



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 3-SB-22-C
3-C-22-UR

AGENDA ITEM #: 17
AGENDA DATE: 3/10/2022

▶ **SUBDIVISION:** IRWIN ACRES

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

OWNER(S): Karen Pfof

TAX IDENTIFICATION: 21 066 (PART OF) [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 E. Emory Rd.

▶ **LOCATION:** **South of E. Emory Road, near the intersection of Tazewell Pike and Findhorn Boulevard**

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:** 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:** 70

SURVEYOR/ENGINEER: Robert G. Campbell, PE / Robert G. Campbell & Associates, LP

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 K value from K=25 to K=20 on Road 'A' at STA 11+30
- 2) Reduce the minimum vertical curve K value from K=25 to K=23.1 on Road 'A' at STA 17+00
- 3) Reduce the minimum vertical curve K value from K=25 to K=20 on Road 'A' at STA 22+00
- 4) Reduce the minimum vertical curve K value from K=25 to K=20 on Road 'B' at STA 26+72
- 5) Reduce the minimum vertical curve K value from K=25 to K=20 on Road 'B' at STA 36+65

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1) Reduce the minimum horizontal curve radius from 250 ft to 150 ft on Road 'A' at STA 17+90.82

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1) Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Road 'A' at E. Emory Road

2) Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Road 'B' at Road 'A'

3) Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Road 'C' at Road 'B'

STAFF RECOMMENDATION:

- **Approve variances 1-5 and the alternative design standard 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 12 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. Meeting the requirements of TDOT for the eastbound deceleration lane on E. Emory Road.
4. Providing a minimum 200-ft sight distance easement on Lot 30. The driveway on this lot 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. Providing 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.
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 Knox County Zoning Ordinance.
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
11. Providing a note on the final plat that all lots will have access to internal streets.
12. 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.
14. 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, and drainage system.

- **Approve the development plan for 70 detached residential houses on individual lots and the peripheral setback reduction the from 35 ft to 25 ft for all double frontage lots adjacent to the 25-ft common area strip along the E. Emory Road frontage, subject to 1 condition.**

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

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and Use on Review in a PR zoning district.

COMMENTS:

This proposal is for a 70-lot detached residential subdivision on 22.5 acres at a density of 3.11 du/ac. Access to the site is just east of the Clear Springs Baptist church driveway. TDOT is requiring an eastbound deceleration lane on E. Emory Road at the entrance road. 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 5.6 acres of common area/undeveloped land, but no specific amenities are proposed.

The largest undeveloped area is on the south side of Beaver Creek but the purpose of this area is not identified on the plan. There is a 50 ft access to the south side of Beaver Creek but the stream restricts most means of access. If there is a proposal to develop the south side of the stream in the future, a new Use on Review application will be required and a Transportation Impact Study (TIS) may be required because the current proposal is just under the threshold to require a TIS.

CONNECTIVITY

There are no proposed road stub-outs to adjacent properties because no possible connections were identified to adjacent properties 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.

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. The Knox County Engineering and Public Works department agrees with the requested variances and alternative design standards. The alternative design standard requested for the various intersection grades will be reviewed in more detail during the design plan phase to ensure ADA standards are met where there are crosswalks.

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 designates this property as part of the Harbison Crossroads Mixed Use Special District (NECO-1) (see Exhibit A). The mixed use special district recommends medium density residential (MDR) and office uses for properties located along Emory Road as a transition between the commercial corridor and the established residential neighborhoods. The maximum density allowed in MDR areas is 12 du/ac. The proposed development has a density of 3.11 du/ac and is consistent with the Sector Plan.

B. The Harbison Crossroads mixed use special district recommends constructing sidewalks and/or greenways to make connections to the existing residential development and the nearby schools. The installation of sidewalk along the E. Emory Road frontage will help realize this plan recommendation. If a portion of the sidewalk can be shifted to the west to make a pedestrian connection the Tazewell Pike intersection, only a short sidewalk extension to the north along Tazewell Pike will be needed to have a continuous sidewalk from the subject property to the schools.

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

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

B. The proposed subdivision will have detached residential lot sizes comparable to those in existing and recently approved subdivisions in the area.

C. The property is zoned PR up to 4 du/ac, and the proposed subdivision has a density of 3.11 du/ac.

D. The buildable portion of the house lots are located outside of the Beaver Creek stream buffers.

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 subdivision will have detached residential lot sizes and setbacks that are similar to others in

the area.

B. The 25-ft common area strip along the E. Emory Road frontage will create separation between the roadway and the house lots.

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

A. The 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 has direct access to E. Emory Road, a major 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: 749 (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.

