



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 2-SB-22-C **AGENDA ITEM #:** 18
2-D-22-UR **AGENDA DATE:** 2/10/2022

▶ **SUBDIVISION:** TAZEWELL PIKE DEVELOPMENT
▶ **APPLICANT/DEVELOPER:** PRIMOS LAND COMPANY, LLC JOSH SANDERSON
OWNER(S): Primos Land Company

TAX IDENTIFICATION: 13 127 & 11501 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 8107 & 0 Tazewell Pk

▶ **LOCATION:** West side of Tazewell Pike, south of Campbell's Point Rd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Flat Creek

▶ **APPROXIMATE ACREAGE:** 71.58 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Rural residential, single family residential, and vacant land -- A (Agricultural), RA (Low Density Residential), and PR (Planned Residential)
South: Rural residential, single family residential, and vacant land -- A (Agricultural) and RA (Low Density Residential)
East: Rural residential, single family residential, and vacant land -- A (Agricultural)
West: Vacant land -- A (Agricultural)

▶ **NUMBER OF LOTS:** 143

SURVEYOR/ENGINEER: Wanis Rghebi Southland Engineering

ACCESSIBILITY: Access is via Tazewell Pike, is a minor arterial with 20 ft of pavement width within 40 ft of right-of-way.
right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL**
1) Reduce the horizontal curve radius from 250 ft to 200 ft on Road 'B' from STA 3+58 to 6+17.8
2) Reduce the horizontal curve radius from 250 ft to 200 ft on Road 'B' from STA 8+54.8 to 11+38.3
3) Increasing the maximum grade of a private right-of-way from 12 to 15 percent on Road 'D'

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

- 1) Increase the maximum intersection grade from 1 to 3 percent on Road 'A' at the Road 'B' intersection approach.**
- 2) Increase the maximum intersection grade from 1 to 2 percent on Road 'A' at the Tazewell Pike intersection approach.**
- 3) Increase the maximum intersection grade from 1 to 2 percent on Road 'C' at the Road 'A' intersection approach.**
- 4) Increase the maximum intersection grade from 1 to 2 percent on Road 'C' at the Road 'B' intersection approach.**

STAFF RECOMMENDATION:

- **Approve alternative design standards 1-3 based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and will not create a traffic hazard.**

Approve the Concept Plan subject to 16 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
 2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
 3. Prior to certification of the first phase of this subdivision, verifying the acreage of the PR (Planned Residential) zoning for the entire subdivision. The maximum number of residential lots must not exceed the maximum allowed by the PR up to 2 du/ac zoning.
 4. Implementation of the street and intersection improvements and recommendations outlined in the Transportation Impact Study prepared by Cannon and Cannon (December 22, 2021), and approved by the Knox County Department of Engineering and Public Works, Tennessee Department of Transportation (TDOT), and Planning staff (see Exhibit A). The design details and timing of the installation of the improvements shall be worked out with the Knox County Department of Engineering and Public Works and TDOT during the design plan stage for the subdivision.
 5. [Corrected] Providing a minimum 200-ft sight distance easement on Lots 29, 121, & 122. The driveways on these lots must have a depth of 20-ft past the sight distance easement.
 6. Restricting access for Lot 28 to Road "A" and Lots 45 & 46 to Road "B".
 7. Providing a road stub-out to the property to the north as an extension of Road "A", per Section 3.04.C.2.b. of the Subdivision Regulations.
 8. Providing a note on the final plat that the private right-of-way (Road "D" and Road "E") are not public streets and will not be maintained by Knox County.
 9. Providing a note on the final plat that the private right-of-way shall function as a utility easement.
 10. Meeting the roadway construction standards of the Knox County Engineering and Public Works for the Road 'D' and Road 'E'.
 11. Meeting all applicable requirements of the Tennessee Department of Transportation.
 12. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 13. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 14. [Corrected] Providing a note on the final plat that all lots will have access to internal streets except lots 134 & 143.
 15. 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.
 16. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities, private roads, and drainage system.
- **Approve the development plan for up to 143 detached dwelling units on individual lots and the peripheral setback reduction from 35-ft to 25-ft for the eastern boundaries of Lots 1 and 113, subject to 2 conditions.**
- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
 - 2) Verifying the proposed number of residential dwellings conforms with the PR up to 2 du/ac density for the property per Concept Plan condition #3 (2-SB-22-C).

With the conditions noted, this plan meets the requirements for approval in the PR district and the criteria for approval of a use on review.

COMMENTS:

This proposal is a 143-lot subdivision on approximately 71.58 acres at a density of 1.99 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2 du/ac in May 2021 (4-H-21-RZ). There are two access points to the site from Tazewell Pike. The northern access is a private right-of-way for 4 large lots. The southern access is the primary entrance to the subdivision and requires the installation of a left turn lane on Tazewell Pike. Lots 134 & 143 will have direct access to Tazewell Pike, and all other lots will have access to the internal public and private streets.

Sidewalks are proposed along the Tazewell Pike frontage and on Road "A," between Tazewell Pike and Road "C," per the Knox County sidewalk ordinance (Chapter 54, Article IV). The design details for the sidewalks will be determined during the design plan phase.

Staff is recommending that the Road "A" right-of-way be extended on the north side of Road "B" to provide a stub-out to the property to the north (condition # 7). The Subdivision Regulations state that "an interconnected street system is an important component of sound neighborhood development" and "the proposed street system of a subdivision may be required to include street stub-outs for the logical extension of the street system into the surrounding area (Section 3.04.C -- Street Connectivity). This section also lists several benefits of an interconnected system, such as providing adequate access for emergency and service vehicles, promoting walking and biking, and improving livability in communities by providing parallel routes and alternative route choices.

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 Northeast County Sector Plan recommends RR (Rural Residential) uses for this site with a maximum density of 1 du/ac, however, the zoning for the property was approved at 3 du/ac in May 2021. The proposed subdivision has a density of 1.99 du/ac.

B. In some other sectors, the RR land use allows consideration of up to 3 du/ac if the request is in conformance with the requirements of the Growth Policy Plan.

