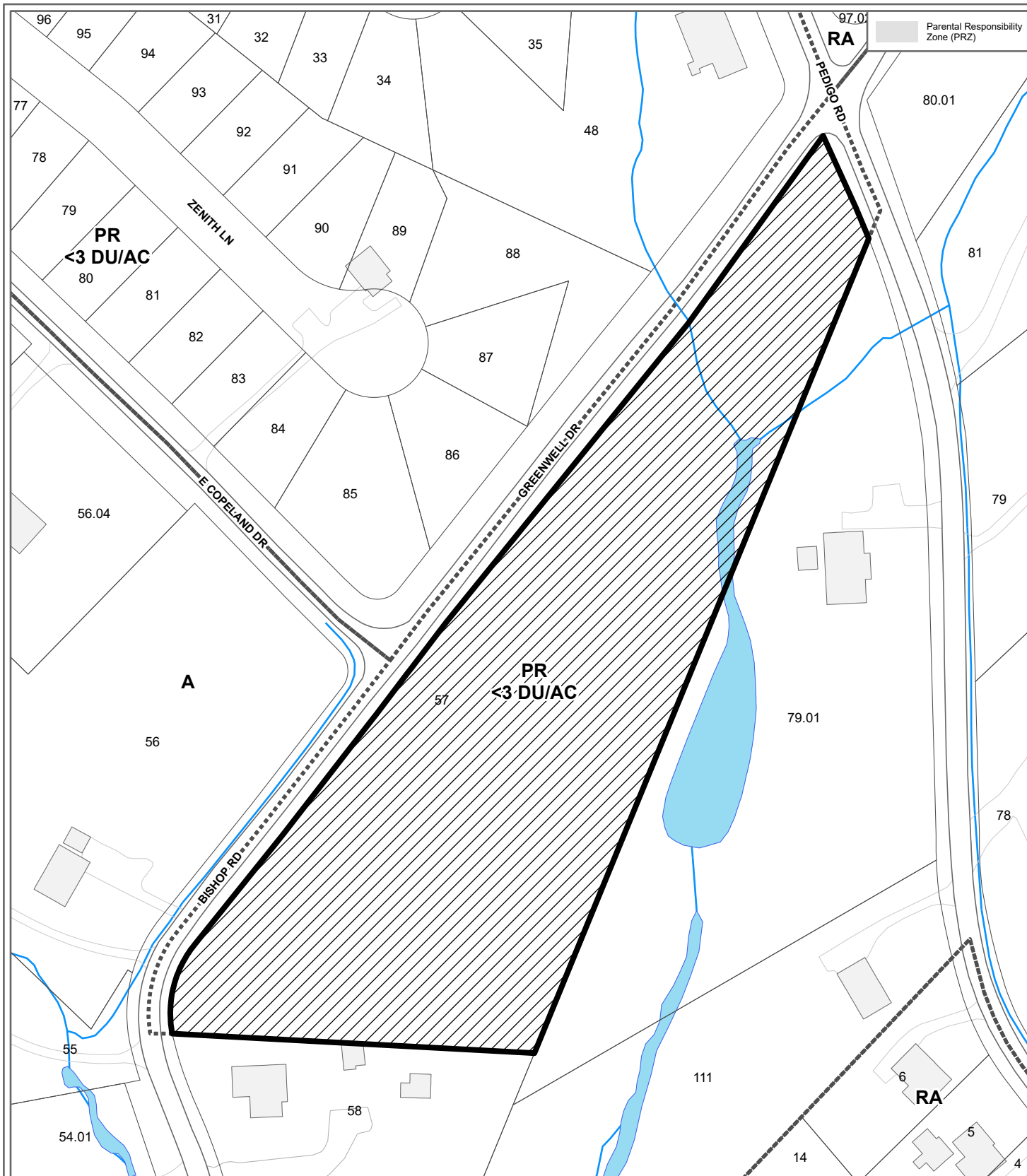
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: Brickey-McCloud Elementary, Powell Middle, and Powell 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.

