



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 1-SC-23-C

AGENDA ITEM #: 35

1-B-23-DP

AGENDA DATE: 1/12/2023

► **SUBDIVISION:** PARKER'S FOREST

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

OWNER(S): Joyce Roberts

TAX IDENTIFICATION: 37 142.15

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 GREENWELL RD

► **LOCATION:** Northeast side of Greenwell Dr., northwest of Crystal Point Dr.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Beaver Creek

► **APPROXIMATE ACREAGE:** 4.09 acres

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

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

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND
USE AND ZONING: North: Single family residential - PR (Planned Residential) up to 2.1 du/ac
South: Single family residential - A (Agricultural)
East: Rural residential - A (Agricultural)
West: Single family residential, agriculture/forestry/vacant - A (Agricultural)

► **NUMBER OF LOTS:** 12

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

ACCESSIBILITY: Access is via Greenwell Rd., a major collector street with a 17-ft pavement width within a 60-ft right-of-way.

► **SUBDIVISION VARIANCES
REQUIRED:**

VARIANCES

1) Reduce the minimum vertical curve length from K=25 to K=20 at STA 10+65. Applicant requested K=15.

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

**** See the Requested Variances and Alternative Design Standards
memo attached to the staff report.**

STAFF RECOMMENDATION:

► **Approve the variance based on the recommendations of the Knox County Department of Engineering and Public Works.**

APPROVE the Concept Plan subject to the following 5 conditions:

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Certification on the development plan by the applicant's surveyor that minimum sight distance in both directions on Greenwell Rd. is being met during the design plan phase.
4. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
5. 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 a review of the report. Engineered footings must be designed for these areas. For those 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.

► **APPROVE the development plan for up to 12 detached residential lots, subject to the following 1 condition.**

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

COMMENTS:

The applicant is requesting approval of a 12-unit residential subdivision called Parker's Forest on this 4.09-acre site. The approved PR zoning permits up to 3 du/ac. The development will have access to Greenwell Road and have a public interior roadway. The applicant will be required to certify sight distance prior to approval of the development plan.

Applicant requested a vertical curve reduction at the entrance to a K=15. Knox County Engineering will only approve a K=20. See attached Requested Variances and Alternative Design Standards memo.

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

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

1) ZONING ORDINANCE

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

- a) The PR zone allows 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) The applicant is requesting approval of a 12-unit residential subdivision on this 4.09-acre site, which is within the 3 du/ac limit.

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.
- b) Encourage a mixture of housing sizes and prices within planned residential developments (Policy 9.8) – This development is exclusively detached, single-family houses, which is characteristic of the area. However, the higher density and smaller scale of the houses in the proposed subdivision does diversify housing options for the broader region.

3) NORTHWEST 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 2.93 du/ac on the subject property.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

- a) The property is within the Rural Area designation. The Rural Area shall not impede the right of a property owner to use or develop the property for the purpose permitted by that property's zoning. The proposed subdivision meets the requirements of its PR zone and is not in conflict with the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 143 (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.

