



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 1-SG-23-C
1-F-23-DP

AGENDA ITEM #: 39
AGENDA DATE: 1/12/2023

▶ **SUBDIVISION:** THOMPSON MEADOWS
▶ **APPLICANT/DEVELOPER:** ROBERT G. CAMPBELL & ASSOCIATES
OWNER(S): HAM Land Partners, LLC

TAX IDENTIFICATION: 12 209 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 7921 THOMPSON SCHOOL RD (7923)

▶ **LOCATION:** West side of Thompson School Rd, northwest of Karnes Dr

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 108.26 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: Agriculture/forestry/vacant -- A (Agricultural)
South: Single family residential, Rural residential -- PR (Planned Residential), A (Agricultural)
East: Agriculture/forestry/vacant, Rural residential, Single family residential -- A (Agricultural)
West: Agriculture/forestry/vacant, Rural residential, Single family residential -- PR (Planned Residential), A (Agricultural)

▶ **NUMBER OF LOTS:** 299

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

ACCESSIBILITY: Access is via Thompson School Road, a major collector, with a pavement width between 18-ft and 20-ft and a right-of-way width of 40-ft.

▶ **SUBDIVISION VARIANCES REQUIRED:** Pending

STAFF RECOMMENDATION:

▶ Postpone the concept plan to the February 9, 2023 Planning Commission meeting as requested by the applicant.

The applicant is requesting postponement to allow additional time to address comments from staff.

▶ Postpone the development plan to the February 9, 2023 Planning Commission meeting as requested

by the applicant.

COMMENTS:

This proposal is a residential subdivision with 299 lots on 108 acres. This is a density of 2.76 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2.9 du/ac in June 2022 (4-M-22-RZ).

This development is split up into 2 phases; phase 1 has 99 lots on the south side of the stream and phase 2 has 200 lots on the north side of the stream.

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

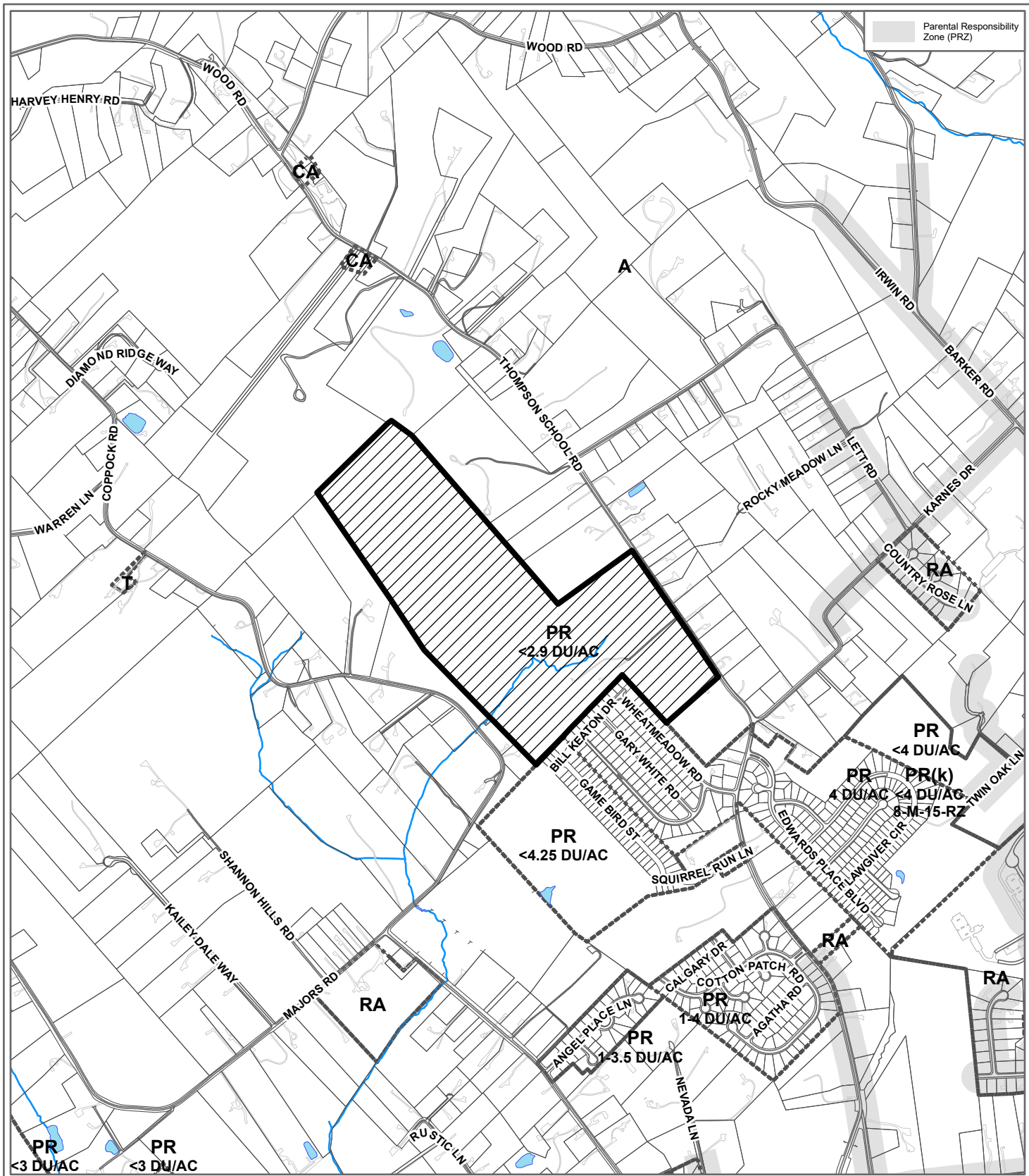
ESTIMATED STUDENT YIELD: 82 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs High.