C. The Northeast County Sector Plan recommends maintaining the rural character of Tazewell Pike by adopting a scenic corridor overlay district (see Exhibit B). This has not been implemented.

D. The Northeast County Sector Plan general land use recommendations include various zoning and subdivision regulation amendments, and programs, to help protect the rural character of the area (see Exhibit B). These have not been fully implemented, however, the PR (Planned Residential) zoning would allow similar types of development, such as clustering smaller lots to conserve assets such as hillsides and farms. This proposal provides a mix of small lots and large lots. The larger lots represent approximately half of the total acreage and help protect the rural character of the area. The smaller lots will have minimal visibility from Tazewell Pike, with only two lots being directly adjacent to the frontage. Smaller residential lots are common along Tazewell Pike in this area.

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 is surrounded by residential properties of various sizes and forested land, except for the agricultural property to the northwest. In this area, smaller residential lots cluster along Tazewell Pike.

C. The property was rezoned to PR up to 2 du/ac and the proposed subdivision has a density of 1.98 du/ac.

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 houses will have a similar character as other residential uses in this area. However, there are not many residential subdivisions on Tazewell Pike north of the Gibbs schools.

B. The two houses with frontage along Tazewell Pike at Road 'A' will be setback a minimum of 69 ft from the centerline of Tazewell Pike because the required right-of-way dedication is 44 ft and the requested peripheral setback along this frontage is 25 ft. The adjacent houses to the north and south have an established setback of

55 ft and 28 ft from the centerline.

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

A. The proposed use of the property for single-family residential should not significantly injure the value of the adjacent properties.

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

A. The development will have direct access to Tazewell Pike, 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 the proposed residential use.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

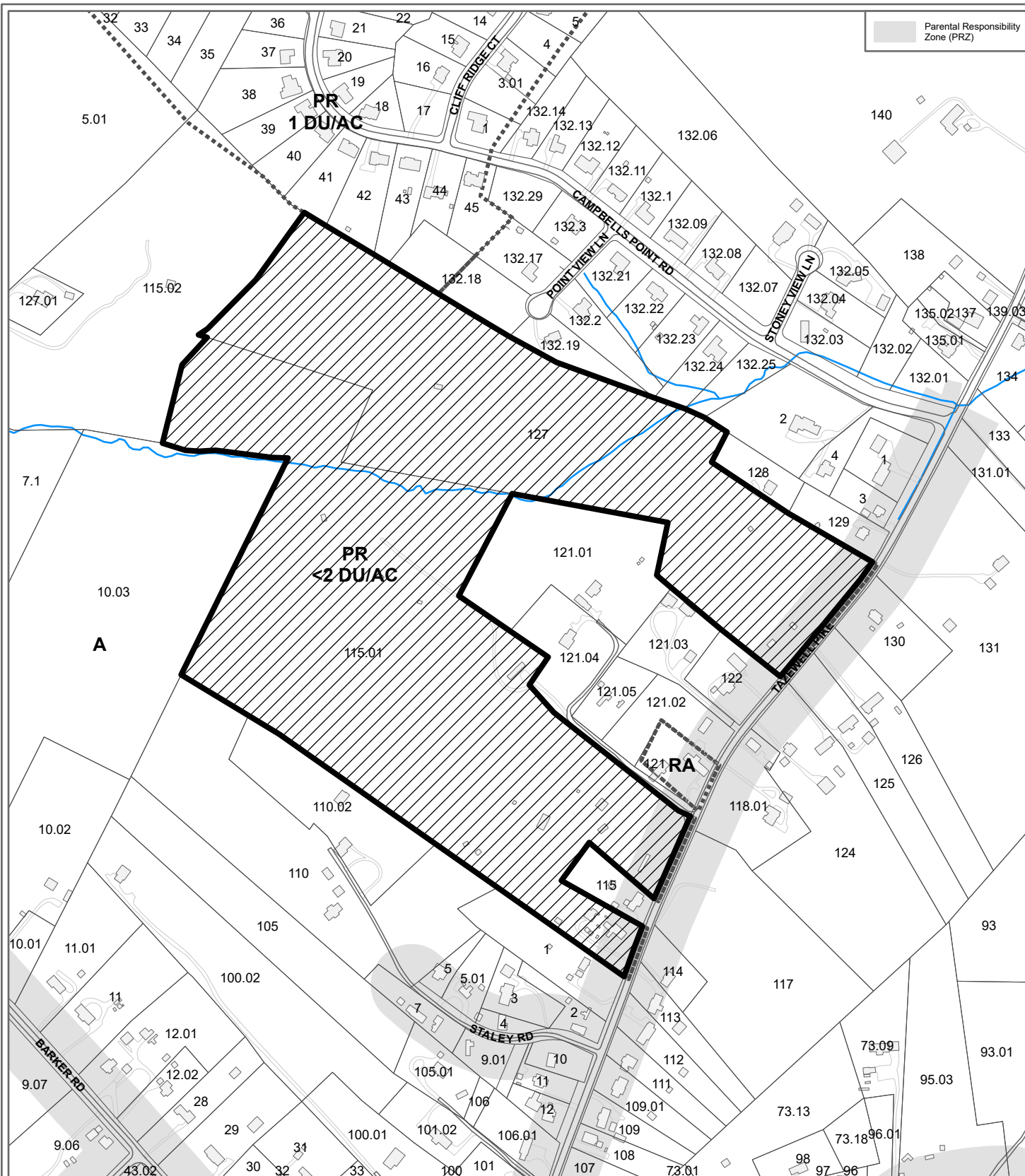
ESTIMATED STUDENT YIELD: 61 (public school children, grades K-12)

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.

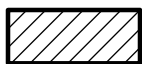
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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-22-C / 2-D-22-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Primos Land Company, LLC,
Josh Sanderson

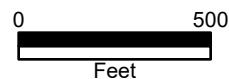


Detached residential subdivision in PR (Planned Residential)

Original Print Date: 1/10/2022
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Map No: 13
Jurisdiction: County



VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Reduction in Horizontal Curve from 250' to 200' at sta.
 Justify request by indicating hardship: 3+56 To 6+17 & 8+54 to 11+38 Road "B"
 because of Topography & zoning of 2U/AC road.

