

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 2-SC-23-C

AGENDA ITEM #: 26

2-B-23-DP

AGENDA DATE: 2/9/2023

► **SUBDIVISION:** LOY FARMS

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

OWNER(S): William S. Wilson III Wilko LLC

TAX IDENTIFICATION: 162 062

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 12320 S NORTSHORE DR

► **LOCATION:** Southeast side of Northshore Dr, northeast of Choto Rd

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Tennessee River

► **APPROXIMATE ACREAGE:** 11.65 acres

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

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

► **PROPOSED USE:** Attached and detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential -- A (Agricultural), PR (Planned Residential)
South: Single family residential, agricultural, and self-storage -- A (Agricultural), PR (Planned Residential), CN (Neighborhood Commercial)
East: Single family residential and rural residential -- PR (Planned Residential), A (Agricultural)
West: Single family residential -- PR (Planned Residential), A (Agricultural)

► **NUMBER OF LOTS:** 57

SURVEYOR/ENGINEER: Tommy Warren Robert G. Campbell & Associates

ACCESSIBILITY: Access is via S. Northshore Drive, a minor arterial with 19-ft of pavement width within a 68-ft right-of-way.

► **SUBDIVISION VARIANCES REQUIRED:** VARIANCES
1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250 ft to 200 ft on Road 'A' at curve C1.

2. Reduce the minimum horizontal curve radius from 250 ft to 200 ft for Road 'A' at curve C2.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

STAFF RECOMMENDATION:

- **Approve the alternative design standards 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 15 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 plat for 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 5 du/ac zoning. If the acreage of the subdivision is less than the 11.40 acres stated on the plan, then lots must be eliminated to come into compliance with the PR zoning.
4. Revise the asphalt trail along the S. Northshore Drive to extend along the Northshore Drive frontage. The design details for the trail and location will be reviewed and approved by Knox County Engineering and Public Works during the design plan phase.
5. Providing a common area strip with a 25-foot depth along the S. Northshore Drive frontage where adjacent to double frontage lots (Lot 51-55).
6. 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.
7. Provide access to detention pond #2 per the requirements of Knox County Engineering and Public Works during the design plan phase.
8. Provide a minimum 25-ft of road frontage for each lot.
9. If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following review of the report. Engineered footings must be designed for these areas. Any lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.
10. Increase the right-of-way width at the boulevard entrance per the requirement of Knox County Engineering and Public Works during the design plan phase.
11. All intersection and cul-de-sac right-of-way and curb radii must meet the minimum standards of the Subdivision Regulations.
12. Signs shall not be located in the boulevard median.
13. Meeting all applicable requirements of the Knox County Zoning Ordinance.
14. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
15. Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

- **Approve the development plan for up to 57 attached and detached residential houses on individual lots and the peripheral setback reduction from 35-ft to 25-ft along the S. Northshore Drive frontage, subject to 4 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 5 du/ac density for the property per Concept Plan condition #3 (2-SC-22-C).
- 3) Providing a 10-ft non-disturbance area or a Type 'B' landscape screen (see Exhibit A) along the eastern boundary of the development from Lot 4 to Lot 12. The required landscaping must be located outside the drainage swale proposed along this lot line. The location of the vegetation must be approved by Knox County Engineering and Public Works during the design plan phase.
- 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 57-lot subdivision on approximately 11.4 acres at a density of 5 du/ac. The subdivision includes 56 attached and 1 detached house. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 5 du/ac in November 2020 (10-M-20-RZ).

A paved trail is proposed along the S. Northshore Drive frontage per the Knox County sidewalk ordinance (Chapter 54, Article IV). The design details and location will be determined during the design plan phase per condition # 4. Knox County plans to extend the Concorde greenway through this portion of S. Northshore Drive, however, the greenway will be on the opposite side of Northshore Drive. The trail on the subject site is to match the existing greenway along the frontage of the commercial properties to the west, to provide pedestrian access to the commercial node at Choto Road.

Staff is recommending that there be vegetative screening along the eastern boundary of the development from Lot 4 to Lot 12, by either providing a 10' non-disturbance area to protect the existing vegetation or to install a Type 'B' landscape screen (see Exhibit A). The adjacent property is a large residential lot. The landscape screening is to make the proposed development more compatible with the surrounding development.

The peripheral setback reduction from 35 ft to 25 ft along the N. Shoresore Drive frontage simplifies the required setbacks on the lots adjacent to the 25-ft common area strip and because the common area provides a similar or better buffer to the road than the peripheral setback. If the setback is not reduced, the 35-ft peripheral setback would extend 10 ft into Lots 51-55 and restrict the placement of accessory structures, like sheds, that normally have a 5-8 ft setback. In addition, these lots would have a 15-ft rear building setback that would only apply to the principal structure and a 10-ft peripheral setback that applies to accessory structures. The overlapping setbacks are an unnecessary confusion to property owners and enforcement officials.

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 5 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 5 du/ac. The proposed density is 5 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 25 ft along the Northshore Drive frontage of lots 51-55. Staff is recommending approval because the reduction simplifies the required setbacks on the lots adjacent to the 25-ft common area strip and because the common area provides a similar or better buffer to the road than the peripheral setback.
- 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 primarily includes attached houses and a few detached 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.