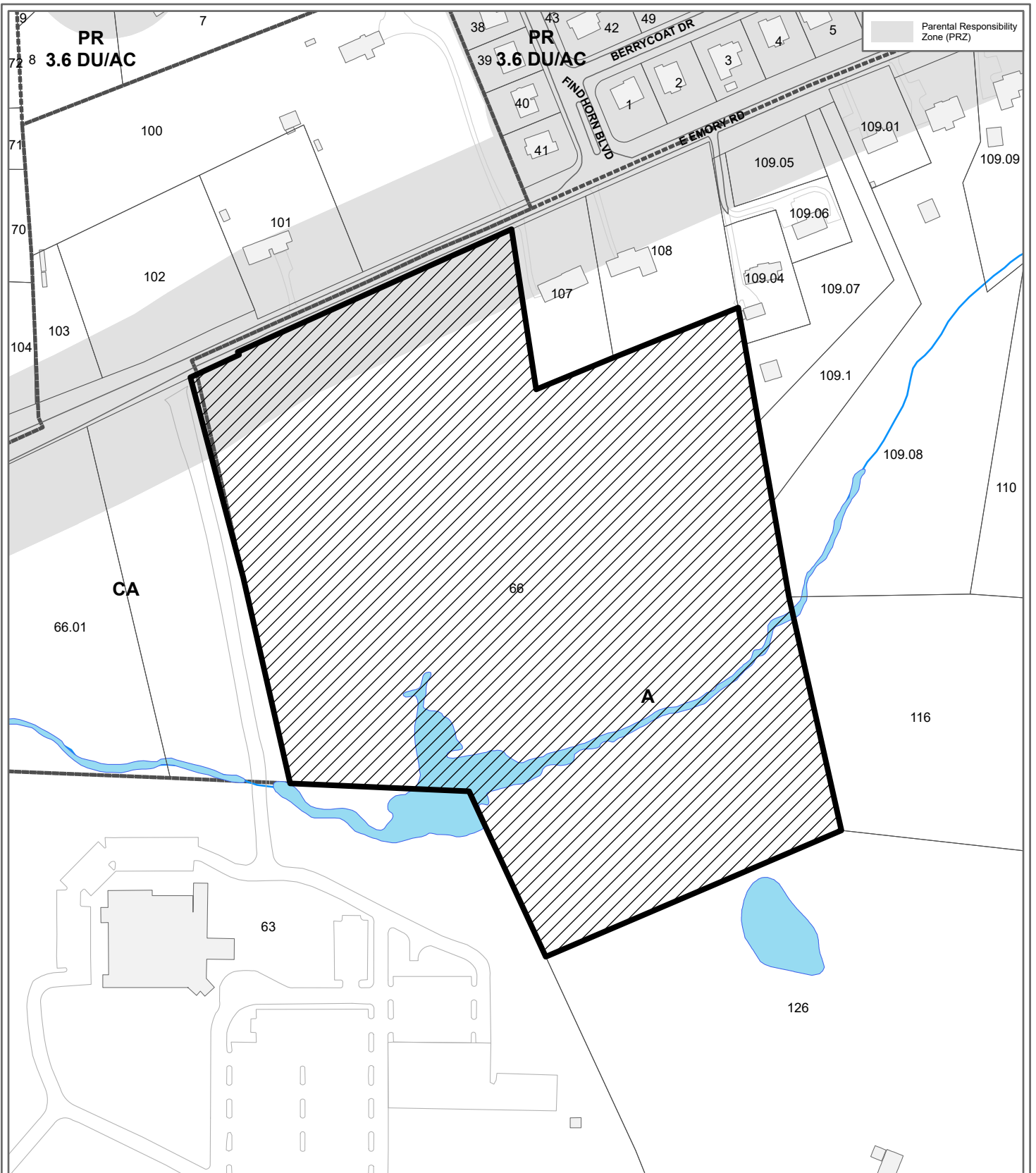
ESTIMATED STUDENT YIELD: 30 (public school children, grades K-12)

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.

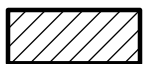
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



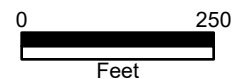
**3-SB-22-C / 3-C-22-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Campbell & Associates, Robert G.



in PR (Planned Residential) (Pending)

Map No: 21
Jurisdiction: County



Original Print Date: 2/3/2022 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Reduce the minimum horizontal curve from 250' to 150' on Road "A" @ STA 17+90.80

Justify request by indicating hardship: Gives us room to deal with potential wetland area and need for detention.

2. Reduce K value from K=25 to K=20 on Road "A" @ STA 11+30

Justify request by indicating hardship: Reduce land disturbance

3. Reduce K value from K=25 to K=23.1 on Road "A" @ STA 17+00

Justify request by indicating hardship: Reduce land disturbance

4. Reduce K value from K=25 to K=20 on Road "A" @ STA 22+00

Justify request by indicating hardship: Reduce land disturbance

5. Reduce K value from K=25 to K=20 on Road "B" @ STA 26+72

Justify request by indicating hardship: Reduce land disturbance

6. Reduce K value from K=25 to K=20 on Road "C" @ STA 36+65

Justify request by indicating hardship: Reduce land disturbance

7. Increase maximum intersection grade from 120 to 220 for all intersection

Justify request by indicating hardship: Reduce land disturbance

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.