2. Reduction in peripheral setback from 35' to 25' along Tazewell
 Justify request by indicating hardship: Pike (lots 1 & 114) to give 44' R-o-W to
 Tazewell Pike

3. Intersection grade on Road "A" at Sta. 17+50 from 1% to 3%
 Justify request by indicating hardship: because of Topography.

4. Intersection grade on Road "B" at Sta. from 1% to 2%
 Justify request by indicating hardship:

5. _____
 Justify request by indicating hardship: _____

6. _____
 Justify request by indicating hardship: _____

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.

 Signature

 Date



Tazewell Pike Development (2-SB-22-C / 2-D-22-UR)

Aaron Fritts <Aaron.Fritts@knoxcounty.org>
To: Mike Reynolds <mike.reynolds@knoxplanning.org>
Cc: Steve Elliott <Steve.Elliott@knoxcounty.org>

Mon, Feb 7, 2022 at 7:50 AM

Looks good. Thanks Mike. We will tag them for the sidewalk during permitting.

Aaron Fritts, PE

Land Development Manager

Knox County Engineering and Public Works
Office: 865-215-5830

205 W. Baxter Avenue

Knoxville, TN 37917



From: Mike Reynolds <mike.reynolds@knoxplanning.org>
Sent: Thursday, February 3, 2022 9:50 AM
To: Aaron Fritts <Aaron.Fritts@knoxcounty.org>
Subject: [External]Tazewell Pike Development (2-SB-22-C / 2-D-22-UR)

Aaron,

The requested alternative design standards are listed on the attachments. Please let me know if these are acceptable.

Thanks!

Mike

Mike Reynolds, AICP

Principal Planner

865.215.3827

Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

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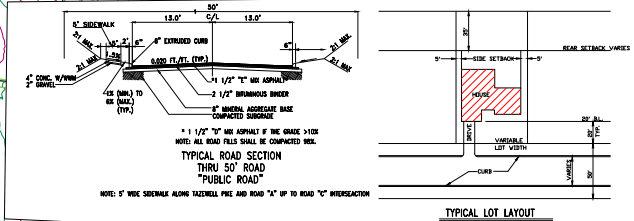
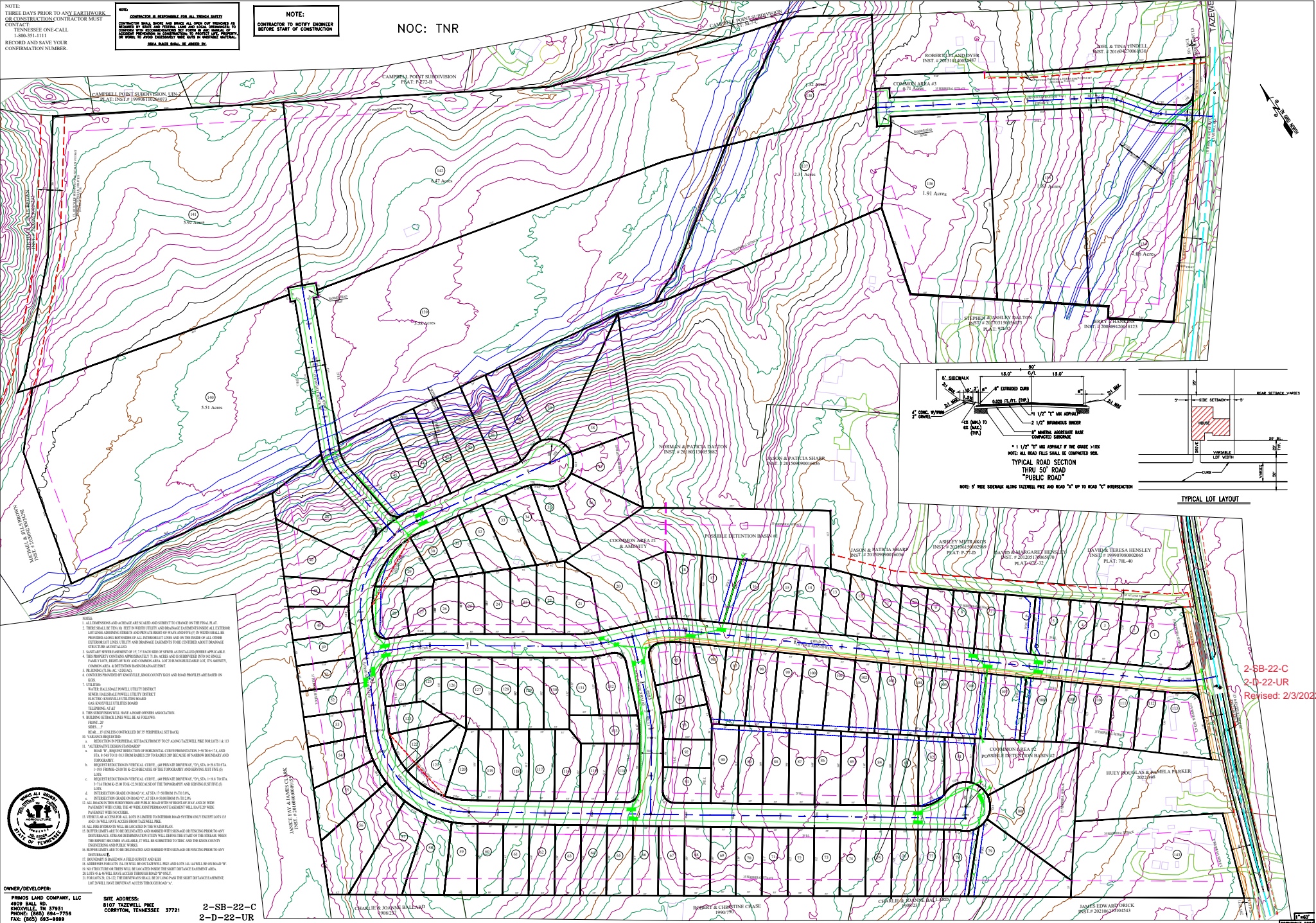
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NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK
OR CONSTRUCTION, CONTRACTOR MUST
CONTACT:
TENNESSEE ONE-CALL
1-800-481-1111
RECORD AND SAVE YOUR
CONFIRMATION NUMBER.