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

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

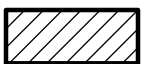
Knoxville-Knox County Planning Commission's approval or denial of this development plan request is final, unless the action is appealed to the Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction hearing will depend on when the appeal application is filed.



Parental Responsibility Zone (PRZ)

**1-SG-23-C / 1-F-23-DP
CONCEPT PLAN/DEVELOPMENT PLAN**

Petitioner: Robert G. Campbell & Associates



Attached and 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

Map No: 12
Jurisdiction: County
0 1,000
Feet





Request to Postpone • Table • Withdraw

Robert G. Campbell & Associates

1/5/2023

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

Date of Request

January 12, ~~2022~~ 2023
Scheduled Meeting Date

File Number(s)
1-SG-23-C/1-F-23-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 9, 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.

Austin Johnson

Applicant Signature

Please Print

(865) 947-5996

austin.johnson@rgc-a.com

Phone Number

Email

STAFF ONLY

Michael Reynolds

No Fee

Staff Signature

Please Print

Date Paid

Eligible for Fee Refund? Yes No

Amount:

Approved by:

Date:

Payee Name

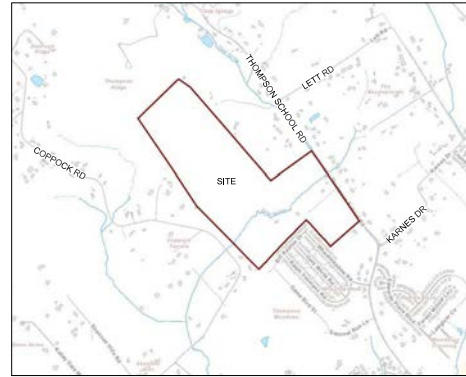
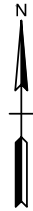
Payee Phone

Payee Address

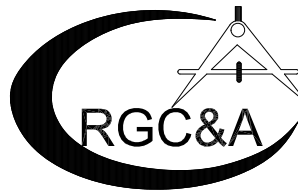
CONCEPT PLAN OF: THOMPSON MEADOWS PHASE 1 & 2 KNOX COUNTY, TENNESSEE

INDEX OF SHEETS:

- COVER SHEET
- SHEET 1: EXISTING CONDITIONS
- SHEET 2: EXISTING CONDITIONS (CONT.)
- SHEET 3: OVERALL SITE LAYOUT
- SHEET 4: SITE PLAN (PHASE 1)
- SHEET 5: SITE PLAN (PHASE 1)
- SHEET 6: SITE PLAN (PHASE 2)
- SHEET 7: SITE PLAN (PHASE 2)
- SHEET 8: SITE PLAN (PHASE 2)
- SHEET 9: ROAD PROFILES (PHASE 1)
- SHEET 10: ROAD PROFILES (PHASE 2)
- SHEET 11: ROAD PROFILES (PHASE 2)
- SHEET 12: ROAD PROFILES (PHASE 2)