Robert A. Campbell
Signature

3/3/2022

Date



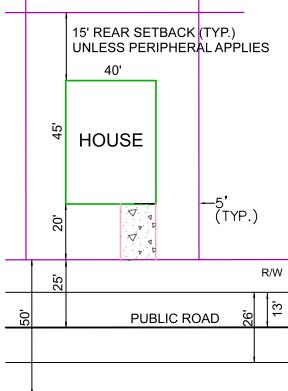
ENGINEER:
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LANE
KNOXVILLE, TN 37958
(865) 947-5996

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

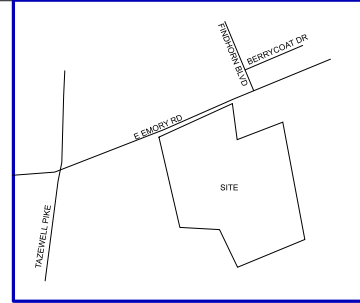
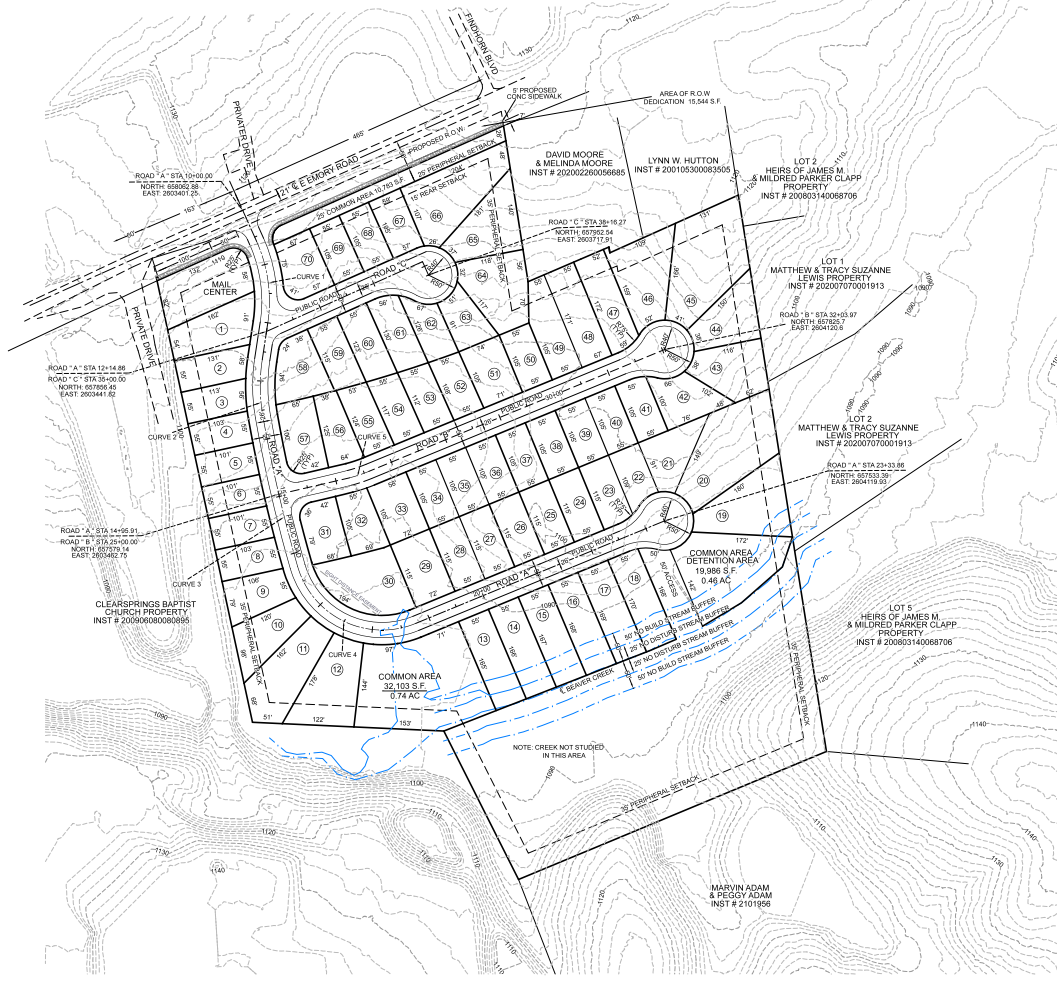
Certification of Concept Plan
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.
Registered Engineer: _____
Tennessee Certificate No. _____