3) SOUTHWEST COUNTY SECTOR PLAN

- a) The property is classified LDR (Low Density Residential), which allows consideration of up to 5 du/ac. The proposed density is 5 du/ac.
- b) The proposed attached and detached houses will have a similar scale as other residential uses in this area.
- c) Staff is recommending a landscape screen along the eastern boundary to help with the compatibility of the development with the adjacent larger lot residential properties.
- d) This attached residential development is a transitional use from the commercial establishments to the southwest and the lower density residential uses to the east.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

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

ESTIMATED TRAFFIC IMPACT: 581 (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.

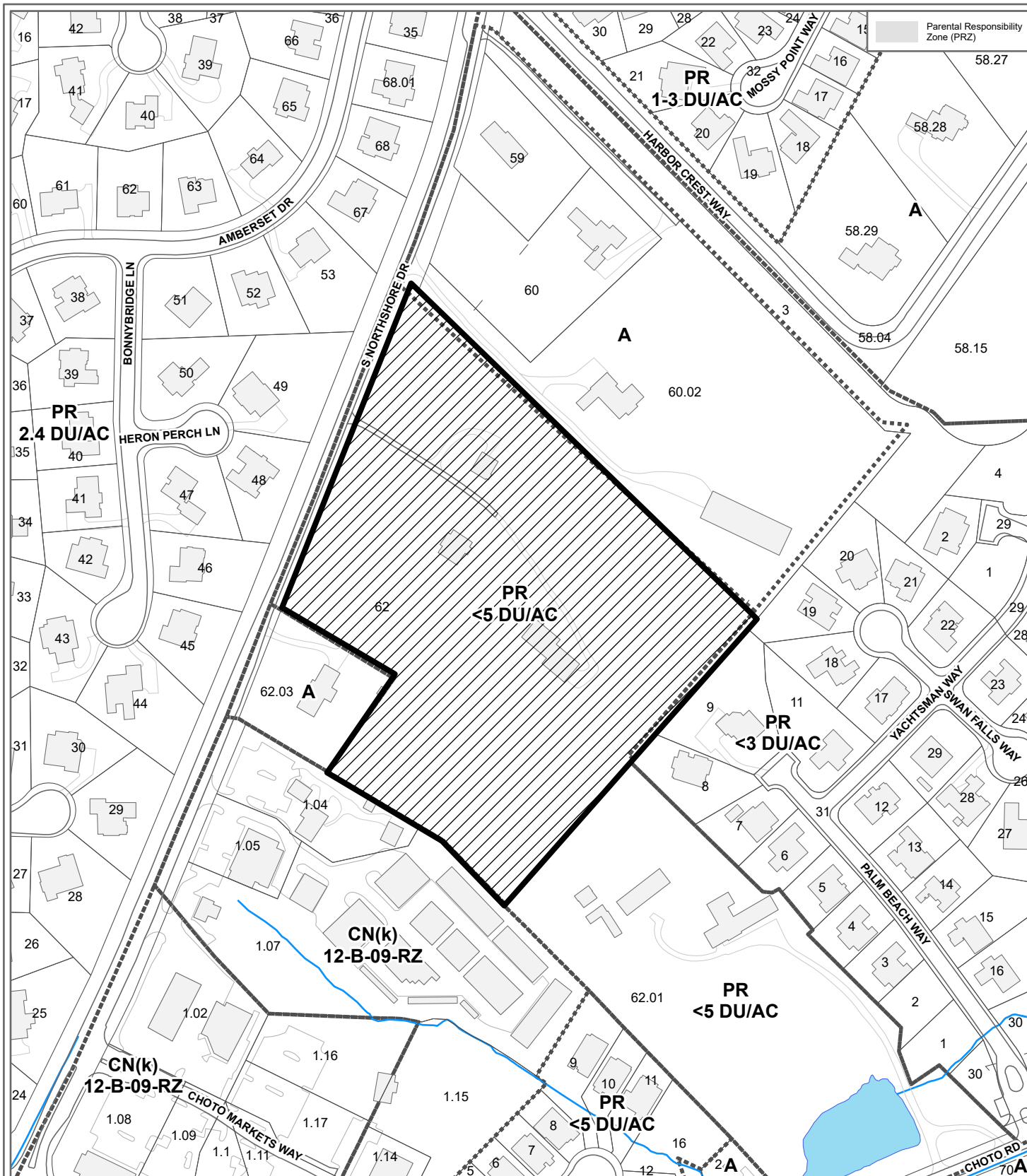
ESTIMATED STUDENT YIELD: 4 (public school children, grades K-12)

Schools affected by this proposal: Northshore Elementary, Farragut Middle, and Farragut 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).



Requested Variances & Alternative Design Standards

2-SC-23-C / 2-B-23-DP— LOY FARMS

VARIANCES

1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 250 ft to 200 ft on Road 'A' at curve C1
2. Reduce the minimum horizontal curve radius from 250 ft to 200 ft for Road 'A' at curve C2

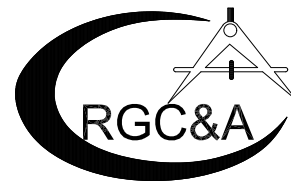
ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1% to 2% on Road 'A' at S. Northshore Drive
2. Increase the maximum intersection grade from 1% to 2% on Road 'B' at Road 'A'

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve
JWA GWA 2/2/23

LOY FARMS 12320 S. NORTSHORE DRIVE KNOX COUNTY



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

TOTAL AREA: 11.4 +/- ACRES
NUMBER OF LOTS: 57
CLT MAP: 162
PARCELS: 062
ZONING: PR - 5 DU/AC

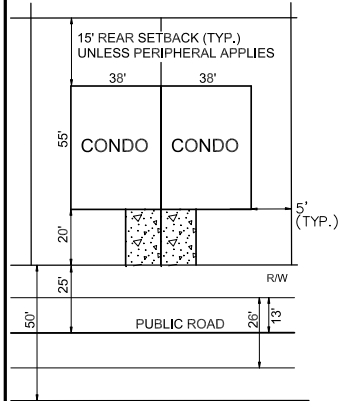
DEVELOPER: WILKO LLC
3248 TAZEWELL PIKE, SUITE 102
KNOXVILLE, TN 37928
(865) 693-3356

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

2-SC-23-C / 2-B-23-DP
Revised: 1/30/2023



NOTE: PERIPHERAL SETBACK APPLIES
AROUND SUBDIVISION PERIMETER.