NOTE:
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY LOCATIONS
CONTRACTOR SHALL MARK AND MAINTAIN ALL UTILITY LOCATIONS TO
CONFORM WITH REQUIREMENTS SET FORTH IN THE MANUAL TO
CONTRACT DOCUMENTS, AND SHALL BE RESPONSIBLE FOR THE PROTECTION
OF WORK TO BE DONE TO PREVENT DAMAGE TO ANY UTILITY LOCATIONS.
ONE-CALL SHALL BE CONTACTED BY:
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NOTE:
CONTRACTOR TO NOTIFY ENGINEER
BEFORE START OF CONSTRUCTION

NOC: TNR



1. THESE SHALL BE 20'-0\"/>
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OWNER/DEVELOPER:
FRIMOS LAND COMPANY, LLC
6929 BALL RD.
KNOXVILLE, TN 37951
PHONE: (603) 654-7758
FAX: (603) 653-9899

SITE ADDRESS:
8107 TAZEWELL PIKE
COMPTON, TENNESSEE 37721

2-SB-22-C
2-D-22-UR

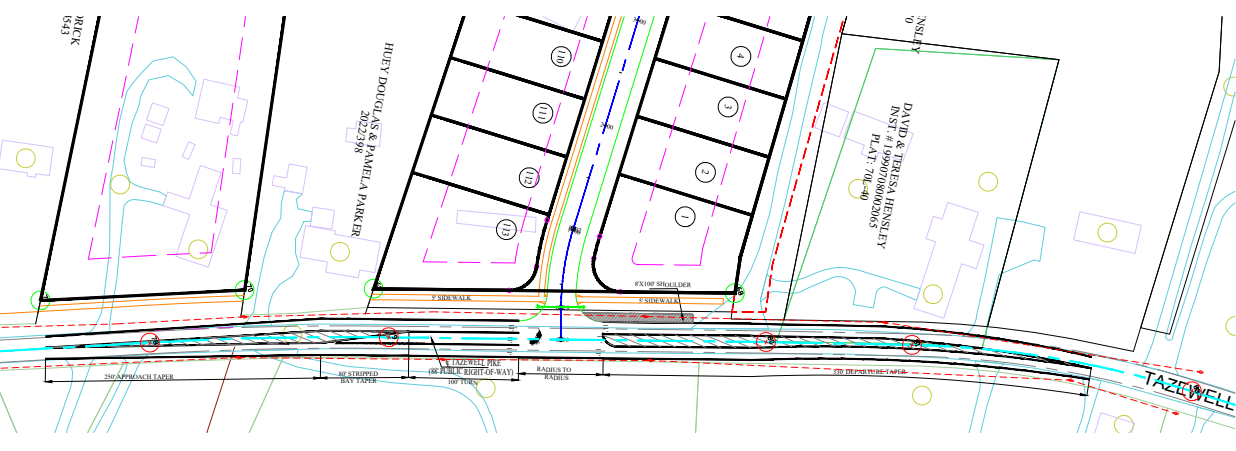
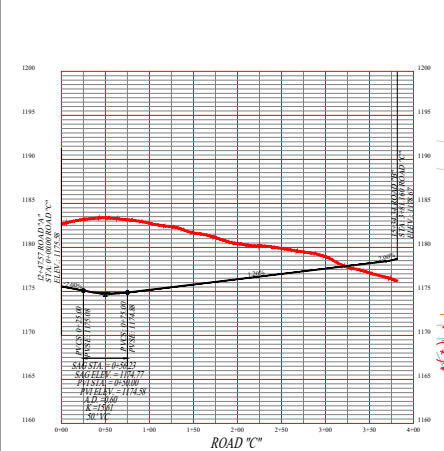
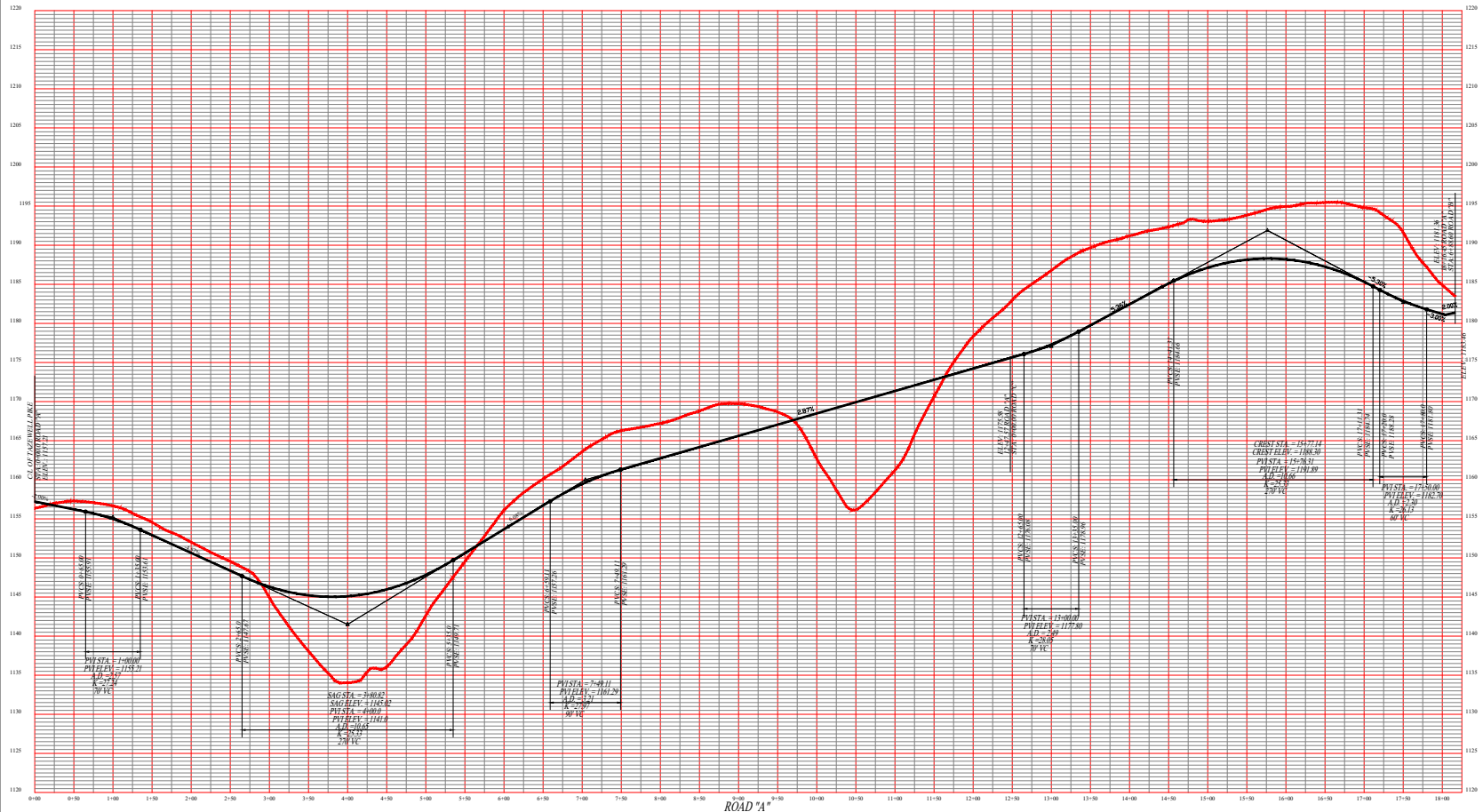
SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
809 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (603) 654-7758
FAX: (603) 653-9899
E-MAIL: info@southlandeng.com
www.southlandeng.com