| CURVE C1 | CURVE C2 | CURVE C3 | CURVE C4 | CURVE C5 |
|-----------------|-----------------|-----------------|-----------------|-----------------|
| P1: 11-131.44 | P1: 13-127.78 | P1: 14-122.28 | P1: 17-140.02 | P1: 26-140.95 |
| N 48.00 S 08.27 | N 65.71 S 08.31 | N 83.71 S 14.14 | N 61.45 S 04.00 | N 05.00 S 06.82 |
| E 2803.454 96 | E 2803.454 52 | E 2803.453 72 | E 2803.454 76 | E 2803.583 02 |
| L 22' 42.38" | L 19' 38.25" | L 0' 00' 17" | L 26' 21.46" | L 0' 01' 50" |
| D 22' 50' 06" | D 19' 50' 50" | D 2' 17' 50" | D 36' 11' 50" | D 27' 52' 58" |
| R 2603.00 | R 2603.00 | R 2603.00 | R 160.00 | R 2603.00 |
| L 142.73 | L 97.61 | L 262.01 | L 222.28 | L 35.50 |
| T 73.207 | T 48.24 | T 131.12 | T 165.65 | T 13.23 |
| PC 10-28-07 | PC 12-43-53 | PC 13-41-15 | PC 16-23-12 | PC 28-23-42 |
| PT 12-10-89 | PT 15-43-15 | PT 16-23-12 | PT 18-13-44 | PT 28-46-42 |

NOTE: PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT



LOCATION MAP - NO SCALE

LEGEND

- EXISTING BOUNDARY
- ROAD RIGHT-OF-WAY
- MANHOLE
- LIGHT POLE
- SIGN
- WATER VALVE
- POWER/TELEPHONE
- GUY WIRE
- WATER METER
- SURVEY CONTROL POINT/BENCHMARK
- SILT FENCE
- CONSTRUCTION EXIT
- STORM DRAIN INLET PROTECTION
- STORM DRAIN OUTLET PROTECTION
- OVERLAND DRAINAGE PATTERN
- EROSION CONTROL MATTING
- ROCK CHECK DAM
- EXISTING GRADE
- PROPOSED GRADE
- WET WEATHER CONVEYANCE (WWC)
- STREAM