TYPICAL LOT LAYOUT

CURVE	ROUNDER	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	200.00'	76.81'	76.34'	N 89°51'01" W	22°10'21"
C2	200.00'	304.46'	275.80'	S 02°14'13" E	87°13'14"
C3	110.00'	188.87'	166.51'	S 09°02'12" E	88°22'44"

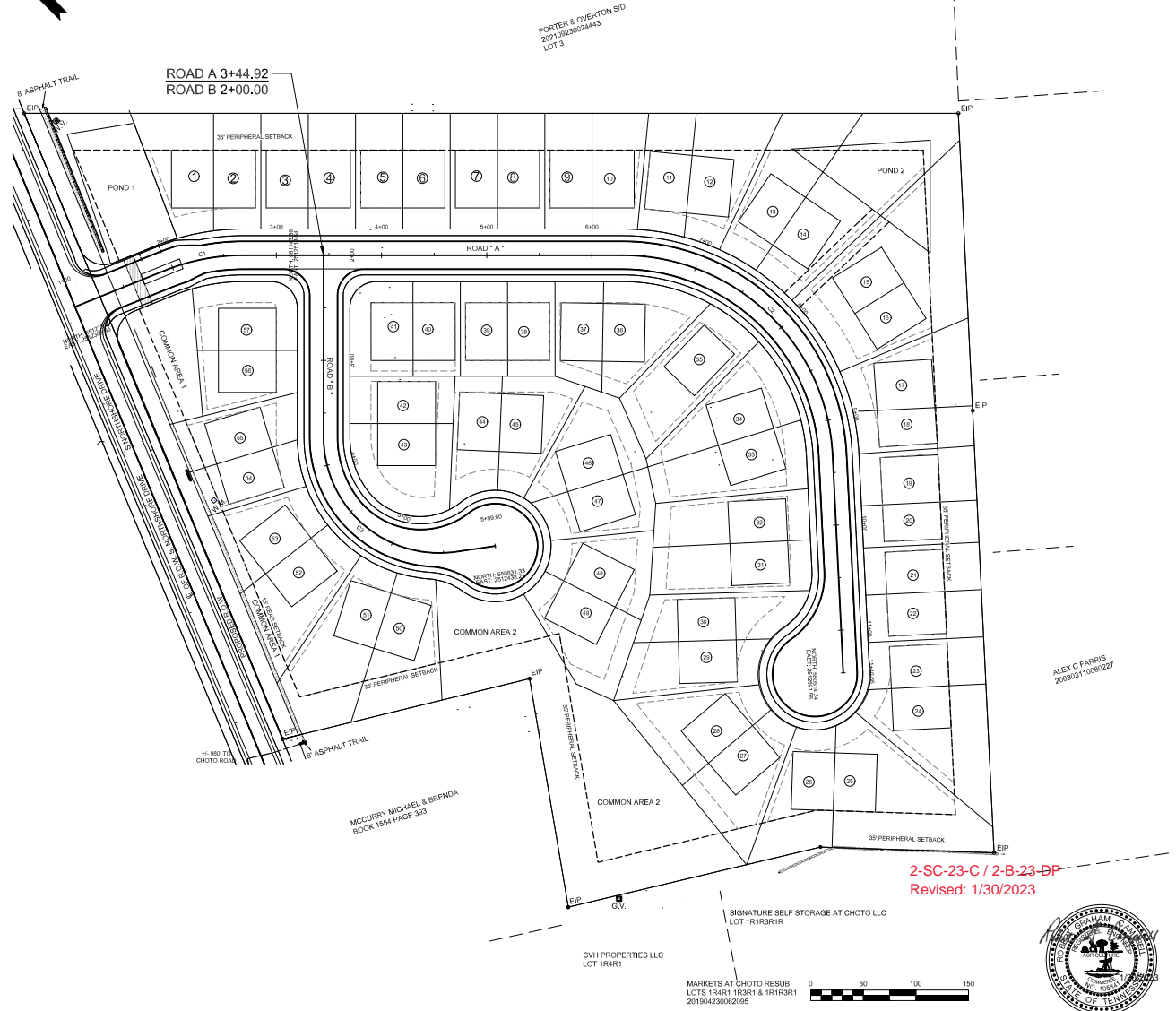
LEGEND

o EIP	EXISTING IRON PIN	---	EXISTING MINOR CONT
o W.V.	WATER VALVE	---	EXISTING MAJOR CONT
o W.M.	WATER METER	---	LOT SETBACKS
o G.M.	GAS METER	---	EXISTING EDGE OF PAVEMENT
		---	PROPERTY SETBACK
		---	ROAD CENTERLINE

NOTES:

- EXISTING CONTOURS BASED ON KGISM ONLY. PROPERTY BOUNDARY BASED ON SURVEY PERFORMED BY RGC&A.
- ACCESS TO UNITS 1-57 VIA INTERNAL ROAD SYSTEMS ONLY.
- EXISTING BUILDINGS ON PARCELS ARE TO BE REMOVED.
- EXCAVATE PERMANENT STORM WATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING INSTRUCTION, REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
- THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE ROADS FOR ACCESS.
- THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

WATER PROVIDERS: FIRST KNOX UTILITY DISTRICT
SEWER PROVIDERS: FIRST KNOX UTILITY DISTRICT



2-SC-23-C / 2-B-23-EP
Revised: 1/30/2023

ALEX C FARRIS
201303110360227



02	1-27-23	REVISIONS PER PLANNING COMMITTEE	TRW	RGC
01	10-25-22	REVISIONS PER PLANNING COMMITTEE	TRW	RGC
NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

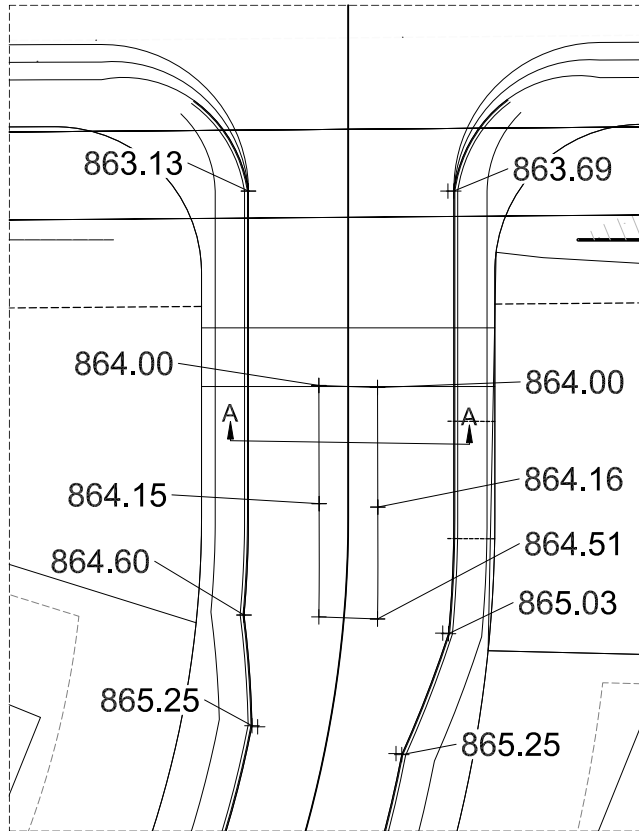


ROBERT C. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

LOY FARMS
12320 S. NORTHSHORE DRIVE

OVERALL SITE LAYOUT

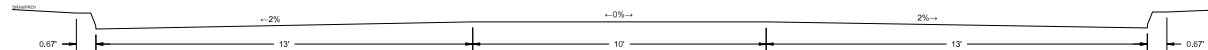
DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=40'	NO. 2
DRAWN BY	DATE	FILE NO.	OF 7 SHEETS
TRW	09-14-2022	21360	
		2-SC-23-C / 2-B-23-EP	



NOTES:

1. EXISTING CONTOURS BASED ON KGISM ONLY. PROPERTY BOUNDARY BASED ON SURVEY PERFORMED BY RGC&A.
2. ACCESS TO UNITS 1-57 VIA INTERNAL ROAD SYSTEMS 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 INSTRUCTION, 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 ALONG PRIVATE ROADS FOR ACCESS.
6. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.

WATER PROVIDERS: FIRST KNOX UTILITY DISTRICT
SEWER PROVIDERS: FIRST KNOX UTILITY DISTRICT



SECTION A-A

2-SC-23-C / 2-B-23-DP
Revised: 1/30/2023



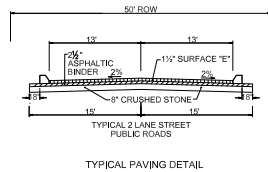
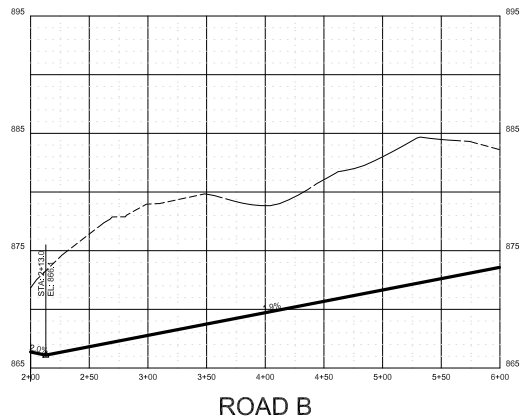
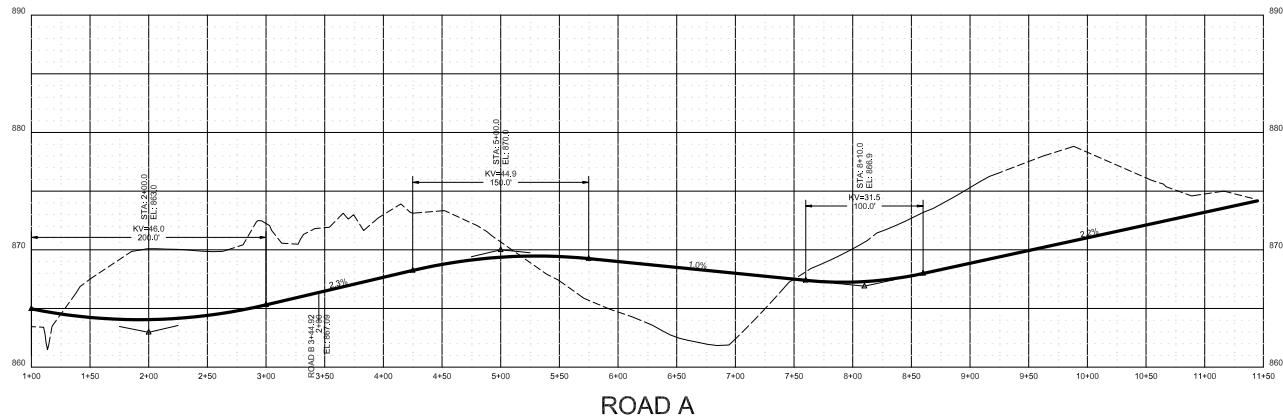
NO.	DATE	DESCRIPTION	BY	CHKD.
02	1-27-23	REVISIONS PER PLANNING COMMITTEE	TRW	RGC
01	10-26-22	REVISIONS PER PLANNING COMMITTEE	TRW	RGC