DESIGNED	APPROVED	SCALE	DEED REFERENCES:	CONCEPT FOR TAZEWELL PIKE DEVELOPMENT	PLC-11-12-21-CP
VAR	ENGINEER	HORIZONTAL SCALE: 1"=60'	INST. # 2012108090101507	CLT MAP 013 PARCELS 127 & 115.01	SHEET 1
VAR		2' CONTOUR INTERVAL	PLAT: INST. # 202008280016716	DISTRICT 8TH, KNOX COUNTY, TENNESSEE	OF 3 SHEETS(S)
VAR		DATE			
VAR		11-12-2021			



2-SB-22-C
2-D-22-UR
Revised: 2/3/2022

1"=60'



LEFT TURN LANE
HORIZONTAL SCALE: 1"=40'

2-SB-22-C
2-D-22-UR
Revised: 2/3/2022
2-SB-22-C
2-D-22-UR

SITE ADDRESS:
8107 FAZELL PIKE
CORRYTON, TENNESSEE 37721

OWNER/DEVELOPER:
FRINDS LAND COMPANY, LLC
4008 BELL RD.
KNOXVILLE, TN 37931
PHONE: (605) 894-7756
FAX: (605) 693-9899



SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4009 BELL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (605) 894-7756
FAX: (605) 693-9899
E-MAIL: wynd@seconline.com
www.seconline.com

DESIGNED	VAR	APPROVED	ENGINEER
DRAWN	VAR		
CHECKED	VAR		

NO.	DATE	REVISION	APPR.



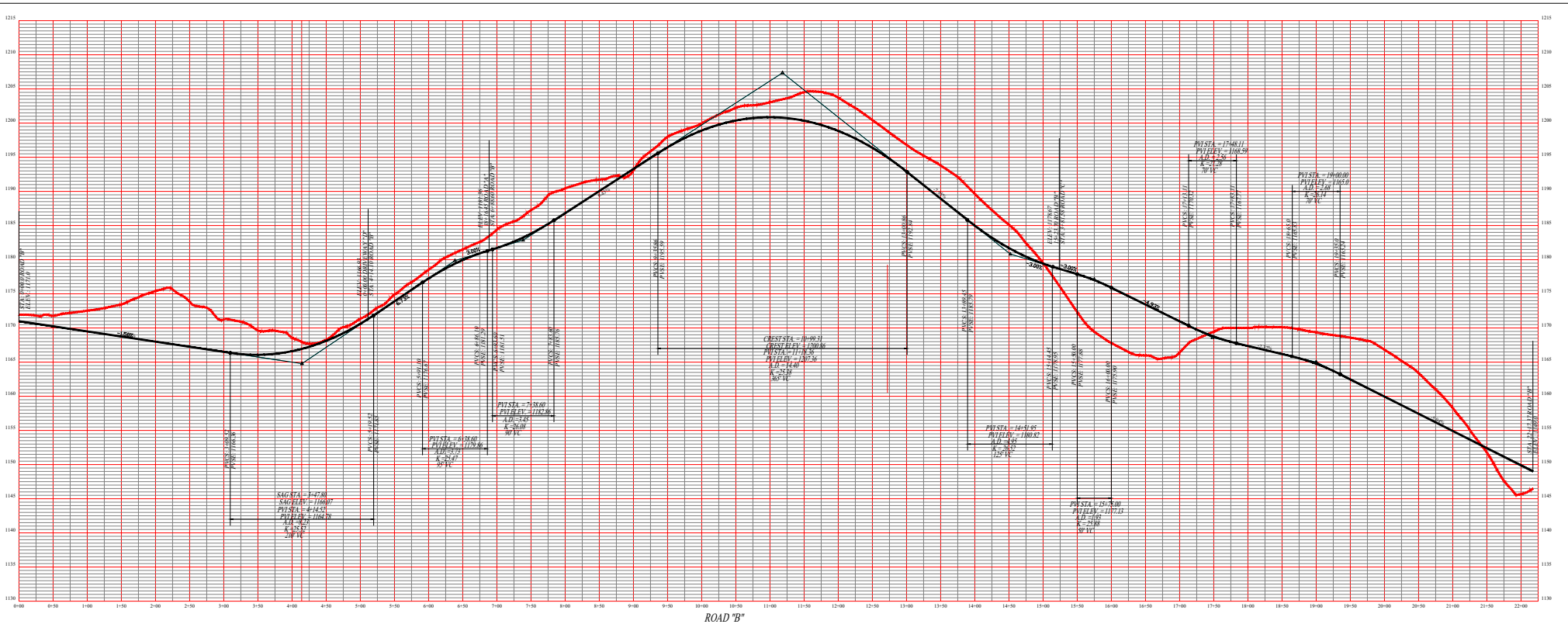
SCALE
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=5'
DATE
11-12-2021