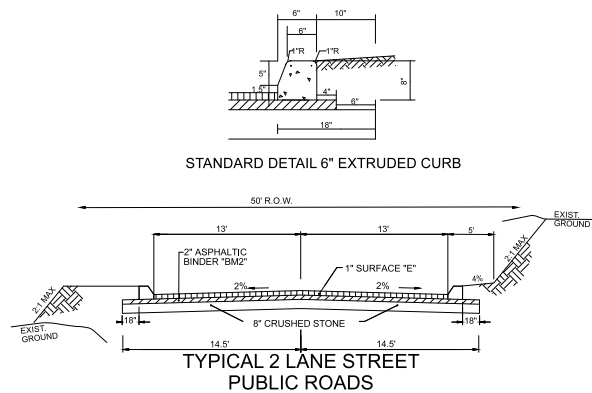
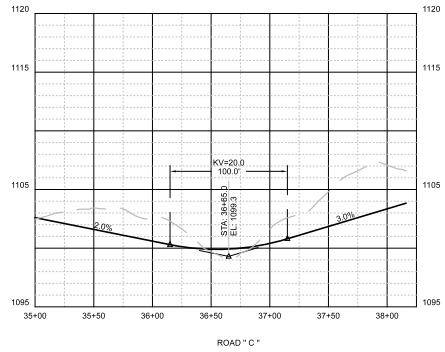
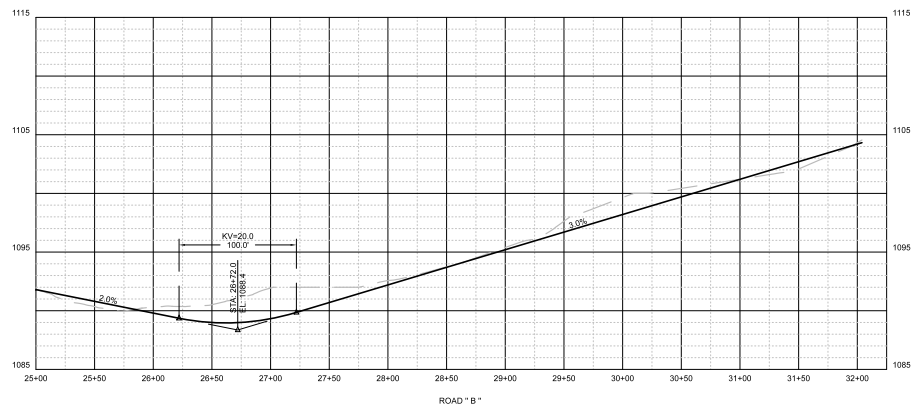
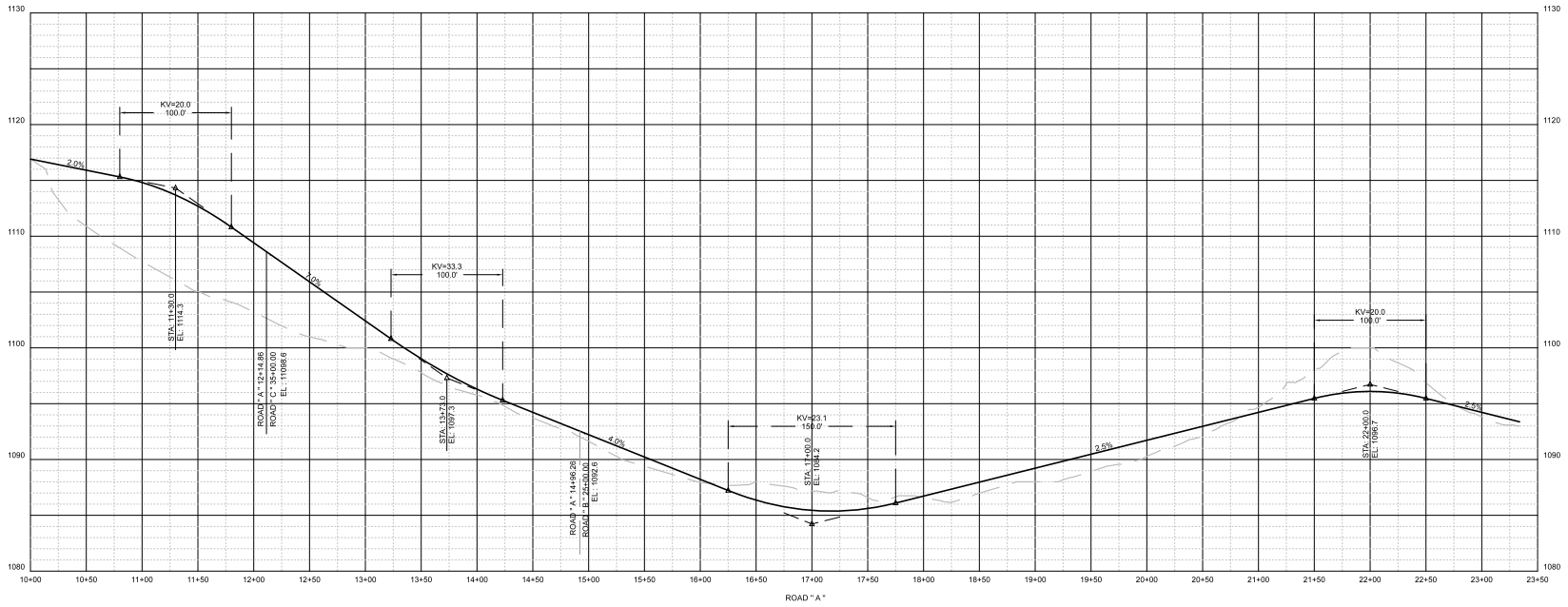
NOTES:

- 1) EXISTING CONTOURS BASED ON KGIS
- 2) ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
- 3) EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
- 4) 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.
- 5) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED FOR ACCESS.
- 6) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
- 7) WATER PROVIDERS: NEKUD SEWER PROVIDERS: HPU D
- 8) THERE SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREET AND PRIVATE R.O.W. AND FIVE (5) FEET WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES. BO EASEMENTS ARE REQUIRED WHERE ZERO LOT LINE SETBACKS HAVE BEEN APPROVED (PLANNED ZONES) OR WHEN SETBACK ARE NOT REQUIRED PER THE ZONING.



TOTAL AREA: 22.50 +/- ACRES
NUMBER OF LOTS: 70
CLT MAP: 21
PARCELS: 066
DEED REFERENCE: 20200326-0063648
ZONING: (PR) (PENDING)
MPC FILE NUMBER: 3-SB-22-C
3-C-22-UR
Revised: 3/3/2022

| | | | | | | | | | | | |
|-----|-------|-------------------------------|-----|-------|---|--------------------------------|-------------------|-------------|------------|----------|-------------------------------------|
| 1. | 02-22 | PER PLANNING STAFF COMMISSION | SHS | RGC | ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE | CONCEPT PLAN OF IRWIN ACRES | CONCEPTUAL LAYOUT | DESIGNED BY | CHECKED BY | SCALE | SHEET ONE NO. 1 OF TWO SHEETS |
| NO. | DATE | DESCRIPTION REVISIONS | BY | CHKD. | | | | DRAWN BY | DATE | FILE NO. | |

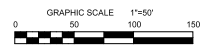


BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL.

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.