LOCATION MAP
NO SCALE



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

TOTAL AREA: +/- 108.40 ACRES
AREA AFTER ROW DEDICATION: +/- 107.92 ACRES
PHASE 1: 30.30 ACRES
PHASE 2: 78.10 ACRES
NUMBER OF LOTS: 299
CLT MAP: 12
PARCELS: 012 209
DEED REFERENCE: 20220824-0012823
ZONING: PR (-2.9 DU/AC)
PLANNING FILE NUMBER: 1-SG-23-C/1-F-23-DP

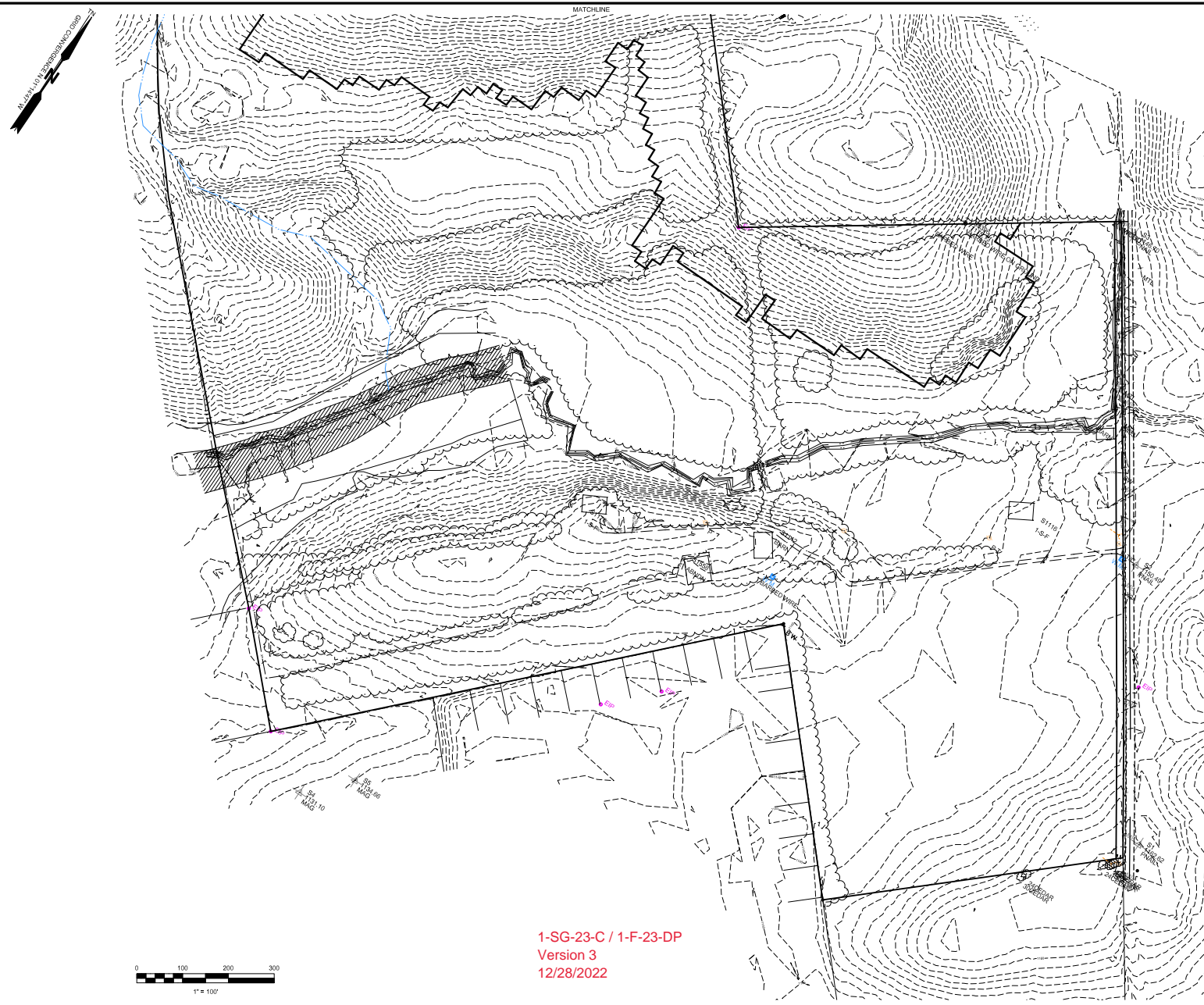
DEVELOPER: HAM LAND PARTNERS, LLC
672 FOX DEN LANE
LAFOLLETTE, TN 3776
(865) 567-1725