DEED REFERENCES:
INST. # 2012106090101507
PLAT: INST. # 202008280016716

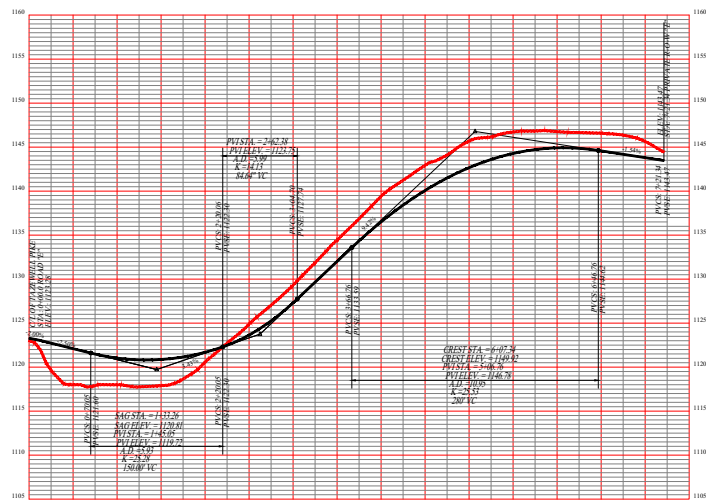
ROAD PROFILES FOR TAZEWELL PIKE DEVELOPMENT
CLT MAP 013 PARCELS 127 & 115.01
DISTRICT 8TH, KNOX COUNTY, TENNESSEE

PLC-11-12-21-RP-1
SHEET 2 OF 3 SHEETS

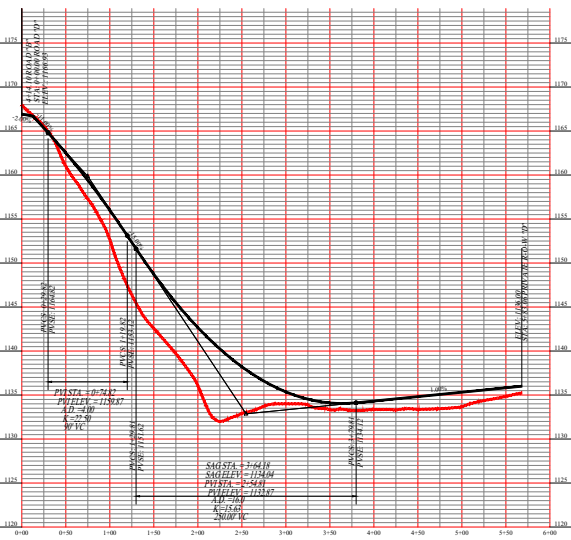
1"=50'
COPYRIGHT 2021



ROAD "B"



PRIVATE RIGHT-OF-WAY "E"

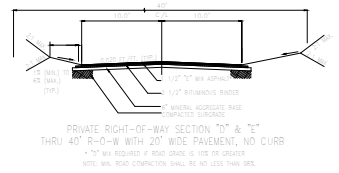


PRIVATE RIGHT-OF-WAY "D"

NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT TENSILE ONE-CALL 1-800-551-1111 RECORD AND SAVE YOUR CONFIRMATION NUMBER.

NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY LOCATIONS. CONTRACTOR SHALL BOND AND MAINTAIN ALL UTILITIES AS REQUIRED BY LAW. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN ALL UTILITIES TO REMAIN IN PLACE AND TO BE PROTECTED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UTILITY LOCATIONS.

NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION



2-SB-22-C
2-D-22-UR
Revised: 2/3/2022

SITE ADDRESS:
8107 TAZEWELL PIKE
CORTYON, TENNESSEE 37721

OWNER/DEVELOPER:
PRINOS LAND COMPANY, LLC
4909 BELL RD.
KNOXVILLE, TN 37931
PHONE: (605) 894-7756
FAX: (605) 693-9999



SOUTHLAND ENGINEERING CONSULTANTS, LLC
GENERAL CIVIL & LAND SURVEYORS
4909 BELL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE: (605) 894-7756
FAX: (605) 693-9999
E-MAIL: wyghob@seconline.com
www.seconline.com

DESIGNED	VAR	APPROVED	ENGINEER
DRAWN	VAR		
CHECKED	VAR		

NO.	DATE	REVISION	APPR.



SCALE
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: 1"=5'
DATE
11-12-2021

DEED REFERENCES:
INST. # 201210690101507
PLAT: INST. # 202008280016716

ROAD PROFILES FOR TAZEWELL PIKE DEVELOPMENT
CLT MAP 013 PARCELS 127 & 115.01
DISTRICT 8TH, KNOX COUNTY, TENNESSEE

PLC-11-12-21-RP-2
SHEET 3 OF 3 SHEETS

1"=50'
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TAZEWELL PIKE RESIDENTIAL DEVELOPMENT

KNOX COUNTY, TENNESSEE

TRAFFIC IMPACT STUDY

TAZEWELL PIKE
KNOX COUNTY, TENNESSEE

CCI PROJECT NO. 00773-0017

PREPARED FOR:

Southland Engineering
Consultants
4909 Ball Road
Knoxville, TN 37931

SUBMITTED BY:

Cannon & Cannon, Inc.
8550 Kingston Pike
Knoxville, TN 37919
865.670.8555



2-SB-22-C / 2-D-22-UR
TIS Version 1
12/22/2021

December 22

2021

CONCLUSIONS & RECOMMENDATIONS

The primary conclusion of this study is that the traffic generated from the proposed development will not have a significant impact on the studied site access intersections at Tazewell Pike. Intersection levels-of-service are expected to be "B" or better exiting the site during peak traffic periods for each of the site access intersections during peak traffic periods.