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



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|-----|--|------|--|-----------------------|--|----|--|------|--|--|--|------------------------------------|--|-------------------------|--|--|--|--|--|
| NO. | | DATE | | DESCRIPTION REVISIONS | | BY | | CKD. | | ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE | | CONCEPT PLAN OF IRWIN ACRES | | ROADWAY PROFILES | | DESIGNED BY SHS CHECKED BY RGC SCALE 1"=30' H 1"=5' V DATE FILE NO. 21324 | | SHEET TWO NO. 2 OF TWO SHEETS | |
|-----|--|------|--|-----------------------|--|----|--|------|--|--|--|------------------------------------|--|-------------------------|--|--|--|--|--|

SPECIAL LAND USE RECOMMENDATIONS

The following are special land use recommendations that deal with a specific area or location in the Northeast County Sector.

**Mixed Use Special District
NECO-1**

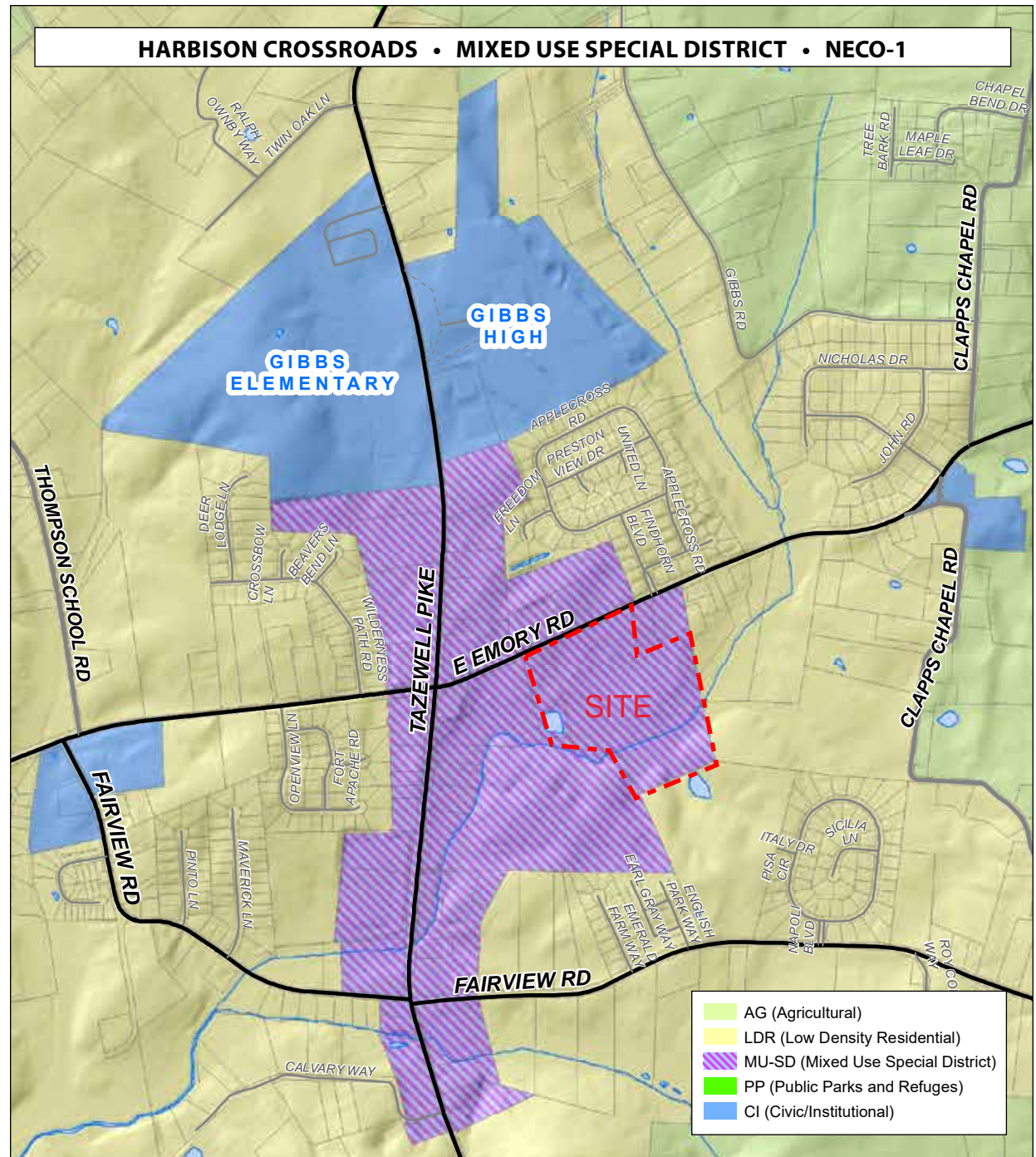
HARBISON CROSSROADS

Harbison Crossroads, located at the intersection of Tazewell Pike and Emory Road, is the primary commercial area for the greater Gibbs community. The zoning surrounding Harbison Crossroads is predominately commercial (CA – General Business) with the largest portions extending along Tazewell Pike. In the last twenty years, retail and service oriented businesses have developed along Tazewell Pike leading up to the intersection.