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

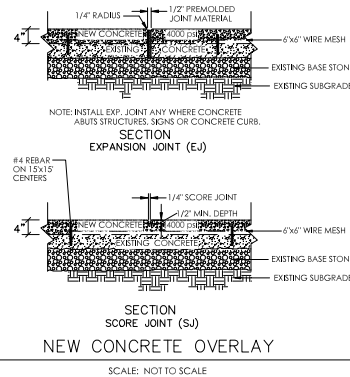
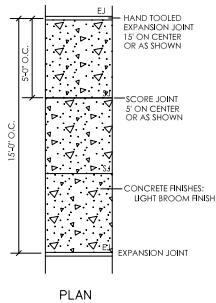
LOY FARMS
12320 S. NORTHSHORE DRIVE

GRADING AND DRAINAGE PLAN

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=40'	NO. 3
DRAWN BY	DATE	FILE NO.	OF 7 SHEETS
TRW	09-14-2022	21380	



**TYPICAL ROAD CROSS-SECTION
NTS**



2-SC-23-C / 2-B-23-DP
Revised: 1/30/2023



02	1-27-23	REVISIONS PER PLANNING COMMITTEE	TRW	RG
01	10-26-22	REVISIONS PER PLANNING COMMITTEE	TRW	RG
NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				



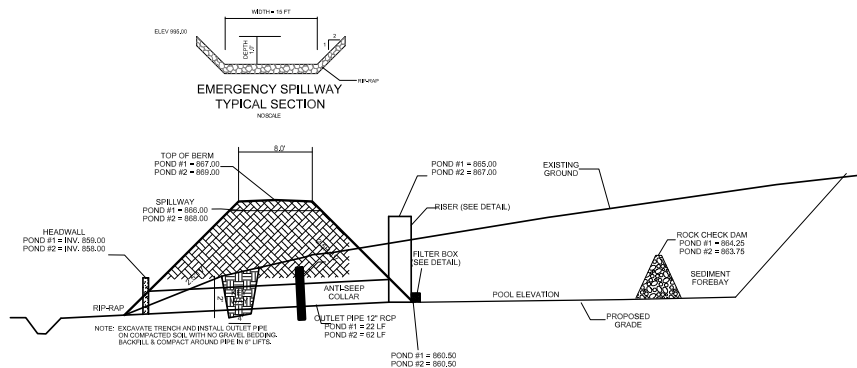
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

LOY FARMS
12320 S. NORTHSHORE DRIVE

ROAD PROFILES & DETAILS

DESIGNED BY	TRW	CHECKED BY	RG	SCALE	HORIZ=1"=50'
DRAWN BY	TRW	DATE	06-14-2022	VERT=1"=5'	FILE NO. 21350
					2-SC-23-C / 2-B-23-DP

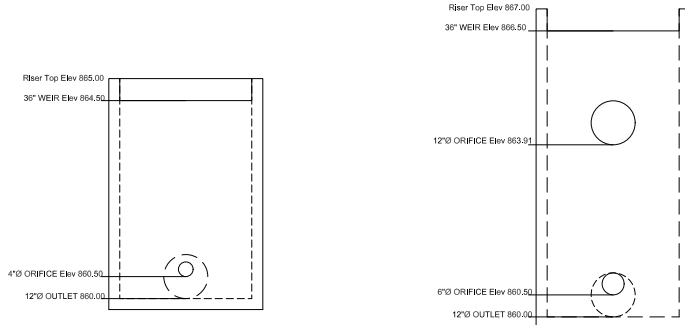
SHEET NO. **FOUR** (4)
OF 7 SHEETS



- GENERAL NOTES:**
- 1) INSTALL POND AS FIRST ITEM OF CONSTRUCTION. SEED & STABILIZE IMMEDIATELY UPON COMPLETION OF GRADING.
 - 2) INSTALL OUTLET STRUCTURE AND OUTLET PIPE. PLUG BOTTOM ORIFICE DURING CONSTRUCTION FOR USE AS A TEMPORARY SEDIMENT TRAP.
 - 3) REMOVE ACCUMULATED SEDIMENT WHEN ALL UPSTREAM AREAS ARE STABILIZED.
 - 4) UNPLUG BOTTOM ORIFICE - REMOVE SEDIMENT. AND INSTALL FIRST FLUSH FILTER WHEN ALL UPSTREAM AREAS ARE PERMANENTLY STABILIZED.
 - 5) POND WILL REMAIN FOR PERMANENT STORM WATER DETENTION.