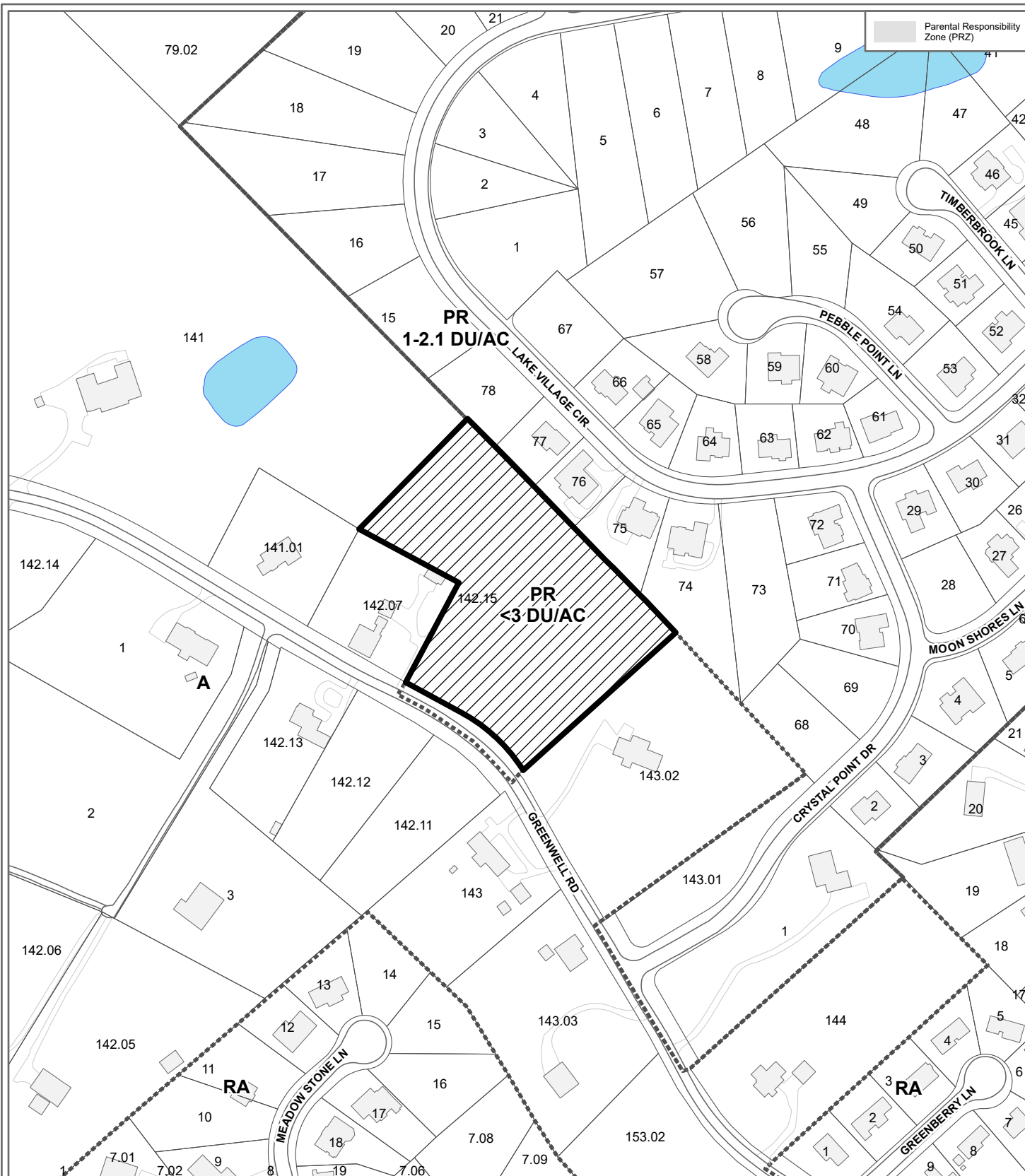
ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

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

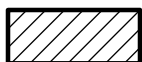
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

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

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



**1-SC-23-C / 1-B-23-DP
CONCEPT PLAN/DEVELOPMENT PLAN**



Detached residential subdivision in PR (Planned Residential)

Original Print Date: 12/19/2022 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