There are three transportation improvements to the Harbison Crossroads intersection. The current installation of a traffic light/turning lanes is scheduled to be complete in 2016. Future improvements propose to widen Emory Road and Tazewell Pike from two lanes to four lanes around years 2024 and 2029. These transportation improvements, coupled with steady residential activity will likely foster additional commercial development or redevelopment around Harbison Crossroads, similar to intersections along Emory Road in Halls (Emory Road and Maynardville Pike) and Powell (Emory Road and Brickyard Road).

In June 2015, the Knox County Mayor and School Superintendent agreed to fund the building of a new middle school in the Gibbs community. While a location has not been announced, the existing county owned property surrounding Gibbs Elementary is a candidate. A new middle school in this area will also foster additional residential and commercial development. Planning and connectivity will play an important role as Harbison Crossroads continues to develop and redevelop in the coming years.

The mixed use special district is located at Harbison Crossroads and extends north along Tazewell Pike to Gibbs Elementary and High Schools, south to Beaver Ridge and east along Emory Road. The district boundary encompasses the parcels containing the current CA zoning, along with adjacent tracts likely to be developed with similar uses in the future. The current form and function of this special district is strip commercial with future development and redevelopment likely to occur in the same manner.



Recommendations

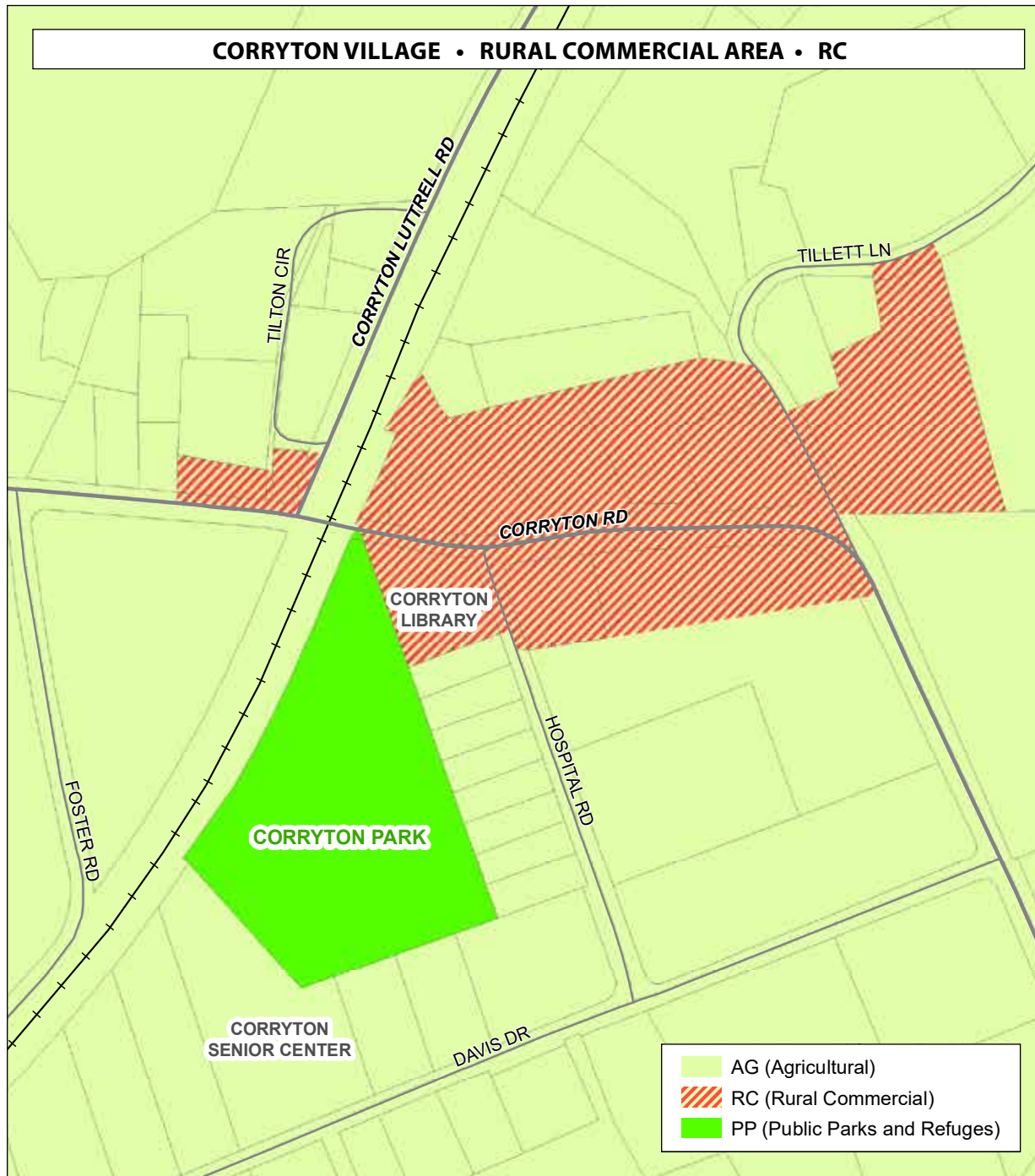
- Commercial and office uses are recommended along Tazewell Pike, while parcels along Emory Road should be restricted to medium density residential or office as a transition to the established residential neighborhoods adjacent to the mixed use district.
- Development of the parcel at the northeast corner of Fairview Road and Tazewell Pike intersection should incorporate the realignment of Fairview Road.
- Sidewalks and/or greenways should be constructed on parcels in the special district boundaries with connectivity to surrounding residential land uses and Gibbs Elementary and High Schools to the north.
- Once a new middle school site is confirmed, MPC recommends residents, property and business owners pursue a small area plan to guide future development and redevelopment in the Gibbs community.