- CONSTRUCTION NOTES:**
- 1) CLEAR BASIN AREA OF ALL ORGANIC MATERIALS.
 - 2) EXCAVATE CUTOFF TRENCH ALONG THE CENTERLINE OF THE DAM. TRENCH TO BE AT LEAST 2 FEET DEEP WITH BOTTOM WIDTH OF 4 FT & SIDE SLOPES LESS THAN 1:1.
 - 3) SCARIFY FILL AREAS.
 - 4) CONSTRUCT POND BERM BY PLACING FILL IN 6" LAYERS USING MATERIAL WITH HIGH SILT/CLAY MATERIAL AND PROVIDE 95% COMPACTION TESTING.

DETENTION BASIN TYPICAL CROSS-SECTION



2-SC-23-C / 2-B-23-DP
Revised: 1/30/2023



02	1-27-23	REVISIONS PER PLANNING COMMITTEE	TRW	RGC
01	10-26-22	REVISIONS PER PLANNING COMMITTEE	TRW	RGC
NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

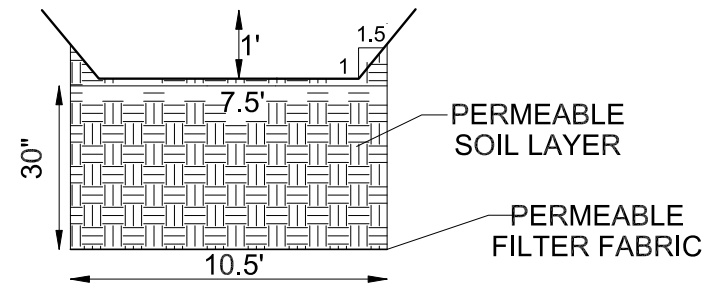
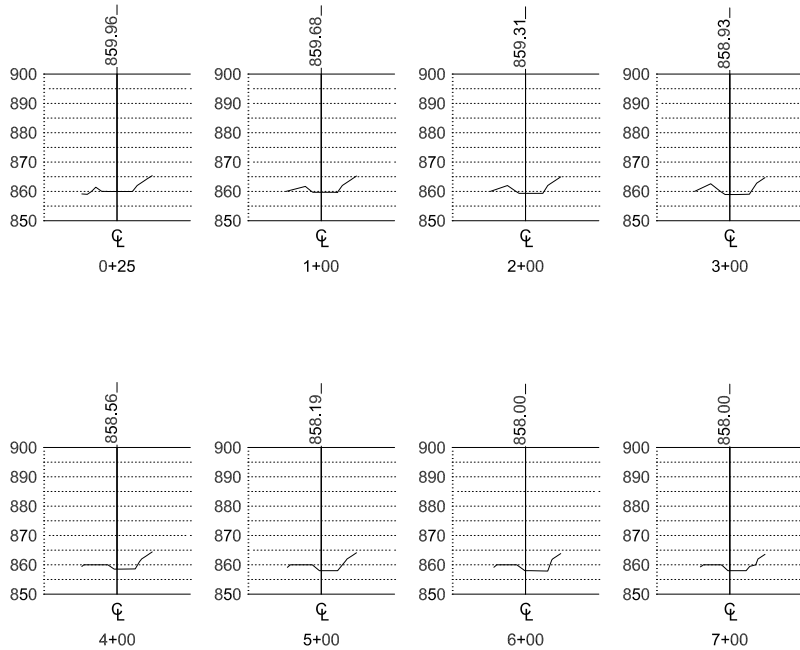
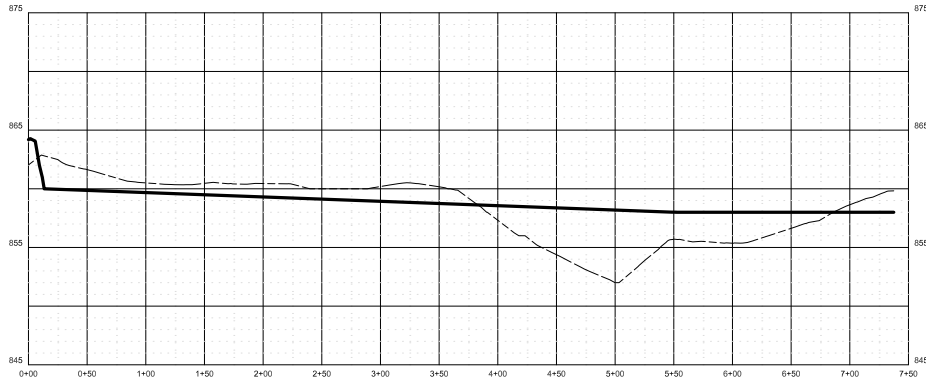
ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

LOY FARMS
 12320 S. NORTHSHORE DRIVE

ROAD PROFILES & DETAILS

DESIGNED BY TRW	CHECKED BY RGC	SCALE HORIZ=50' VERT=1"=5'	FILE NO. 21350	SHEET NO. 5
DRAWN BY TRW	DATE 09-16-2022	2-SC-23-C/2-B-23-DP	OF 7 SHEETS	

VEGETATIVE SWALE PROFILE



VEGETATIVE SWALE DETAIL
NTS

2-SC-23-C / 2-B-23-DP
Revised: 1/30/2023



02	1-27-23	REVISIONS PER PLANNING COMMUNITY	TRW	RGC
01	10-26-22	REVISIONS PER PLANNING COMMUNITY	TRW	RGC
NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				