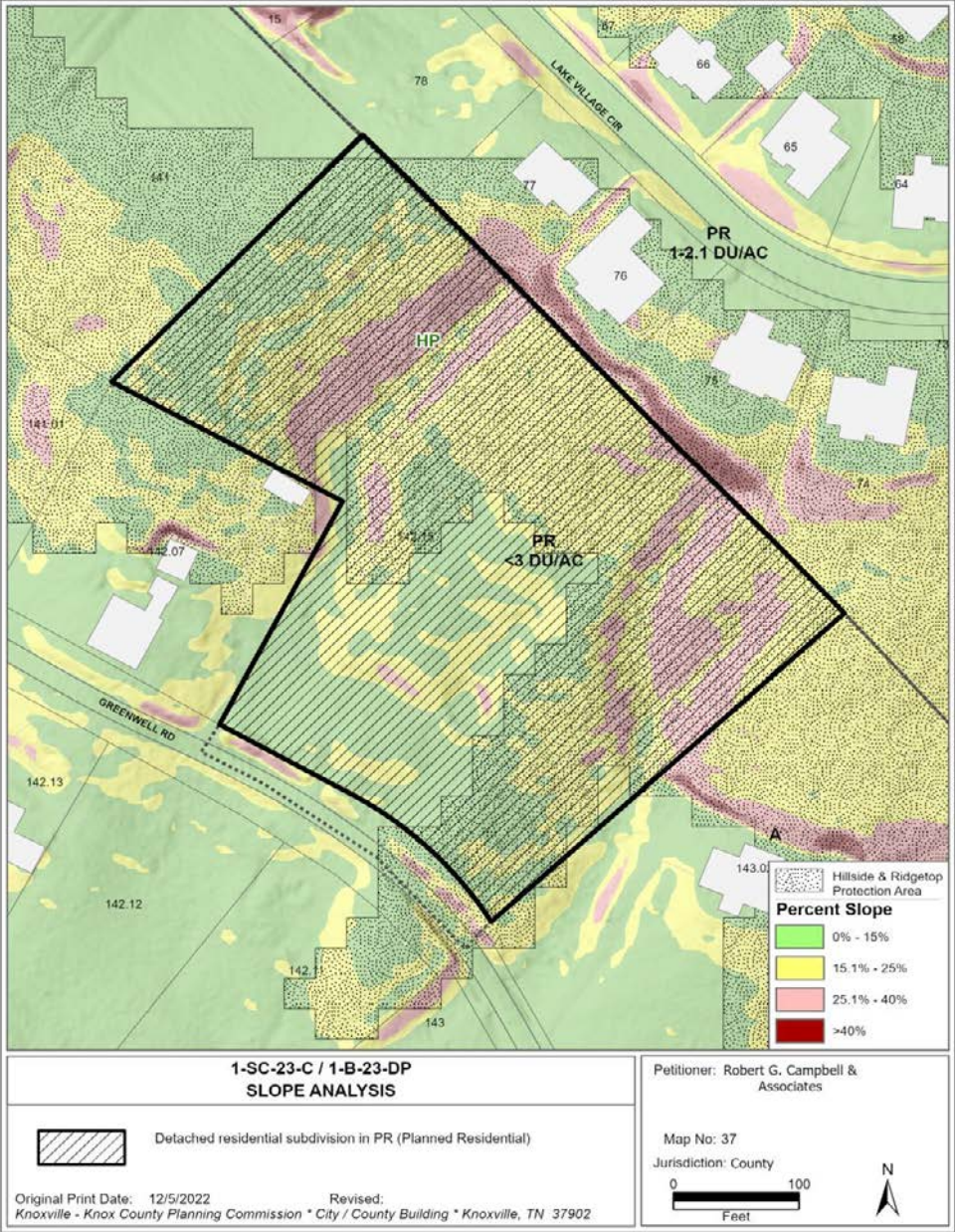
Petitioner: Robert G. Campbell &
Associates

Map No: 37
Jurisdiction: County

0 250
Feet



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	4.05		
Non-Hillside	1.07	N/A	
0-15% Slope	0.83	100%	0.83
15-25% Slope	1.51	50%	0.75
25-40% Slope	0.64	20%	0.13
Greater than 40% Slope	0.01	10%	0.001
Ridgetops			
Hillside Protection (HP) Area	2.98	Recommended disturbance budget within HP Area (acres)	1.7
		Percent of HP Area	0.6



Requested Variances & Alternative Design Standards

1-SC-23-C / 1-B-23-DP— PARKER'S FOREST SUBDIVISION

VARIANCES

1. Reduce the minimum vertical curve length from K=25 (220') to K=15 (130') at STA 10+65

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Reduce the pavement width from 26' (13' lanes) to 24' (12' lanes) due to geometric site constraints.

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Knox County would only approve K reduction down to 20.

Approve pavement reduction and may require further reduction at permitting.



1/5/23

1-SC-23-C/1-B-23-DP
Received 12/22/2022

DEVELOPER: CANNON AND KUIPERS, LLC.
517 CALLAHAN DRIVE, SUITE 101
KNOXVILLE, TN 37812
CHAD ROBERTS
(865) 237-4404

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

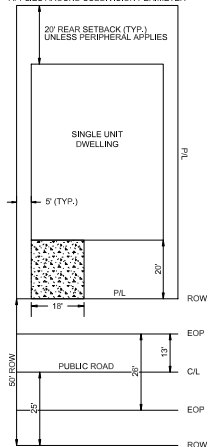
621 WALL STREET
SEVIERVILLE, TN 37862
(865) 947-7556

Certification of Concept Plan.