Rural Commercial Areas

The proposed rural commercial land use is intended to provide limited retail and services in a manner convenient to outlying rural areas. Rural commercial is to be located at and near intersections of arterial and/or collector streets in order to maximize accessibility from surrounding rural areas. Recommended zoning for the proposed areas is intended for uses patronized on a frequent basis by area residents. The zoning district requires development performance standards and administrative site plan review to ensure compatibility between commercial and residential uses to maintain the rural character.

CORRYTON VILLAGE

Corryton Village is located along Corryton Road, near Corryton Luttrell Road and Hospital Road. Early development was built around the Norfolk Southern rail line. Existing land uses in Corryton Village are commercial with a post office, branch library, tire dealer, and small medical clinic, while the surrounding area is rural in character with residential, places of worship, Corryton Park and Corryton Community and Senior Center. The land use classification is Rural Commercial, which includes retail and service oriented commercial uses intended to provide rural communities with goods and services that meet day-to-day and agricultural needs. Corryton Village is located in the Rural area of the Growth Policy Plan.





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

TN

Applicant Name

Affiliation

~~1/13/2022~~ 1/17/2022

3/10/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

3-SB-22-C

3-C-22-UR

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

Robert G. Campbell

Robert G. Campbell & Associates

Name

Company

7523 Taggart lane

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5996

rcampbell@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Karen Pfof

4047 Hickory Fairway Dr, Woodstock, GA

30188

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 EAST EMORY RD, Corryton, TN 37721

021 066 (part of)

Property Address

Parcel ID

HPUD

NEKUD

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

S. of E. Emory Rd., near the intersection of Tazewell Pk.(w) and Findhorn Blvd (e)

22.50 acres

General Location

Tract Size

City County

8th District

PR (pending)

Zoning District

AgForVac

Existing Land Use

Northeast County

Planning Sector

MU-SD NECO-1

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

SUBDIVISION REQUEST

| | |
|---|------------------------------|
| Irwin Acres Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel 70 Total Number of Lots Created _____ <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements _____ | Related Rezoning File Number |
|---|------------------------------|

ZONING REQUEST

| | |
|--|--------------------------|
| <input type="checkbox"/> Zoning Change _____ Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change _____ Proposed Plan Designation(s) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> Other (specify) _____ | Pending Plat File Number |
|--|--------------------------|

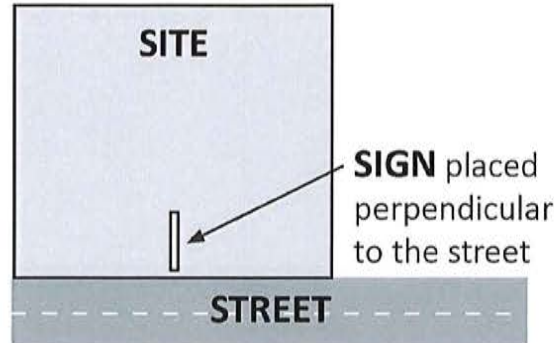
STAFF USE ONLY

| | | |
|---|---|---|
| PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (<i>Final Plat</i>) <input type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>) | Fee 1 (base fee) 0406 1300.00 Fee 2 (\$100 x acre) 0406 2250.00 Fee 3 | Total \$3550.00 |
|---|---|---|

AUTHORIZATION

| | | |
|------------------------------|---|-------------------|
| Applicant Signature | Robert G. Campbell & Associates Please Print | 1/13/2022 Date |
| 865-947-5996 Phone Number | rcampbell@rgc-a.com Email | |
| Property Owner Signature | Karen Pfof Please Print | 01/14/22 Date |
| swm 1/18/2022 | | swm 1/20/2022 |

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:

Feb 23, 2022 and March 11, 2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Robert G. Campbell, & Assoc.

Date: 1/18/2022

File Number: 3-SB-22-C / 3-C-22-UR

- Sign posted by Staff
 Sign posted by Applicant