

# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► FILE #:	12-SA-22-C	AGENDA ITEM #:	20
	12-A-22-DP	AGENDA DATE:	2/9/2023
POSTPONEMENT(S):	12/8/2022, 1/12/2023		
► SUBDIVISION:	SCOTT CAMPBELL SUBDIVISION		
► APPLICANT/DEVELOPER:	W. SCOTT WILLIAMS & ASSOCIATES		
OWNER(S):	Scott Campbell		
<hr/>			
TAX IDENTIFICATION:	124 M A 010	<a href="#">View map on KGIS</a>	
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		
<hr/>			
► ZONING:	PR (Planned Residential)		
► EXISTING LAND USE:	Agriculture/Forestry/Vacant Land		
► PROPOSED USE:	Attached residential subdivision		
SURROUNDING LAND USE AND ZONING:	North: Rural Residential, Agicultural/Forestry/Vacant Land -- A (Agricultural) South: Office -- CA (General Business) East: Rural Residential, Office, Agicultural/Forestry/Vacant Land -- A (Agricultural), CA (General Business) West: Single Family Residential, Agicultural/Forestry/Vacant Land -- RA (Low Density Residential), CA (General Business)		
<hr/>			
► NUMBER OF LOTS:	37		
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:	<b>VARIANCES</b> 1. Reduce the minimum street frontage width from 25' to 18.3' for lots 34-36. 2. Reduce the centerline intersection spacing along E. Governor John Sevier Hwy from 400' to 283', between Road 'A' and Arthur Harmon Rd.		
<b>ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL</b>			

1. Reduce the minimum street frontage width from 25' to 22' for lots 1-20.

**ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY  
ENGINEERING AND PUBLIC WORKS APPROVAL  
1. NONE**

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**STAFF RECOMMENDATION:**

- **Approve the variances and alternative design standard based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.**

**Approve the Concept Plan subject to 10 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. Provide guest parking in accordance with Section 3.03.B.1. of the Subdivision Regulations, which allows reduction of the minimum 25' street frontage if guest parking is provided throughout the development. Adjustments to the guest parking location may be approved by Planning staff during the design plan phase.
4. The sight distance shall be certified to be 400 feet in both directions by a licensed surveyor, using design grades, at the entrance before grading permits are issued for the site.
5. Provide a permanent nonexclusive easement for ingress and egress to and from the public right-of-way over the driveways and surface parking spaces, as shown on the concept plan for lots 21-37. The easement shall also serve as an easement for drainage and utilities. The width shall be no less than 25' but may be required to be wider if determined necessary by Knox County Engineering and Public Works during the design plan phase. Legal documentation must be provided by the applicant in accordance with Section 3.03.J. of the Subdivision Regulations.
6. Provide a note on the final plat that all lots are to have internal subdivision access only with access to public roads via the shared private drives.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Obtaining all necessary permits from the Tennessee Department of Transportation to access E. Governor John Sevier Hwy.
10. Before certification of the final plat for the subdivision, establish a home owners association (HOA) responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems. The PR (Planned Residential) zone requires all common open space to be controlled by an HOA if lots less than 3,000 sqft are created.

- **Approve the development plan for up to 37 attached residential houses on individual lots and the peripheral setback reduction from 35-ft to 15-ft along the western boundary of lots 34-37 and to 20-ft along the northern boundary of lot 37 (Sevierville Pike frontage), subject to 4 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Installation of 2 evergreen trees and 2 deciduous trees per 100 feet of frontage along E. Governor John Sevier Hwy where the residential dwellings and detention pond are located (approximately 500-600 ft of frontage). A landscaping plan must be provided to Planning staff for review and approval before design plan approval. The landscaping must be installed before building permits are issued for the residential structures or bonded to guarantee installation.
- 3) Installation of a Type 'B' landscape screen along the west and north boundary lines of lots 34-37 (see Exhibit A).
- 4) The maximum height of the attached dwellings shall be 35 feet.

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

**COMMENTS:**

This proposal is a 37-lot attached residential subdivision on approximately 5.2 acres at a density of 7.12 du/ac. Twenty (20) lots access E. Governor John Sevier Hwy and 17 access Sevierville Pike. The property was rezoned from CA (General Business) to PR (Planned Residential) up to 8 du/ac in May 2005 (10-T-04-RZ). The proposed attached houses include a mix of units with 1-car and 2-car garages and no garage.