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7523 TAGGART LN,
KNOXVILLE, TN 37938
(865) 947-5996
621 WALL STREET
SEVIERVILLE, TN 37862
(865) 429-4683

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 G. Campbell
Tennessee Certificate No. 105841

1-SG-23-C / 1-F-23-DP
Version 3
12/28/2022





1-SG-23-C / 1-F-23-DP
Version 3
12/28/2022



LOCATION MAP
NTS

LEGEND

- EXISTING IRON PIN
- IRON PIN SET * ROD W/CAP
- EXISTING LIGHT POLE
- EXISTING POWER/TELEPHONE
- EXISTING GUY WIRE
- EXISTING WATER METER
- 150'- PROPOSED GRADE
- EXISTING STREAM
- EXISTING VEGETATION
- EXISTING BARBEDWIRE FENCE

NOTES:

1. EXISTING CONTOURS BASED ON STATE LIDAR DATA.
2. ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
3. EXISTING BUILDINGS ON PARCEL TO BE REMOVED.
4. EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN UPSTREAM DRAINAGE AREA IS STABILIZED.
5. THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORMWATER FACILITIES ON THIS PROPERTY. BASEMENTS 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.
7. WATER PROVIDERS: NEKUD
8. SEWER PROVIDERS: HPUD
9. HYDROLOGIC DETERMINATION TO BE MADE DURING DESIGN PHASE.

VARIANCES:

1. REDUCE HORIZONTAL CURVE LENGTH OF CURVES 1 AND 2 FROM 250' TO 100'.
2. REDUCE HORIZONTAL CURVE LENGTH OF CURVES 7, 8, & 9 FROM 250' TO 100'.
3. REDUCE HORIZONTAL CURVE LENGTH FOR CURVE 11 FROM 250' TO 200'.
4. REDUCE HORIZONTAL CURVE LENGTH OF CURVE 14 FROM 250' TO 150'.
5. REDUCE TANGENT LENGTHS BETWEEN HORIZONTAL CURVES 7-8 & 8-9, AND BETWEEN CURVES 13-14.

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NUMBER OF LOTS: 313
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PARCELS: 012 209
DEED REFERENCE: 20220824-0012823
ZONING: PR (-2.9 DU/AC)

PLANNING FILE NUMBER:



NO.	REVISIONS

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

CONCEPT PLAN OF: THOMPSON MEADOWS
EXISTING CONDITIONS

7921-7923 THOMPSON SCHOOL RD
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RG	1" = 100'	NO. 1
DRAWN BY	DATE	FILE NO.	OF 12 SHEETS
AJJ	12/20/2022	22201	