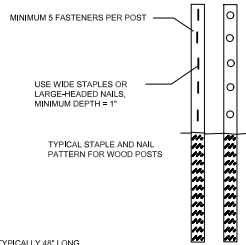
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

LOY FARMS
12320 S. NORTHSHORE DRIVE

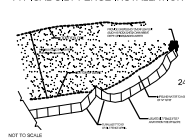
VEGETATIVE SWALE DETAILS

DESIGNED BY TRW	CHECKED BY RGC	SCALE NTS	SHEET NO. 6
DRAWN BY TRW	DATE 08-14-2022	FILE NO. 21350	OF 7 SHEETS

- NOTES:
1. POST SPACING SHALL BE 8 FEET MAXIMUM FOR TYPICAL APPLICATIONS AT THE BOTTOM OF SLOPES OR ALONG SITE PERIMETER.
 2. POST SPACING SHALL BE 6 FEET MAXIMUM AT THE BOTTOM OF STEEP SLOPES. POST SPACING SHALL BE 4 FEET MAXIMUM WITHIN A DRAINAGE CHANNEL.
 3. PLACE SILT FENCE AT LEAST 5 TO 7 FEET AWAY FROM STEEP OR LONG SLOPES TO IMPOUND STORMWATER RUNOFF. SEE FIGURE ES-14-3.



TYPICAL SILT FENCE INSTALLATION



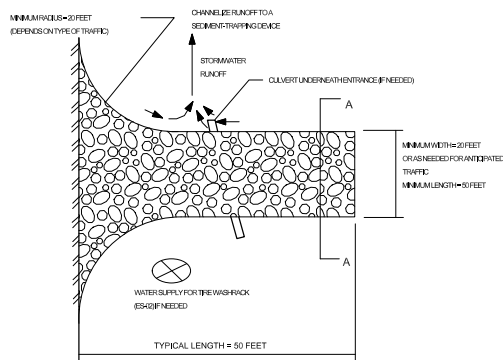
SILT FENCE (BELOW A STEEP OR LONG SLOPE)

18" MINIMUM

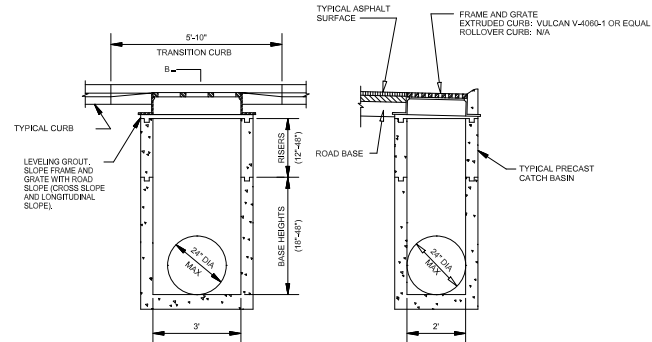
2" TO 3" STONE MINIMUM 6" DEEP

MINIMUM 1/2" THICKNESS COARSE AGGREGATE (UNLESS OTHERWISE SPECIFIED BY DESIGN ENGINEER)

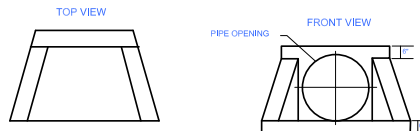
SECTION A-A



CONSTRUCTION EXIT DETAIL

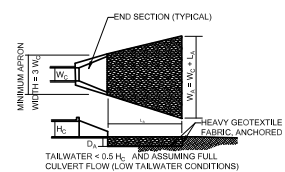


SECTION A
SECTION B
TYPICAL CATCH BASIN DETAIL - N.T.S.



- NOTES:
1. MINIMUM REINFORCING WIRE REINFORCEMENT 4 x 4 W7 x W7
 2. SHERMAN DOME PRECAST HEADWALL, DRAWING ET-051 OR EQUAL

HEADWALL DETAIL - N.T.S.



- L_h = HEIGHT OF CULVERT
 W_c = WIDTH OF CULVERT
 L_{ap} = LENGTH OF RIPRAP APRON
 W_a = WIDTH OF RIPRAP APRON AT END
 D_{50} = MEDIAN RIPRAP SIZE (TABLE ES-25-1)
 D_{max} = MAXIMUM SIZE OF RIPRAP = $1.5 \times D_{50}$
 D_a = DEPTH OF RIPRAP APRON = $1.5 \times D_{max}$

RIPRAP OUTLET PROTECTION



2-SC-23-C / 2-B-23-DP
Revised: 1/30/2023

02	1-27-23	REVISIONS PER PLANNING COMMITTEE	TRW	RGC
01	10-26-22	REVISIONS PER PLANNING COMMITTEE	TRW	RGC
NO.	DATE	DESCRIPTION	BY	CHKD.
REVISIONS				


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

LOY FARMS
 12320 S. NORTHSHORE DRIVE

ROAD PROFILES & DETAILS

DESIGNED BY TRW	CHECKED BY RGC	SCALE HORIZONTAL = 80' VERTICAL = 5'
DRAWN BY TRW	DATE 06-14-2022	FILE NO. 21350
		2-SC-23-C / 2-B-23-DP

SHEET NO. **7**
 OF 7 SHEETS

Design Guidelines Landscape Screening

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.