Staff is recommending the installation of landscaping along the E. Governor John Sevier Hwy frontage as recommended by the Governor John Sevier Scenic Highway Corridor Study (2019). The property was cleared and graded a few years ago, with mature trees remaining only on the site's edges and along the stream that runs through the middle of the property.

The landscape screening on the west and north boundary lines of lots 34-37 is proposed to justify the requested peripheral setback reduction for these lots. The peripheral setback will remain 35' along all other boundary lines.

#### 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 8 du/ac:

- a) The PR zone allows houses and 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 8 du/ac. The proposed density is 7.12 du/ac.
- c) The peripheral setback is 35 feet, however, the planning commission may reduce it to 15 feet when the adjacent property is zoned agricultural or residential. The applicant is requesting a peripheral setback of 15 ft and 20ft along the west and north boundaries of lots 34-37. Staff is recommending approval because of the proposed landscape screening and constraints on the site because of underground utility lines.
- d) The maximum height is determined by the Planning Commission for any use other than houses and duplexes. Staff recommends a maximum height of 35 ft for the attached dwellings, which is consistent with the maximum height allowed on surrounding properties.

#### 2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities (Policy 9.3) – The development will consist of detached houses, which is the same as other nearby residential developments. The proposed peripheral setback reduction should have minimal impact on adjacent properties.
- b) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development only includes attached houses. The existing residential development in the area consists predominantly of detached houses, so this development will help diversify the housing stock in the general area.
- c) Medium-density 6 to 12 du/ac in planned growth and urban growth areas; appropriate along collector or arterial roads, waterfronts, and as buffer zones between lower density residential and more intense uses (Policy 11.2) – This site accesses major collector and major arterial roads. There are office uses on the opposite side of E. Governor John Sevier Hwy and the residential property to the southwest is zone CA (General Business).
- d) Create gradual zoning transition patterns by placing medium intensity zones and uses such as offices, condominiums, and community buildings in between single-family residential areas and higher intensity uses. Require landscaping, screening, earth berms, walls and similar techniques to separate incompatible land uses when gradual zoning transition patterns are not possible (Policy 11.4) – Landscape screening will be installed where the peripheral setback reduction is requested.

#### 3) SOUTH COUNTY SECTOR PLAN

- a) The property is classified MDR (Medium Density Residential), which allows consideration of up to 12 du/ac. The proposed density is 7.12 du/ac.
- b) This area is transitioning from large lot rural residential uses to smaller lot attached and detached houses. There is a new attached residential development on E. Norton Drive, which is only about 600 feet from this site.
- c) This attached residential development is a transitional use, separating E. Governor John Sevier Hwy and the nonresidential uses to the east, to the lower density residential uses to the west and north.

#### 4) GOVERNOR JOHN SEVIER SCENIC HIGHWAY CORRIDOR STUDY

- a) The plan recommends a tree protection and replacement buffer for 50' from the right-of-way of E. Governor John Sevier Highway. The site had previously been cleared and graded. Staff recommends installing a mix of evergreen and deciduous trees along the frontage (see development plan condition #2).

#### 5) 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: 390 (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.