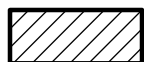
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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-SD-22-C / 12-D-22-DP
CONCEPT PLAN/DEVELOPMENT PLAN**

Petitioner: Robert G. Campbell & Associates

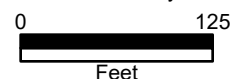


Attached residential subdivision in PR (Planned Residential)

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

Revised:

Map No: 47
Jurisdiction: County

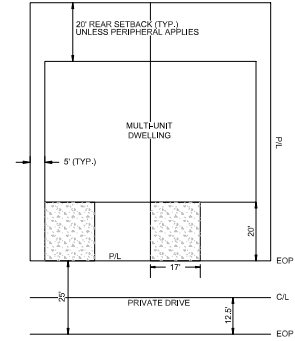


DEVELOPER: WILLIAM WILSON CONSTRUCTION
WILLIAM WILSON
3248 TAZEVELL PIKE, SUITE 102
KNOXVILLE, TN 37918
(865) 607-1010

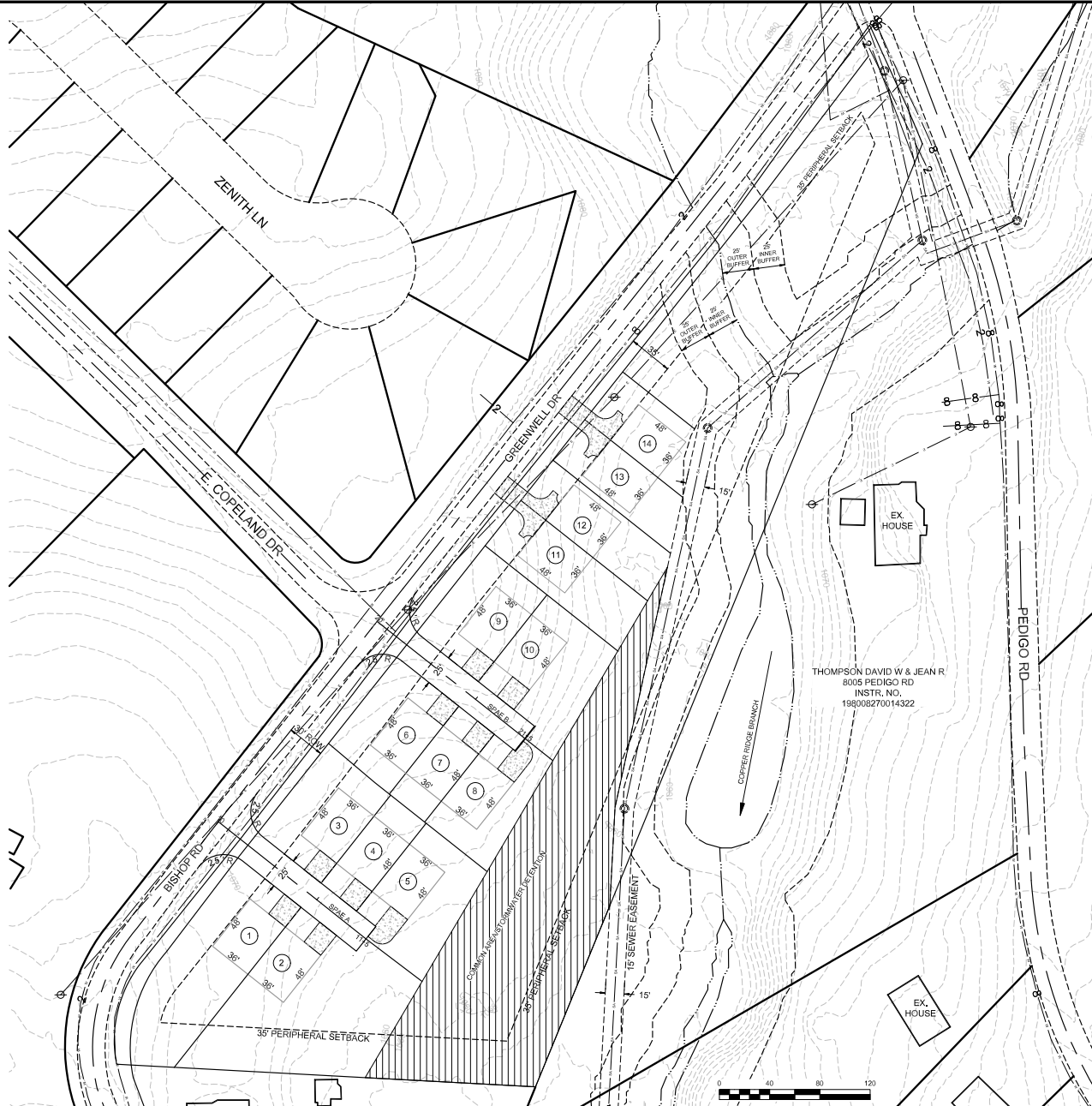
ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37938
(865) 947-5996