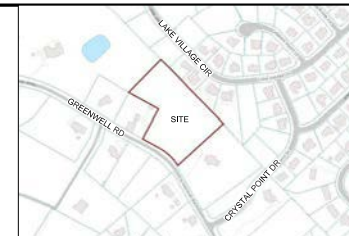
I hereby certify that I am a registered engineer, licensed to practice engineering under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Engineer Robert B. Campbell

Tennessee Certificate No. 105841









TYPICAL LOT LAYOUT
(SINGLE UNIT)
SCALE: 1"=20'



LOCATION MAP
NOT TO SCALE

LEGEND

-  EXISTING MANHOLE
 EXISTING POWER/TELEPHONE
 EXISTING SEWER LINE
 EXISTING OVERHEAD POWERLINE
 EXISTING WATERLINE
 EXISTING 6" WATERLINE

NOTES:

1. EXISTING CONTOURS BASED ON STATE LIDAR DATA.
2. ACCESS TO UMITS FROM INTERNAL ROAD SYSTEM ONLY.
3. EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN UPSTREAM DRAINAGE AREA IS STABILIZED.
4. THE PROPERTY OWNERS ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PRIVATE DRIVE ACCESS.
5. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
6. WATER PROVIDERS: HPUD
7. SEWER PROVIDERS: HPUD
8. PER THE ATTACHED GEOTECHNICAL REPORT, BUFFER AREA IS SUITABLE FOR RESIDENTIAL CONSTRUCTION.

VARIANCES:

REDUCTION OF VERTICAL CURVE LENGTH FROM K=25 (220') TO K=15 (130').

REDUCTION OF PAVEMENT WIDTH FROM 26' (13' LANES) TO 24' (12' LANES).

TOTAL AREA: +/- 4.09 ACRES
NUMBER OF LOTS: 12
CLT MAP: 37
PARCELS: 142.15
DEED REFERENCE: 20170420-0063891
ZONING: PR (< 3 DU/AC)
PLANNING FILE NUMBER: 1-SC-23-C/1-8-23-DP



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	157.08'	141.42'	S 08°18'54" E	90°00'00"

0 40 80 120

SCALE = 1" = 40'

REVISIONS



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

CONCEPT PLAN OF: PARKER'S FOREST
SITE PLAN

0 GREENWELL ROAD
KNOX COUNTY

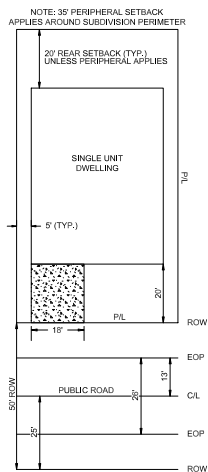
DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1"=40'	SHEET NO. (1) OF 3 SHEETS
DRAWN BY AJJ	DATE 12/16/2022	FILE NO. 22265	



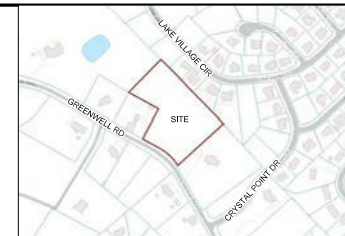
DEVELOPER: CANNON AND KUIPERS, LLC.
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621 WALL STREET
SEVIERVILLE, TN 37862
(865) 947-7556










TYPICAL LOT LAYOUT
(SINGLE UNIT)
SCALE: 1"=20'



LOCATION MAP
NOT TO SCALE

LEGEND

-  EXISTING MANHOLE
 EXISTING POWER/TELEPHONE
 EXISTING SEWER LINE
 EXISTING OVERHEAD POWERLINE
 EXISTING WATERLINE
 EXISTING 6" WATERLINE
 HP BOUNDARY

NOTES:

1. EXISTING CONTOURS BASED ON STATE UDAF DATA.
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3. EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION TO ACCUMULATE SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN UPSTREAM DRAINAGE AREA IS STABILIZED.
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5. THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
6. WATER PROVIDERS: HPUD
7. SEWER PROVIDERS: HPUD

VARIANCES:

REDUCTION OF VERTICAL CURVE LENGTH FROM
K-25 (220') TO K-15 (130').