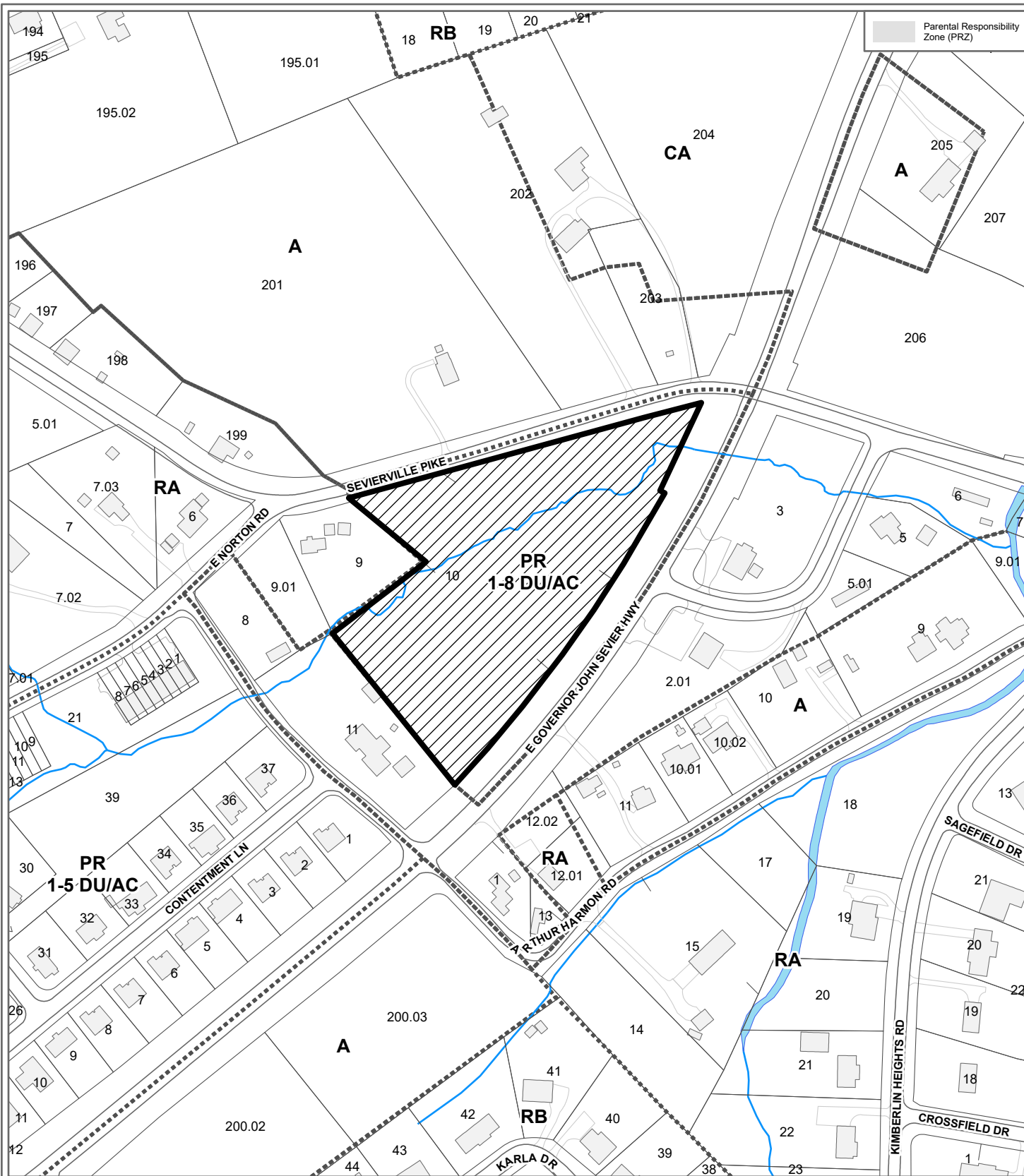
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).



**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



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## *Requested Variances & Alternative Design Standards*

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### 12-SA-22-C / 12-A-22-DP— SCOTT CAMBELL S/D

#### **VARIANCES**

1. Reduce the minimum street frontage width from 25' to 18.3' for lots 34-36.
2. Reduce the centerline intersection spacing along E. Governor John Sevier Hwy from 400' to 283', between Road 'A' and Arthur Harmon Rd.

#### **ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL**

1. Reduce the minimum street frontage width from 25' to 22' for lots 1-20.

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

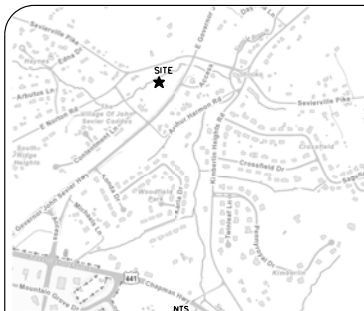
1. NONE

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve

*[Signature]* *[Signature]* 2/2/23





**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: 37 LOTS AT 7.12 DU/AC  
LOT SIZE: 18.33'-26' WIDE x 105'-150' DEEP  
OPEN SPACE: 1.82 AC  
OSR = 35%

PARKING:  
1 GARAGE SPACE & 1 PARKING SPACE PER LOT 1-20  
2 GARAGE SPACES PER LOT 21-33  
2 PARKING SPACES PER LOT 34-37  
15 GUEST SPACES (1 PER 2.5 UNITS)