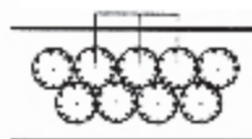
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

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

- Two offset rows of evergreen shrubs

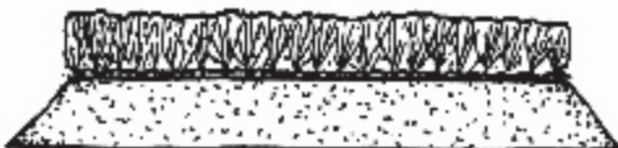


Maximum 4' Centers

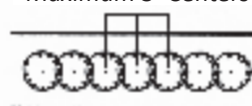


SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- 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

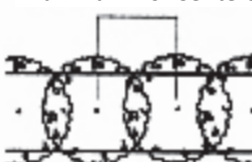


TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- One row of evergreen trees with branches touching the ground



Maximum 10' Centers





Development Request

DEVELOPMENT

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

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Sector Plan
☐ One Year Plan
☐ Rezoning

Robert G. Campbell & Associates

Applicant Name

Affiliation

12/27/2022

Date Filed

2/9/2023

Meeting Date (if applicable)

2-SC-23-C / 2-B-23-DP

File Number(s)

CORRESPONDENCE

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

Tommy Warren Robert G. Campbell & Associates

Name / Company

7523 Taggart Ln Knoxville TN 37938

Address

865-947-5996 / tommy.warren@rgc-a.com

Phone / Email

CURRENT PROPERTY INFO

William S. Wilson III Wilko LLC

Owner Name (if different)

12320 S Northshore Dr Knoxville TN 37922

Owner Address

865-693-3356

Owner Phone / Email

12320 S NORTSHORE DR

Property Address

162 062

Parcel ID

Part of Parcel (Y/N)?

11.65 acres

Tract Size

First Knox Utility District

Sewer Provider

First Knox Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Northshore Dr, northeast of Choto Rd

General Location

☐ City

Commission District 5

PR (Planned Residential)

Agriculture/Forestry/Vacant Land

☒ Count

District

Zoning District

Existing Land Use

Southwest County

Planning Sector

LDR (Low Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) **Attached and detached residential subdivision**

Related City Permit Number(s)

SUBDIVISION REQUEST

Loy Farms

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number ☒ Split Parcels

57

Total Number of Lots Created

Additional Information _____

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change

Proposed Zoning

Pending Plat File Number

☐ Plan

Amendment

Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Zoning Requests

Additional Information _____

STAFF USE ONLY

PLAT TYPE

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ COA Checklist (Hillside Protection)
☐ Design Plan Certification (Final Plat)
☒ Site Plan (Development Request)
☐ Traffic Impact Study
☐ Use on Review / Special Use (Concept Plan)

Fee 1

\$1,600.00

Total

Fee 2

Fee 3

AUTHORIZATION

Robert G. Campbell & Associates

12/27/2022

Applicant Signature

Please Print

Date

Phone / Email

William S. Wilson III Wilko LLC

12/27/2022

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

Robert G. Campbell & Associates

Engineer/Surveyor

Applicant Name

December 27, 2022
~~June 27, 2022~~

February 9, 2023
~~August 11, 2022~~

Affiliation

File Number(s)

Date Filed

Meeting Date (if applicable)

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

Tommy Warren

Robert G. Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

865-947-5996

tommy.warren@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Wilko LLC

12320 S. Northshore Dr., Knoxville, TN 379 (865) 693-3356

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

12320 S. Northshore Drive

162 062

Property Address

Parcel ID

First Utility District of Knox County

First Utility district of Knox County

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southeast side of Northshore Dr, northeast of Choto Rd
~~1140' northeast from intersection of S Northshore Dr. & Choto Rd~~

11.40 acrea

General Location

Tract Size

5 th

PR

~~Residential~~

Agriculture/forestry/vacant

☐ City ☒ County

District

Zoning District

Existing Land Use

Southwest County

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

November 22, 2021

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

Home Occupation (specify) _____

Other (specify) _____

Related City Permit Number(s)

SUBDIVISION REQUEST

Loy Farms

Proposed Subdivision Name

Related Rezoning File Number

10-M-20-RZ

Unit / Phase Number ☐ Combine Parcels ☒ Divide Parcel 57

Total Number of Lots Created

☐ Other (specify) _____☐ 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

102

Concept Plan

Fee 2

Fee 3

Total

\$1,600

MR

AUTHORIZATIONDigitally signed by Tommy R Warren
Date: 2022.06.27 09:17:53 -04'00'

Robert G. Campbell & Associates

12-28-2022

Applicant Signature

Please Print

Date

(865) 947-5996

tommy.warren@rgc-a.com

Phone Number

Email



William Wilson

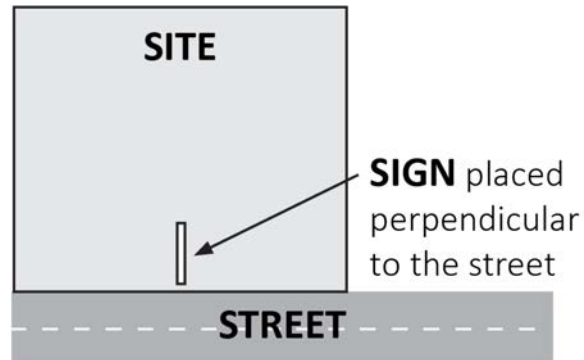
12-27-2022

Property Owner Signature

Please Print

Date

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:

_____ 1/27/2023 _____ and _____ 2/10/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Robert G. Campbell & Associates

Date: 12/27/2022

File Number: 2-SC-23-C_2-B-23-DP

☒ Sign posted by Staff
☐ Sign posted by Applicant