TOTAL AREA: +/- 4.09 ACRES
DISTURBANCE AREA: +/- 3.29 AC
AMOUNT OF DISTURBANCE WITHIN HP AREA: +/- 2.31
AC
NUMBER OF LOTS: 12
CLT MAP: 37
PARCELS: 142.15
DEED REFERENCE: 20170420-0063891
ZONING: PR (< 3 DU/AC)
PLANNING FILE NUMBER: 1-SC-23-C/1-B-23-0P



REVISIONS

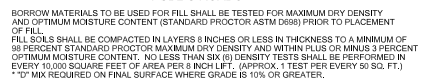


ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CONCEPT PLAN OF: PARKER'S FOREST
SITE PLAN

0 GREENWELL ROAD
KNOX COUNTY

DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1"=40'	SHEET NO. (2) OF 3 SHEETS
DRAWN BY AJJ	DATE 12/16/2022	FILE NO. 22265	

[illegible]

Subsurface Exploration Findings

Greenwell Road Development
Knoxville, Tennessee

ENGINEERING & TESTING SOLUTIONS, LLC

March 8, 2022

Mr. Chad Roberts
517 Callahan Drive, Suite 101
Knoxville, TN 37912

Subject: Subsurface Exploration Findings
Greenwell Road Development
Knoxville, Tennessee
ETS Project Number 22-45

Dear Mr. Roberts:

We are pleased to transmit our Subsurface Exploration Findings for the proposed new development in Knoxville, Tennessee. Our services were performed in general accordance with the terms and conditions in our Proposal 22-14 dated February 11, 2022.

This report reviews the information provided to us, discusses the site and subsurface conditions, and presents our conclusions and recommendations. The Appendices contain a Boring Location Plan, Boring Logs, and Laboratory Test Results.

We appreciate the opportunity to perform these services and look forward to assisting you during the construction of this project. We are available to discuss any questions concerning this report. Please contact us if we may be of further service.

Sincerely,

ENGINEERING & TESTING SOLUTIONS, LLC



Chad B. Smock, P.E.
Principal
csmock@ets-tn.com

A handwritten signature in black ink that reads "Cody Hunter".

Cody Hunter
Staff Professional
chunter@ets-tn.com

CBS/CH

SUBSURFACE EXPLORATION FINDINGS

**Greenwell Drive Development
Knoxville, TN**

Prepared for:
Mr. Chad Roberts

March 8, 2022

ETS Project 22-45

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APPENDIX:

- A. BORING LOCATION PLAN
- B. FIELD EXPLORATORY PROCEDURES, KEY SHEET & BORING LOGS
- C. LABORATORY TEST PROCEDURES AND TEST RESULTS

1.0 INTRODUCTION

The objective of our exploration was to determine general subsurface conditions in the vicinity of the proposed development. It is our understanding that a closed depression is within the limits of the existing property.

An assessment of site environmental conditions was beyond the scope of our requested services.



View of existing site conditions

2.0 PROJECT DESCRIPTION

The proposed project is located between 8122 and 8126 Greenwell Road in Knoxville, Tennessee. A recent Google Earth image of the property is shown below. The existing property conditions are heavily wooded with some open grass covered areas. The topography slopes south-west towards Greenwell Road with elevations ranging from about 1188 feet to 1264 feet. A closed depressions is located near the middle of the property closest to Greenwell Road with a bottom elevation of about 1205 feet and a top “rim” elevation of about 1210 feet. Existing elevations were obtained based on review of Knoxville GIS maps and the concept plan provided by Batson, Himes, Norvell, & Poe Registered Engineers & Land Surveyors dated September 19, 2007.



Project information is very preliminary and mostly conceptual at this time. In general, the development will consist of twelve residential buildings with a road through the center of the property and situated over the closed depression. A formal grading plan has not been developed but we anticipate the finished floor elevation (FFE) of the respective buildings will be within about 5 feet of existing grades.

We have not been provided structural information, but based on our experience with similar structures, we anticipate wall loads will be 1-3 kips per linear foot, and column loads will be less than 50 kips. We anticipate a combination of continuous exterior wall footings and isolated column footings will be used in the foundation of the structure.

3.0 SUBSURFACE CONDITIONS

Three soil test borings were performed to aid in evaluating the subsurface conditions. The boring locations shown on the attached Boring Location Plan should be considered approximate.

Subsurface conditions encountered at the boring locations are shown on the Soil Test Boring Records in Appendix B. The Soil Test Boring Records represent our interpretation of the subsurface conditions based on the field logs and visual examination of the field samples by our engineer. The lines designating the interfaces between various strata on the Soil Test Boring Records represent the approximate interface locations. The elevations shown on our boring logs were obtained by superimposing our boring locations on a recent Knoxville Geographic Information System (KGIS) data map. As such, the elevations should be considered approximate.