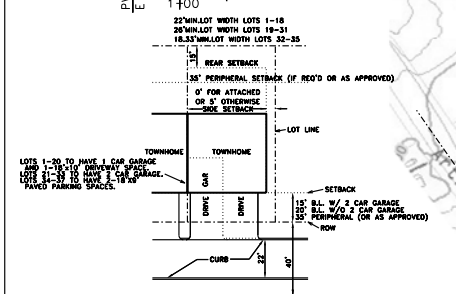
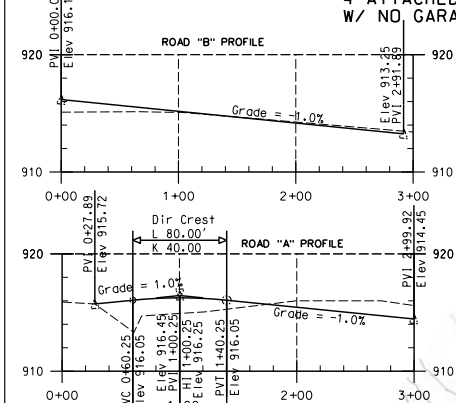
**LEGEND**

--- CENTERLINE PAVEMENT  
--- BOUNDARY LINES  
--- PARCEL/ ZONING LINES  
--- BUILDING SETBACK  
\* PROPOSED FIRE HYDRANT  
(16) PROPOSED LOT NO.

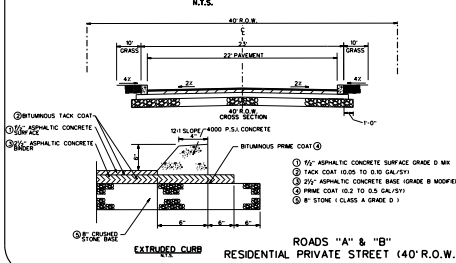
IMPERVIOUS AREA STREAM BUFFER AVERAGING CALCULATIONS (NORTH SIDE):  
REQ'D: 510 LF BUFFER x 50' = 25,500 SF  
PROPOSED: 26,000 SF