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 _____
Tennessee Certificate No. _____

NOTE: 35' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER



LOT	AREA (SQ. FT. / AC)
1	10290 / 0.2
2	15078 / 0.3
3	5778 / 0.1
4	3204 / 0.07
5	6736 / 0.2
6	5578 / 0.1
7	3213 / 0.07
8	5485 / 0.1
9	5536 / 0.1
10	7203 / 0.2
11	6060 / 0.1
12	5141 / 0.1
13	4488 / 0.1
14	4247 / 0.1



SITE MAP
NTS

LEGEND

- EXISTING MANHOLE
- EXISTING POWER/TELEPHONE
- EXISTING SEWER LINE
- EXISTING OVERHEAD POWERLINE
- EXISTING GRADE
- STREAM

NOTES:

- EXISTING CONTOURS BASED ON STATE LIDAR DATA.
- ACCESS TO UNITS 1-10 VIA PRIVATE DRIVES. ACCESS TO UNITS 11-14 VIA SHARED DRIVEWAY CONNECTION TO GREENWELL DRIVE.
- EXCAVATE PERMANENT STORM WATER 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.
- THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY.
- THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- WATER PROVIDERS: HPUd
- SEWER PROVIDERS: HPUd
- VERIFY SIGHT DISTANCE AT SPECIAL PERMANENT ACCESS EASEMENT "A" (SPAE). MODIFY LOCATION IF SIGHT DISTANCE NOT AVAILABLE.

TOTAL AREA: +/- 4.80 ACRES
NUMBER OF LOTS: 14
CLT MAP: 47
PARCELS: 047 067
DEED REFERENCE: 2022/0523-008494
ZONING: PR (K-3 DU/AC)
PLANNING FILE NUMBER: 12-SD-22-C/12-D-22-DP



12-SD-22-C / 12-D-22-DP
Revised: 11/18/2022

NO.	DATE	BY	REVISIONS
1	11/16/22	AJJ	MPD REVISIONS

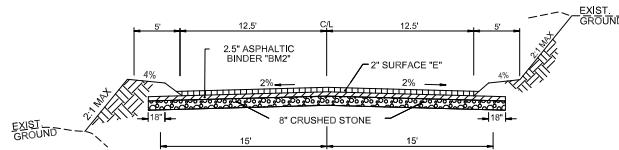


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CONCEPT PLAN OF:
COPPER BRANCH PLACE

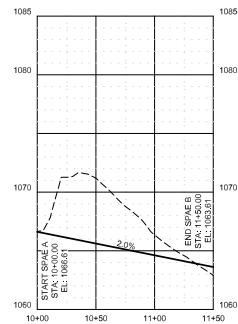
0 GREENWELL DR
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RGC	1"=40'	NO. 1
DRAWN BY	DATE	FILE NO.	OF 3 SHEETS
AJJ	11/18/2022	22171	

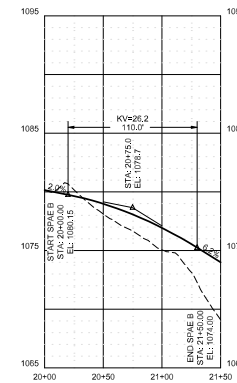


TYPICAL 2 LANE STREET
PRIVATE ROADS

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 90 SQ. FT.)
*12" MIN REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.