Auger refusal was not encountered in any of the soil test borings prior to achieving their respective predetermined termination depths.

Our soil test borings generally encountered residual soils beneath a veneer of topsoil. Residual soils are soils that have developed from the in-place weathering of the parent bedrock.

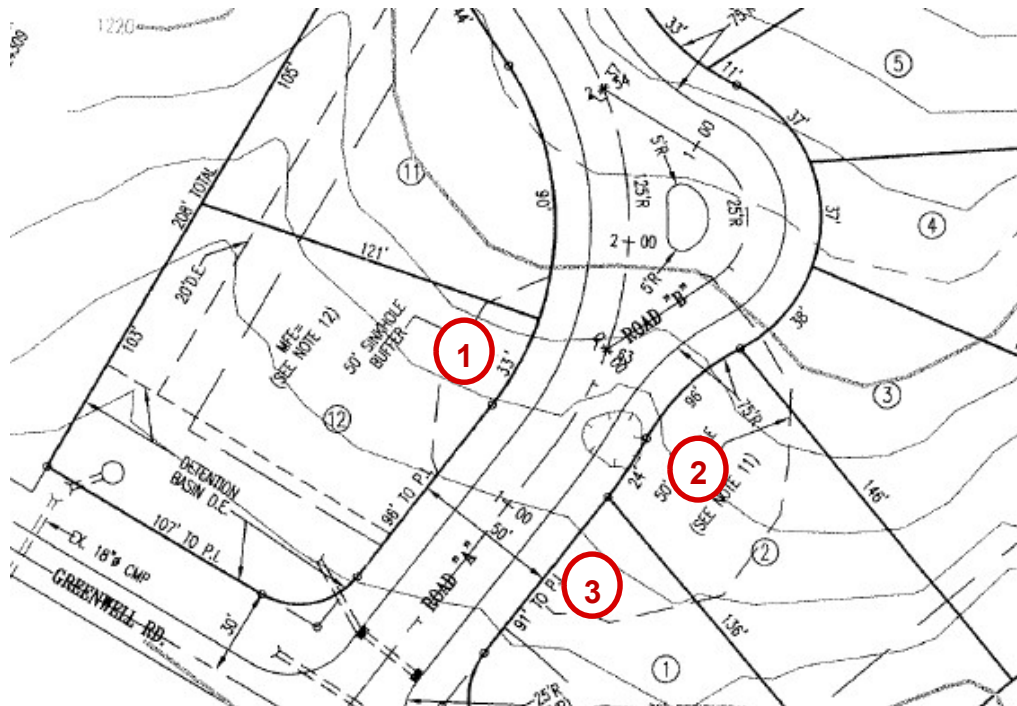
Residual soils were penetrated in all soil test borings. The residual materials generally consisted of a red and orange-brown silty clay with occasional chert fragments at depth. The Standard Penetration Test (SPT) N values for the residual soils ranged from 2 to 25 blows per foot (bpf) indicating very soft to very stiff consistencies. Moisture content for residual soils varied from about 16.4 percent to 50.0 percent. Plasticity Index (PI) testing was performed on three samples of the residual soils indicating PI's of 17, 35, and 41.

A summary of the laboratory tests is attached in Appendix C.

Groundwater was not observed within our test borings at the time of our drilling. We note, the borings were backfilled upon completion of drilling activities and therefore, long-term readings were not obtained. Based on the project information provided and conditions encountered at the time of our exploration, we do not anticipate groundwater control measures will be required.

4.0 SINKHOLE DISCUSSION AND RECOMMENDATIONS

A closed depression is indicated on the property and shown on the survey performed by Batson, Himes, Norvell, & Poe Registered Engineers & Land Surveyors dated September 19, 2007 and on the KGIS topographic maps. It is our understanding the required 50-foot sinkhole buffer line is within the limits of the proposed residential buildings. Three borings were performed in vicinity of the respective buffer zones. Top of rock was not encountered prior to our predetermined boring termination depths of 50 feet in any of the three borings performed. However, top of rock was tagged at 56.0 feet in boring B-2. An image below shows the approximate vicinity of the closed depression with our boring locations superimposed in relation to the proposed residential lots. The locations of these items shown below were determined by superimposing a recent topographic map and our boring location plan. As such, the locations should be considered approximate.