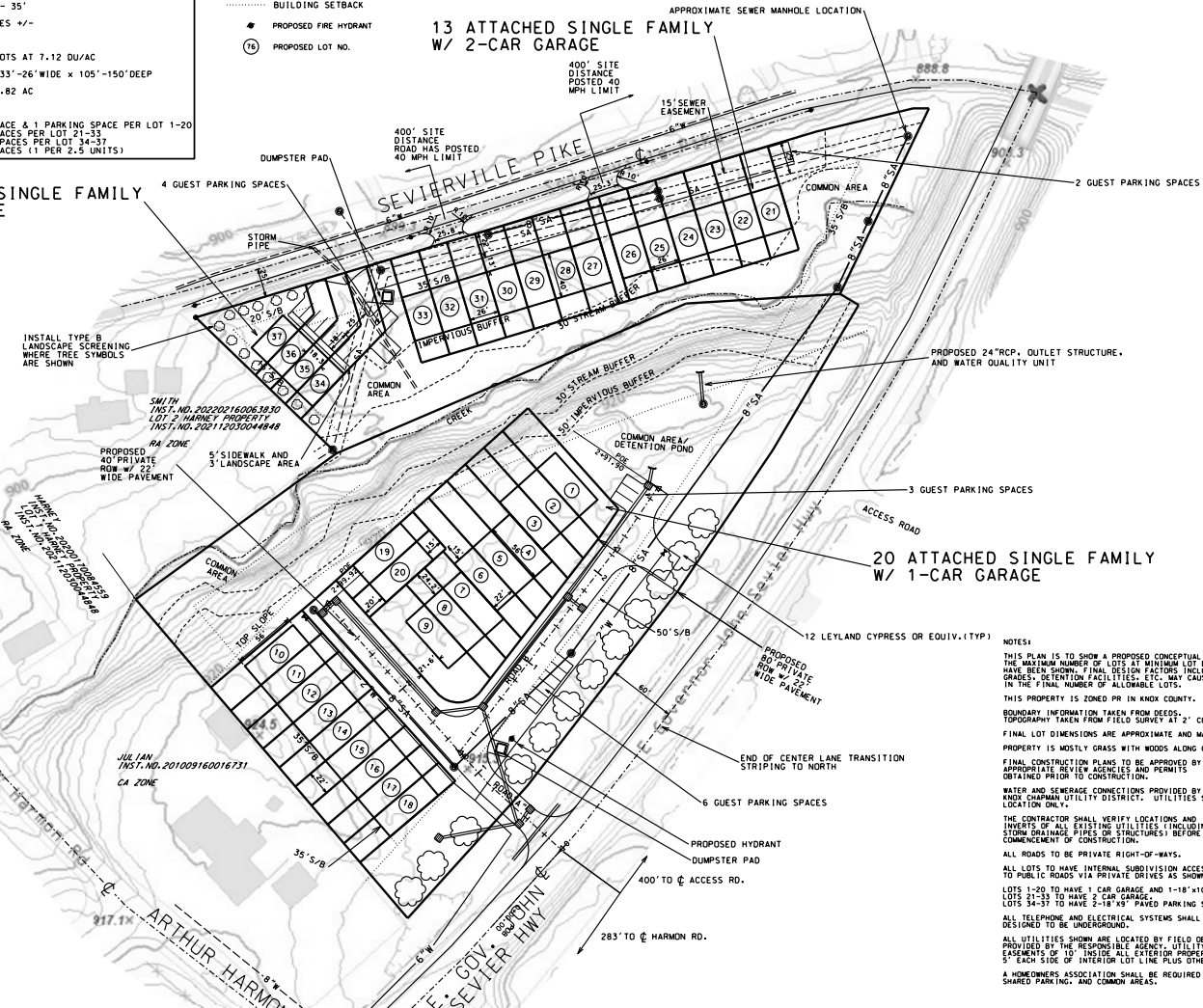
VICINITY MAP



TYPICAL LOT LAYOUT AND DRIVEWAY CONNECTION



ROADS "A" & "B" RESIDENTIAL PRIVATE STREET (40' R.O.W.)



**NOTES:**

THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL SUBDIVISION LAYOUT. THE MAXIMUM NUMBER OF LOTS AT MINIMUM 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.

FINAL LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAT.

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 INVERTS OF ALL EXISTING UTILITIES (INCLUDING STORM DRAINAGE TYPES OR STRUCTURES) BEFORE COMMENCEMENT OF CONSTRUCTION.

ALL ROADS TO BE PRIVATE RIGHT-OF-WAYS.

ALL LOTS TO HAVE INTERNAL SUBDIVISION ACCESS WITH ACCESS TO PUBLIC ROADS VIA PRIVATE DRIVES AS SHOWN.

LOTS 1-20 TO HAVE 1 CAR GARAGE AND 1-18'x10' DRIVEWAY SPACE.

LOTS 21-33 TO HAVE 2 CAR GARAGE.

LOTS 34-37 TO HAVE 2-18'x8' PAVED PARKING SPACES.

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 EXISTING PROPERTY AND ROAD RIGHT-OF-WAYS AND EASEMENTS OF 10' INSIDE ALL LOT OR LOT LINE PLUS OTHER EASEMENTS SHOWN.

A HOMEOWNERS ASSOCIATION SHALL BE REQUIRED FOR MAINTENANCE OF PRIVATE ROADS, SHARED PARKING, AND COMMON AREAS.

- REQUESTED VARIANCES & ALTERNATIVE DESIGN STANDARDS:**
1. REDUCE LOT WIDTH FROM 25' TO 18.33' FOR LOTS 32-35.
  2. REDUCE PERIPHERAL SETBACK FROM 35' TO WIDTH SHOWN BELOW:  
LOTS 34-37, 15' ALONG WEST LINE  
LOT 37, 20' ALONG SEVIERVILLE PIKE
  3. REDUCE CENTERLINE INTERSECTION SPACING ALONG E. GOVERNOR JOHN SEVIER HWY. FROM 400' TO 283' TO ARTHUR HARMON RD.