SPAE A



SPAE B

12-SD-22-C / 12-D-22-DP
Revised: 11/18/2022



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

ROAD PROFILES

0 GREENWELL DR
KNOX COUNTY

DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1"=50'H 1"=5'V	SHEET NO. 2
DRAWN BY AJJ	DATE 11/18/2022	FILE NO. 22171	OF 3 SHEETS



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

Robert G. Campbell & Associates

Applicant Name

Affiliation

10/24/2022

Date Filed

12/8/2022

Meeting Date (if applicable)

12-SD-22-C / 12-D-22-DP

File Number(s)

CORRESPONDENCE

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

Austin Johnson Robert G. Campbell & Associates

Name / Company

7523 Taggart Ln Knoxville TN 37938

Address

865-947-5996 / austin.johnson@rgc-a.com

Phone / Email

CURRENT PROPERTY INFO

William S. Wilson III

Owner Name (if different)

3248 Tazewell Pike Ste 102 Knoxville TN

Owner Address

Owner Phone / Email

0 GREENWELL DR

Property Address

47 057

Parcel ID

4.8 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Bishop Rd and Greenwell Dr, southwest of Pedigo Rd

General Location

☐ City

Commission District 7

PR (Planned Residential)

Agriculture/Forestry/Vacant Land

☒ County District

Zoning District

Existing Land Use

North County

Planning Sector

LDR (Low 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

Copper Branch Place	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	14 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

☐ 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	Total
\$900.00	
Fee 2	
Fee 3	

AUTHORIZATION

Robert G. Campbell & Associates	10/24/2022
Applicant Signature	Date
Please Print	
Phone / Email	
William S. Wilson III	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

Robert G. Campbell & Associates

Engineer/Surveyor

Applicant Name

Affiliation

10/24/2022

December 8, 2022

Date Filed

Meeting Date (If applicable)

File Number(s)

12-SD-22-C_12-D-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

Austin Johnson

Robert G. Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

(865) 947-5996

Austin.Johnson@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

William Wilson

3248 Tazewell Pike, Knoxville, TN 37918

(865) 607-1010

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Greenwell Drive, Knoxville, TN 37938

047 057

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Bishop Rd and Greenwell Drive, southwest side of Pedigo Rd 4.8 acres

General Location

Tract Size

☐ City ☒ County

7th

PR (Planned Residential)

Agriculture/forestry/vacant

District

Zoning District

Existing Land Use

North County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

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 REQUEST

Copper Branch Place

Proposed Subdivision Name

Unit / Phase Number

- ☐
- Combine Parcels
- ☐
- Divide Parcel

☒ 14

Total Number of Lots Created

Related Rezoning File Number

7-S-22-RZ

☐ Other (specify) Attached residential subdivision☐ Attachments / Additional Requirements**ZONING REQUEST**☐ Zoning Change

Proposed Zoning

☐ Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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

102

Concept Plan

Fee 2

Fee 3

Total

\$900

MR

AUTHORIZATION
Applicant Signature

Robert G. Campbell & Associates

Please Print

10/19/2022

Date

(865) 947-5996

Phone Number

Austin.Johnson@rgc-a.com

Email


Property Owner Signature

William S Wilson III

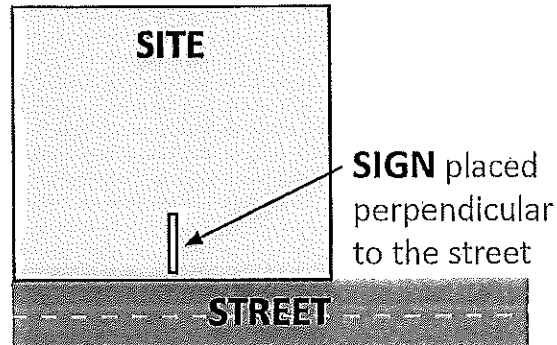
Please Print

10/19/2022

Date

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:

11-26-22

and

12-9-22

(applicant or staff to post sign)

(applicant to remove sign)

Applicant Name: Robert Campbell & Assoc.

Date: _____

File Number: 12-SD-22-C-12-D-22-DP



Sign posted by Staff



Sign posted by Applicant