KNOX COUNTY, TENNESSEE



LOCATION MAP
NTS

LEGEND

- EIP EXISTING IRON PIN
- IRON PIN SET * ROD W/CAP
- EXISTING LIGHT POLE
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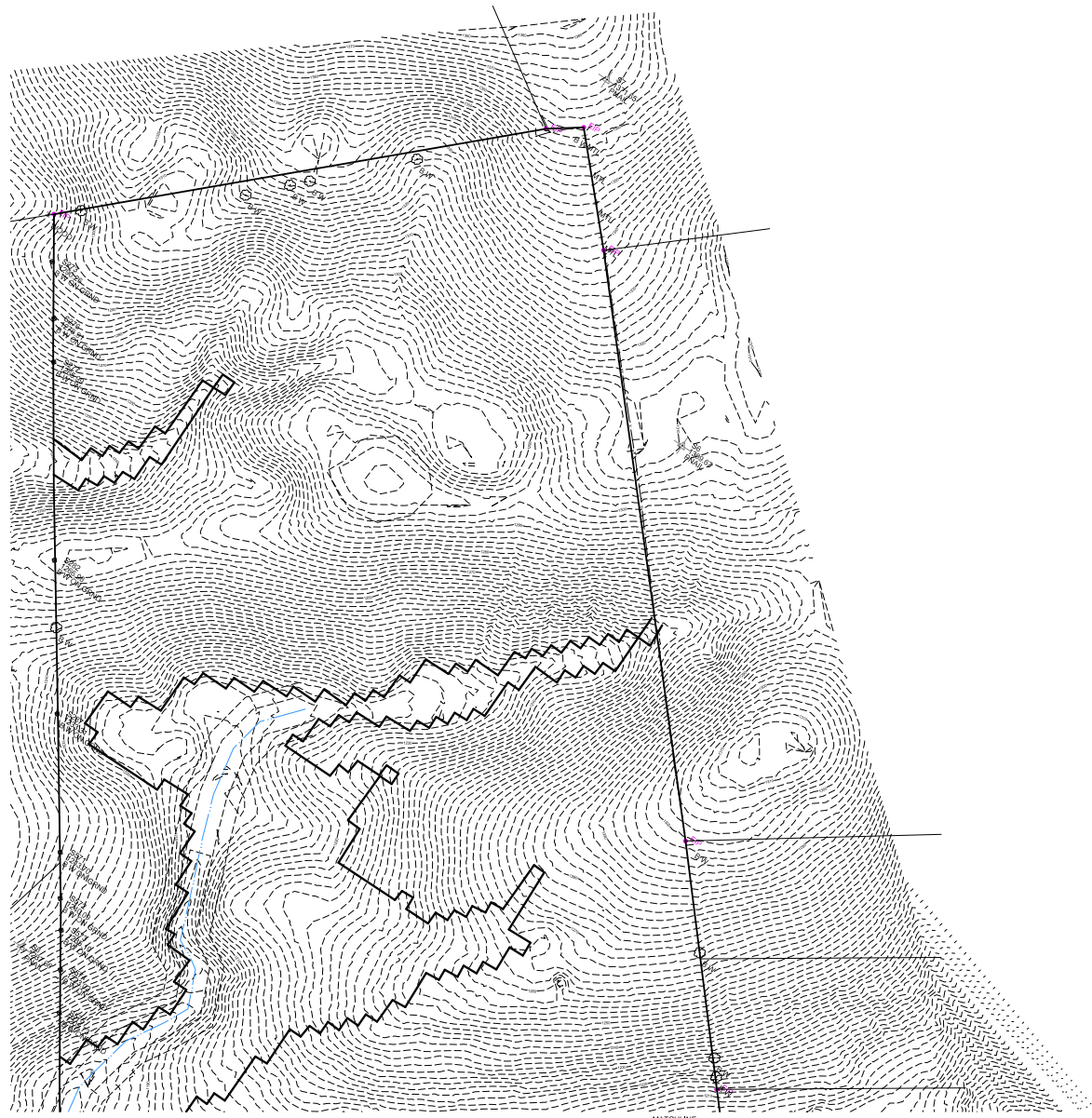
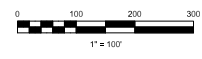
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1-SG-23-C / 1-F-23-DP
Version 3
12/28/2022