**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

12-SA-22-C / 12-A-22-DP  
Revised: 2/1/2023

FOR REVIEW - NOT FOR CONSTRUCTION

REVISIONS	
NO.	DATE
1	2/1/23
2	2/1/23
3	2/1/23

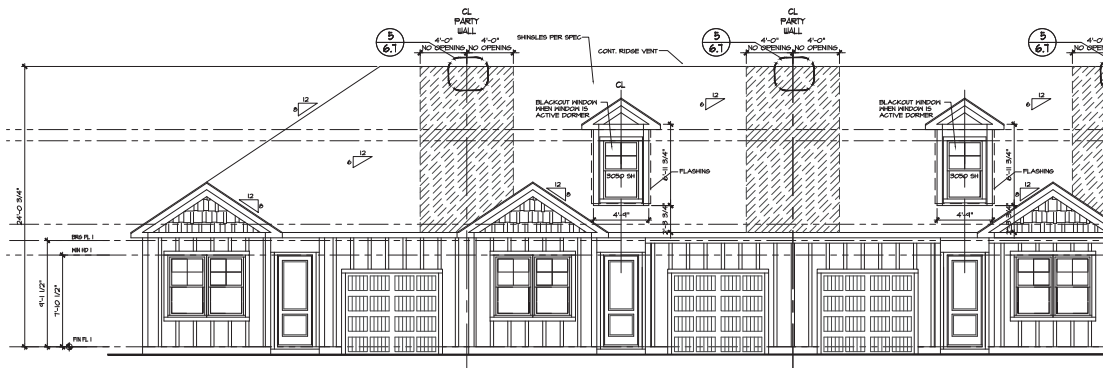
CONCEPT PLAN  
SCOTT CAMPBELL S/D  
CL 1 254 M A PARCEL 10  
KNOX COUNTY, TN  
12-SA-22-C / 12-A-22-DP



W. SCOTT WILLIAMS & ASSOCIATES  
CONSULTING ENGINEERS  
1742  
E. HILL STREET, KNOXVILLE, TN 37912

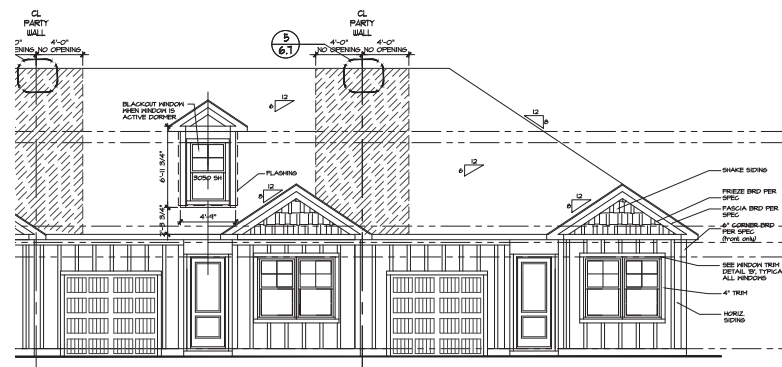
SCOTT CAMPBELL  
1674 DEARBORN RD.  
KNOXVILLE, TN 37920

OWNERS:  
ORIGINAL ISSUE:  
OCT. 21, 2022  
SHEET NO.  
CC1  
JOB NO. 1528



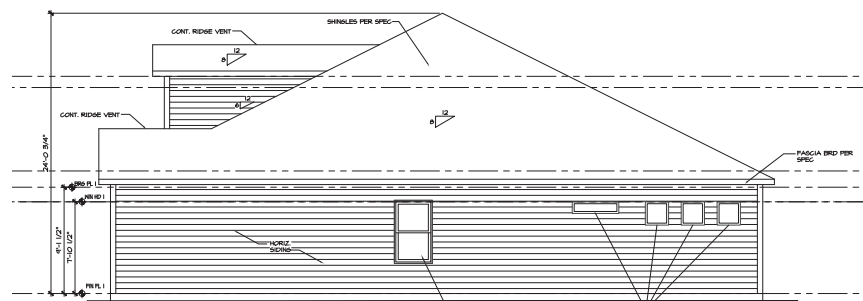
FRONT ELEVATION - 5 PLEX

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

## Type “B” Screen: Continuous

**APPROPRIATE LOCATION:** Screening parking and loading areas from adjoining residential and office districts

**NOTE:** Landscape buffer strips should be a minimum of 12 feet in width, and sown with grass or ground cover for their full width, allowing for mulch at the base of plantings.

### INTRODUCTION

Landscape screening reduces the impact of intense development upon adjacent land uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

This series of design guidelines defines several types of landscape screen. Each type is applicable to a certain intensity of conflict between adjacent land uses. Each screen type is illustrated by several planting schemes with an equivalent height, density and opacity of landscaping.

Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

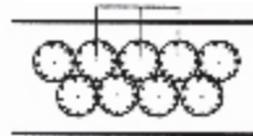
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

SHRUB HEIGHT  
Installed: 4 ft.  
Mature: 6 ft.

- Two offset rows of evergreen shrubs

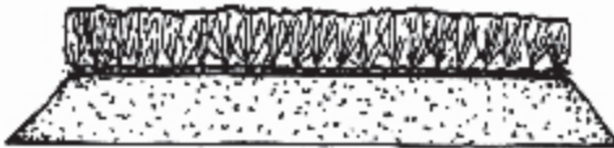


Maximum 4' Centers

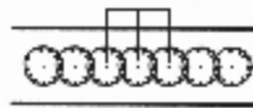


SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- A continuous row of evergreen shrubs on a 3 ft. high earth berm



Maximum 3' Centers



TREE HEIGHT  
Installed: 8 ft.  
Mature: 15 ft.

- A 5 ft. high masonry wall or timber fence with evergreen trees and low shrubs or climbing vines



Maximum 50' Centers

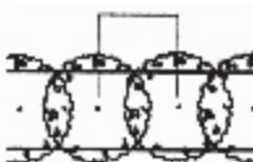


TREE HEIGHT  
Installed: 8 ft.  
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers





# Request to Postpone • Table • Withdraw

W. Scott Williams & Associates

1/4/23

Applicant Name (as it appears on the current Planning Commission agenda)

Date of Request

1/12/23

Scheduled Meeting Date

File Number(s)

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

## POSTPONE

☒ **POSTPONE:** All applications are eligible for postponement if the request is received in writing and paid for by noon on Thursday the week prior to the Planning Commission meeting. All requests must be acted upon by the Planning Commission, except new applications which are eligible for one 30-day automatic postponement. If payment is not received by the deadline, the item will be tabled.

**SELECT ONE:** ☒ 30 days ☐ 60 days ☐ 90 days

Postpone the above application(s) until the February 2023 Planning Commission Meeting.

## WITHDRAW

☐ **WITHDRAW:** Applications may be withdrawn automatically if the request is received in writing no later than 3:30pm on Thursday the week prior to the Planning Commission meeting. Requests made after this deadline must be acted on by the Planning Commission. Applicants are eligible for a refund only if a written request for withdrawal is received no later than close of business 2 business days after the application submittal deadline and the request is approved by the Executive Director or Planning Services Manager.

## TABLE

*\*The refund check will be mailed to the original payee.*

☐ **TABLE:** Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled. There is no fee to table or untable an item.

## AUTHORIZATION

*By signing below, I certify I am the property owner, and/or the owners authorized representative.*

William Scott Williams

Digitally signed by William Scott Williams  
Date: 2023.01.04 15:12:40 -05'00'

W. Scott Williams

Applicant Signature

Please Print

865-692-9809

wscottwill@comcast.net

Phone Number

Email

## STAFF ONLY

Staff Signature

Please Print

Date Paid

☐ No Fee

Eligible for Fee Refund? ☐ Yes ☐ No

Amount:

Approved by:

Date:

Payee Name

Payee Phone

Payee Address

October 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) <b>Attached residential subdivision</b>	

**SUBDIVISION REQUEST**

<b>Scott Campbell Subdivision</b>	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	<b>36</b>
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	Pending Plat File Number
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
<b>\$1,450.00</b>	
Fee 2	
Fee 3	

**AUTHORIZATION**

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



# 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 REQUEST**Proposed 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*)

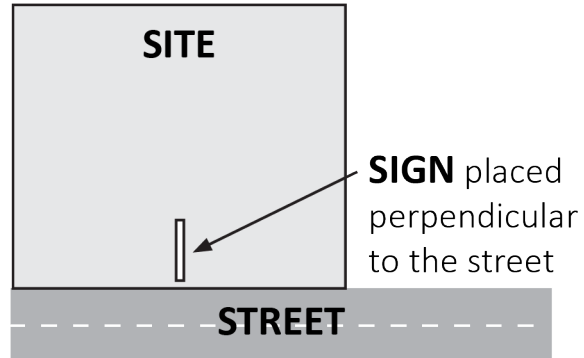
Fee 1		Total
102	Concept Plan	
Fee 2		
Fee 3		

MR

**AUTHORIZATION**Applicant 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