The following is a listing of recommendations that were developed to address traffic concerns in the vicinity of the project site:

1. Tazewell Pike at Access Point #1:
 - a. Install an eastbound approach leg (Proposed Access #1) to create the intersection of Access #1 at Tazewell Pike.
 - b. Install northbound left-turn lane with 100-foot storage lane and 330-foot tapers. See FIGURE 9 for a conceptual sketch of the recommended left turn lane improvements.
2. Tazewell Pike at Access Point #2:
 - a. Install an eastbound approach leg (Proposed Access #2) to create the intersection of Access #2 at Tazewell Pike.
3. Maintain intersection corner sight distances on the site access locations by ensuring that site grading, landscaping, signage, and other site features do not restrict intersection sight distance lines of sight.

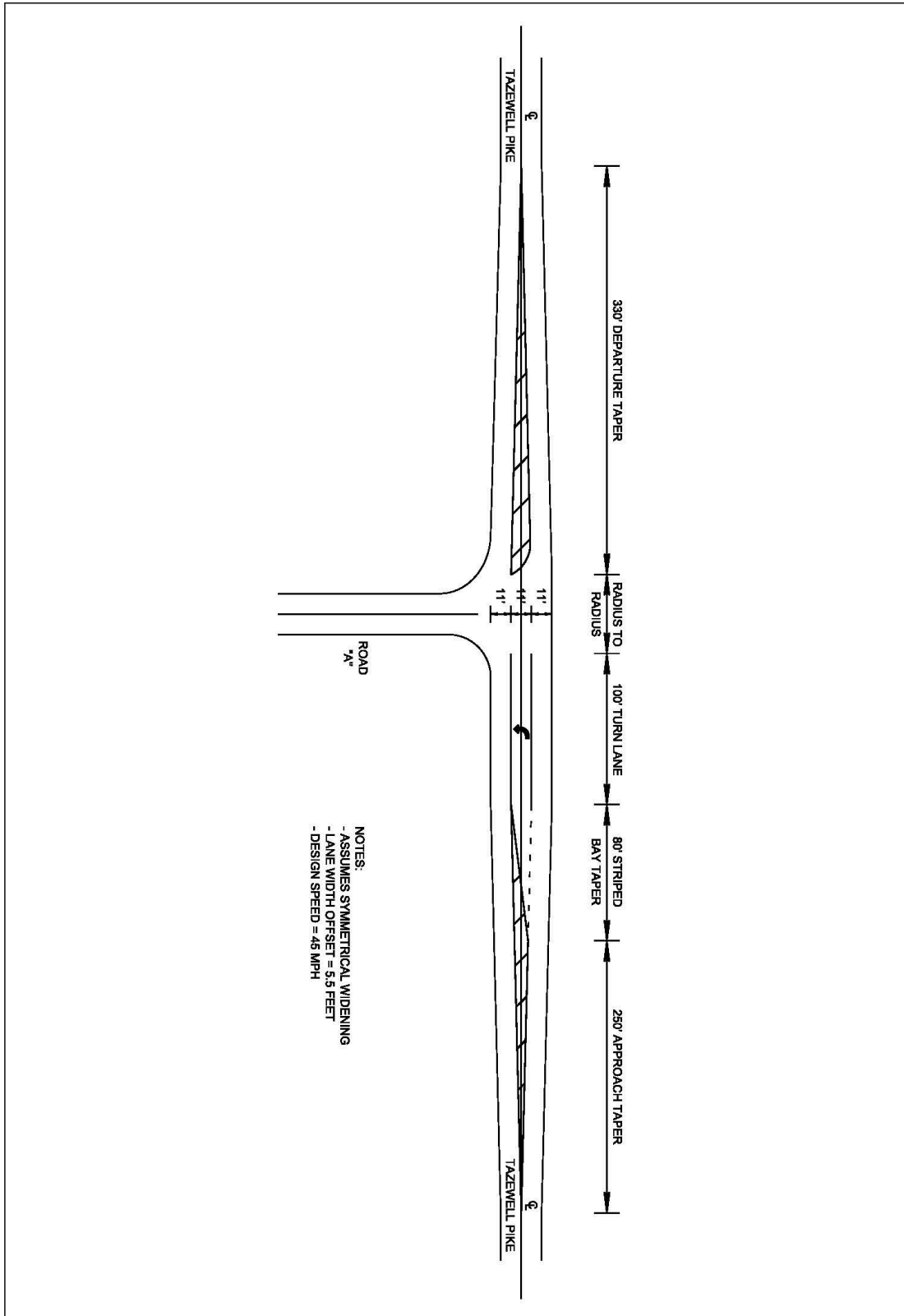


FIGURE 9
CONCEPTUAL TURN LANE IMPROVEMENTS

Scenic Corridor Overlay District

There are three major arterial roads that run across the Northeast County Sector. These corridors are Emory Road, Tazewell Pike, and Washington Pike. A corridor design overlay will help ensure new development and redevelopment protects the scenic character located along these roads.

Major road improvements to widen Emory Road and Tazewell Pike to a four-lane are proposed by Knox County sometime between 2024 and 2029. These corridors are primarily in the Rural Area of the Growth Policy Plan and do not have extensive commercial development. The scenic corridor overlay proposal can include designations to address design and environmental concerns along rural roads.