The presence of the nearby closed depression is a sign that this area is underlain by Karst formations. Closed depressions and sinkhole activity are geologic features commonly found in areas underlain by Karst formations. Much of east Tennessee is underlain by Karst formations. Property owners and future property owners should realize that there is the inherent risk of sinkholes developing on this or any site underlain by calcareous rocks such as are located in this community and throughout east Tennessee. The risk of sinkholes developing on sites located in this type of geology cannot be totally eliminated.

As a general rule, we do not recommend building construction be performed within the limits of the closed depression. Based on the conditions encountered by our soil test borings, we do not believe the residual soils at these locations have been adversely affected by the respective nearby closed depression. It appears the proposed construction on these lots would have no greater risk of sinkhole development than those of surrounding successfully developed sites in this same geological setting.

Although the risk of ground subsidence associated with sinkhole formation cannot be eliminated at sites in this geologic setting, we recommend the following procedures be implemented in order to reduce the potential for future sinkhole activity in the proposed building area:

- Route all roof drains and other underground utilities from the proposed house away from the closed depression area.
- Grade the lot in such a manner that any surface runoff is directed away from the proposed building area and away from the nearby closed depression.
- Backfilling or capping utility trenches with compacted soil fill to prevent or reduce the potential for trenches to collect water.

As a general rule, we recommend all owners with property situated in areas underlain by Karst formations purchase property insurance policies that include coverage for damage resulting from sinkhole activity.

5.0 LIMITATIONS AND BASIS OF RECOMMENDATIONS

This report has been prepared in accordance with generally accepted geotechnical engineering practice for specific application to this project. Our findings and recommendations are based upon standards of our practice in this area at the time this report is prepared.

The recommendations provided herein are based on the subsurface conditions and on project information provided to us; they apply only to the specific project and site discussed in this report. In the event that any changes in the nature, design or location of buildings and roadways, the findings and recommendations contained in this report may become invalid. If the project information section in this report contains incorrect information or if additional information becomes available, you should convey the corrected or additional information to us and retain us to review our recommendations. We will then modify them if the new information has rendered them inappropriate for the proposed project.

Regardless of the thoroughness of a geotechnical exploration, there is always a possibility that conditions between test borings will differ from those at specific test boring locations and that conditions will not be as anticipated by the designers or contractors. In addition, the construction process may itself alter soil conditions. Therefore, experienced geotechnical personnel should observe and document the construction procedures used and the conditions encountered. Unanticipated conditions and inappropriate procedures will be reported to the design team, along with timely recommendations to solve the problems created. We recommend the owner retain ETS to provide this service, based upon our familiarity with the subsurface conditions, the project design and the intent of the recommendations.

It is our understanding residential insurance for damage related to sinkhole activity varies from provider to provider. The owners should confirm their insurance policies include coverage for damage as the result of sinkhole activity. If necessary, the policy should be amended accordingly.



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

11/28/2022

Date Filed

1/12/2023

Meeting Date (if applicable)

1-SC-23-C / 1-B-23-DP

File Number(s)

CORRESPONDENCE

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

Austin Johnson Robert G. Campbell & Associates

Name / Company

7523 Taggart Ln Knoxville TN 37938

Address

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

Phone / Email

CURRENT PROPERTY INFO

Joyce Roberts

Owner Name (if different)

517 Callahan Dr Ste 101 Knoxville TN 37912

Owner Address

865-237-4404

Owner Phone / Email

0 GREENWELL RD

Property Address

37 142.15

Parcel ID

Part of Parcel (Y/N)?

4.09 acres

Tract Size

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of Greenwell Dr, north of Crystal Point Dr

General Location

☐ City

Commission District 7

PR (Planned Residential)

Agriculture/Forestry/Vacant Land

☒ Count

District

Zoning District

Existing Land Use

North County

Planning Sector

LDR (Low Density Residential), HP (Hillside Protection)

Sector Plan Land Use Classification

Rural 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) Detached residential subdivision			

SUBDIVISION REQUEST

Parker's Forest	Related Rezoning File Number
Proposed Subdivision Name	
Unit / Phase Number	12
<input checked="" type="checkbox"/> Split Parcels	Total Number of Lots Created
Additional Information _____	
<input type="checkbox"/> Attachments / Additional Requirements	

ZONING REQUEST

<input type="checkbox"/> Zoning Change	Pending Plat File Number
Proposed Zoning	
<input type="checkbox"/> Plan Amendment	Proposed Plan Designation(s)
Proposed Density (units/acre) Previous Zoning Requests	
Additional Information _____	

STAFF USE ONLY

PLAT TYPE	Fee 1	Total
<input type="checkbox"/> Staff Review	\$850.00	
<input type="checkbox"/> Planning Commission	Fee 2	
ATTACHMENTS	Fee 3	
<input type="checkbox"/> Property Owners / Option Holders		
<input type="checkbox"/> Variance Request		
ADDITIONAL REQUIREMENTS		
<input type="checkbox"/> COA Checklist (Hillside Protection)		
<input type="checkbox"/> Design Plan Certification (Final Plat)		
<input checked="" type="checkbox"/> Site Plan (Development Request)		
<input type="checkbox"/> Traffic Impact Study		
<input type="checkbox"/> Use on Review / Special Use (Concept Plan)		

AUTHORIZATION

Robert G. Campbell & Associates	11/28/2022
Applicant Signature	Date
Please Print	
Phone / Email	
Joyce Roberts	11/28/2022
Property Owner Signature	Date
Please Print	

I declare under penalty of perjury the foregoing (i.e., he/she/they is/are the owner of the property and that the application and all associated materials are being submitted with his/her/their consent) is true and correct.

'1) Download and fill out this form at your convenience.
'2) Sign the application digitally (or print, sign, and scan).

(3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



Development Request

DEVELOPMENT

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

SUBDIVISION

- ☒ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

Robert G. Campbell & Associates

Engineer/Surveyor

Applicant Name

Affiliation

11/24/2022

February 10, 2023

Date Filed

Meeting Date (if applicable)

File Number(s)

CORRESPONDENCE

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

- ☒ Applicant ☐ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Austin Johnson

Robert G. Campbell & Associates

Name

Company

7523 Taggart Lane

Knoxville

TN

37938

Address

City

State

ZIP

(865) 947-5996

Austin.Johnson@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Joyce Roberts

517 Callahan Dr. Ste 101, Knox. TN 37912 (865) 237-4404

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Greenwell Road Knoxville, TN 37938

037 142.15

Property Address

Parcel ID

HPUD

HPUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Northeast side of Greenwell Drive, north of Crystal Point Drive

4.09 acres

General Location

Tract Size

☐ City ☒ County

7th
District

PR (Planned Residential)
Zoning District

Agriculture/forestry/vacant
Existing Land Use

North County

LDR & HP

Rural Area

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

August 29, 2022

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) Detached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUEST

Parker's Forest

Proposed Subdivision Name

Related Rezoning File Number

10-O-07-RZ

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel 12
Total Number of Lots Created

☐ Other (specify) Detached residential subdivision

☐ Attachments / Additional Requirements

ZONING REQUEST

☐ Zoning Change Proposed Zoning

Pending Plat File Number

☐ Plan Amendment Change Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

☐ Other (specify) _____

STAFF USE ONLY**PLAT TYPE**

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (*Final Plat*)
☐ Use on Review / Special Use (*Concept Plan*)
☐ Traffic Impact Study
☐ COA Checklist (*Hillside Protection*)

Fee 1		Total
0102	Concept Plan	
Fee 2		
		\$850
Fee 3		

MR

AUTHORIZATION

Applicant Signature

Robert G. Campbell & Associates

Please Print

Date

11/28/2022

(865) 947-5996

Austin.Johnson@rgc-a.com

Email

Phone Number

Joyce Roberts

Joyce Roberts

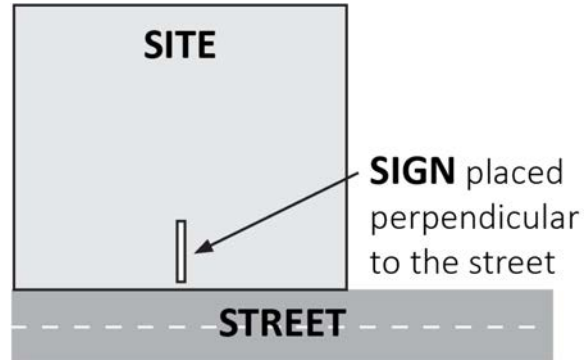
Please Print

Date

11-27-22

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:

_____ 12/31/2022 _____ and _____ 1/13/2023 _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Robert G. Campbell & Associates

Date: 11/28/22

File Number: 1-SC-23-C 1-B-23-DP



Sign posted by Staff



Sign posted by Applicant