Recommendations

- Work with citizens and city/county officials to create a new corridor overlay zoning code that will guide new development while conserving scenic resources.
- Establish guidelines that could cover some or all areas such as new development location, architectural design, sign regulations, parking requirements, screening and related elements that would protect the scenic or rural settings.

Holston River Conservation Corridor

The Northeast County Sector's southern boundary is defined by the Holston River. Land in the sector bordering the river is primarily zoned Industrial, stemming from the historical mining activity in Mascot and Southern Railway line that parallels the river.

Dixie Cement, Aggregates USA, and East Tennessee Zinc Company are active industrial and mining businesses located along the Holston River with many of these sites operating for over 25 years. The sector plan acknowledges these existing uses as important to the local/regional industry and is supportive in their present locations. Aside from these three industries, much of the remaining industrial zoned property along the Holston River are large tracts of undeveloped pasture or farmland. The sector plan recommends against the rezoning of parcels between Rutledge Pike and the Holston River to Industrial. A Holston River Conservation Corridor should be conducted to guide a transition from further industrial uses along the river. The corridor plan will help to create opportunities for public access and new development appropriate for the conservation of this scenic corridor.

Recommendations

- Develop a Holston River Conservation Corridor Plan.

GENERAL LAND USE RECOMMENDATIONS

The Northeast County's rural landscape is characterized by farmland, wooded ridges, scenic views and historic sites. Residents voiced concern at public meetings regarding the current Agricultural (A) zone and how the permitted density of one dwelling unit per acre works against sustaining and protecting these rural landscapes. The following is a list of recommendations to help further the General Plan's Development Policy No. 6: Respect and Nurture Our Heritage Areas.

New Agricultural Zone Districts

The following are brief descriptions of new zoning districts that should be considered to sustain and protect farmland/rural landscapes in the Northeast County.

Large Lot Agricultural Zone:

The County has one agricultural zoning classification that permits both residential and farm uses. Some community's separate these uses into two distinct zones to accommodate the unique differences between residential uses and farm uses. By increasing the minimum lot size for agricultural uses, farmland could be preserved.

Small Lot and Cluster Rural Residential Zone:

A new zone should be created that encourages rural residential uses, while still conserving such assets as hillsides and farms. Housing in new subdivisions could be clustered to conserve land.

Conservation Subdivisions

Conservation subdivisions are characterized by clustering residences on smaller lots that would not otherwise be allowed in order to protect open space, agriculture, or sensitive natural resources. Conservation subdivisions allow for the same number of residents under current zoning with the potential offer of a greater density (density bonus) to encourage this type residential development.

Savings typically are seen in development costs due to less road surface, shorter utility runs, less grading and other site preparation costs. Municipalities also experience lower long-term maintenance costs for some of the same reasons. The preserved land may be owned and managed by a homeowners association, a land trust or the municipality.

Transfer of Development Rights Program

Transfer of Development Rights (TDR) allows a community to transfer the development potential in an area where growth is restricted to a separate receiving area where roads, utilities, and other infrastructure already exist, making it appropriate for growth. Farmland and open space is preserved and growth is targeted to areas where infrastructure such as higher capacity roads and sewers are in place. Through the program, developers purchase development rights to build in a "receiving area," which is an area(s) that is targeted for growth, and those funds are used to permanently preserve land in the "sending area" (for example farmland). This allows a community to accommodate growth, while preserving open space and farmland in a manner that is fair and equitable for all landowners.

Private, Federal and State Agricultural and Conservation Programs

Work with land trusts and agricultural officials, to assist property owners with programs to conserve land within the Northeast County. Examples vary from programs such as Legacy Parks (local program), Foothills Land Conservancy (regional program), The Land Trust for Tennessee (state program), American Farmland Trust (national program), and U.S. Department of Agriculture's Farm and Ranchland Protection Program (national program).

Growth Policy Plan Update

One of the recommendations in the Growth Policy Plan is to review the plan every three years and amend as necessary. It has been 14 years since the plan was formally adopted with no review or changes to the boundaries. As a result, development continues to encroach into the Rural designation. From 2004 to 2014, almost 50 percent of residential building activity occurred in the Rural area. According to the Growth Policy Plan, these areas should be reclassified "Planned Growth" when the plan is revised and amended.

Wastewater service is the driver for new construction in the Northeast County as 70 percent of all residential development was within 300 feet of a service line.



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

Primos Land Company, LLC, Josh Sanderson

Owner

Applicant Name

Affiliation

12/23/2021

2/10/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

2-SB-22-C
2-D-22-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

Wanis A. Rghebi, PE

SEC, LLC

Name

Company

4909 Ball Road

Knoxville

TN

37931

Address

City

State

ZIP

865-694-7756

wrghebi@sengconsultants.com

Phone

Email

CURRENT PROPERTY INFO

Primos Land Copmany

4909 Ball Road, Knoxville, Tn 37931

865-694-7756

Owner Name (if different)

Owner Address

Owner Phone

0 and 8107 Tazewell Pike, Corryton, TN 37721

013 Parcels127 & 115.01 (75.82+- acres)

Property Address

Parcel ID

STAFF USE ONLY

West side of Tazewell Pike, south of Campbells Point Rd

75.82 acres

General Location

Tract Size

8th District

PR (Planned Residential) < 2 du/ac

Jurisdiction (specify district above)

- City
- County

Zoning District

Northeast County

Rural Residential

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Residential & vacant/agricultural land N

HPUD

NEKUD

Existing Land Use

Septic (Y/N)

Sewer Provider

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) Detached residential subdivision

SUBDIVISION REQUEST

Tazewell Pike Development

Related Rezoning File Number

Proposed Subdivision Name

4-H-21-RZ

Unit / Phase Number
 Combine Parcels
 Divide Parcel
 144
 Total Number of Lots Created

Other (specify) Detached 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
0406	UOR	\$7,500
Fee 2		
Fee 3		

AUTHORIZATION

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

Applicant Signature

Josh Sanderson

11-24-2021

Please Print

Date

865-694-7756

josh@rhsco.com

Phone Number

Email

Staff Signature

Michael Reynolds

12/23/2021

Please Print

Date