NO.	DATE	REVISIONS

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

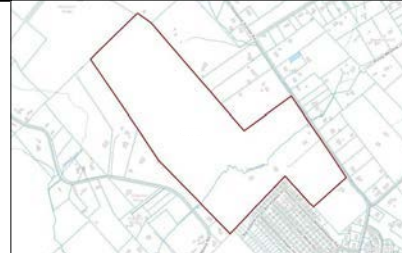
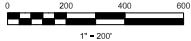
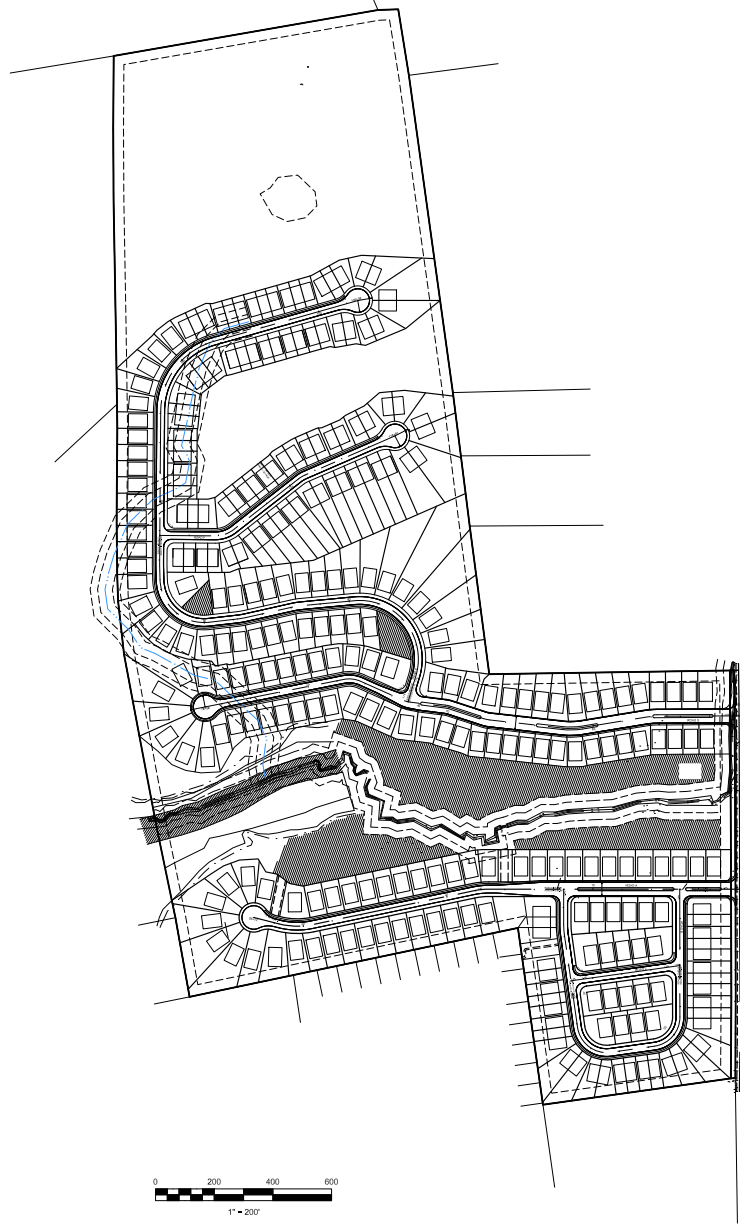
CONCEPT PLAN OF: THOMPSON MEADOWS
EXISTING CONDITIONS

7921-7923 THOMPSON SCHOOL RD
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RGK	1" = 100'	NO. 2
AJJ	RGK	22/20	OF 12 SHEETS

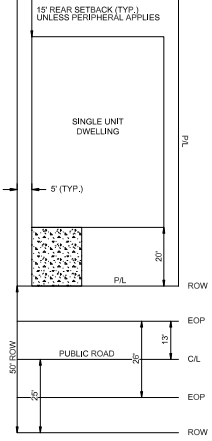
KNOX COUNTY PERMITS DIVISION

MATCHLINE



LOCATION MAP
NTS

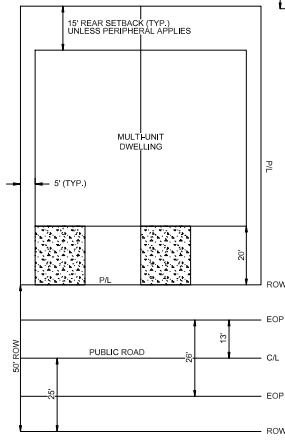
NOTE: 35' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER



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

NOTE:
A 10' SIDE SETBACK APPLIES TO LOTS 80 AND 85 ONLY.

NOTE: 35' PERIPHERAL SETBACK APPLIES AROUND SUBDIVISION PERIMETER



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

1-SG-23-C / 1-F-23-DP
Version 3
12/28/2022



NO.	REVISIONS

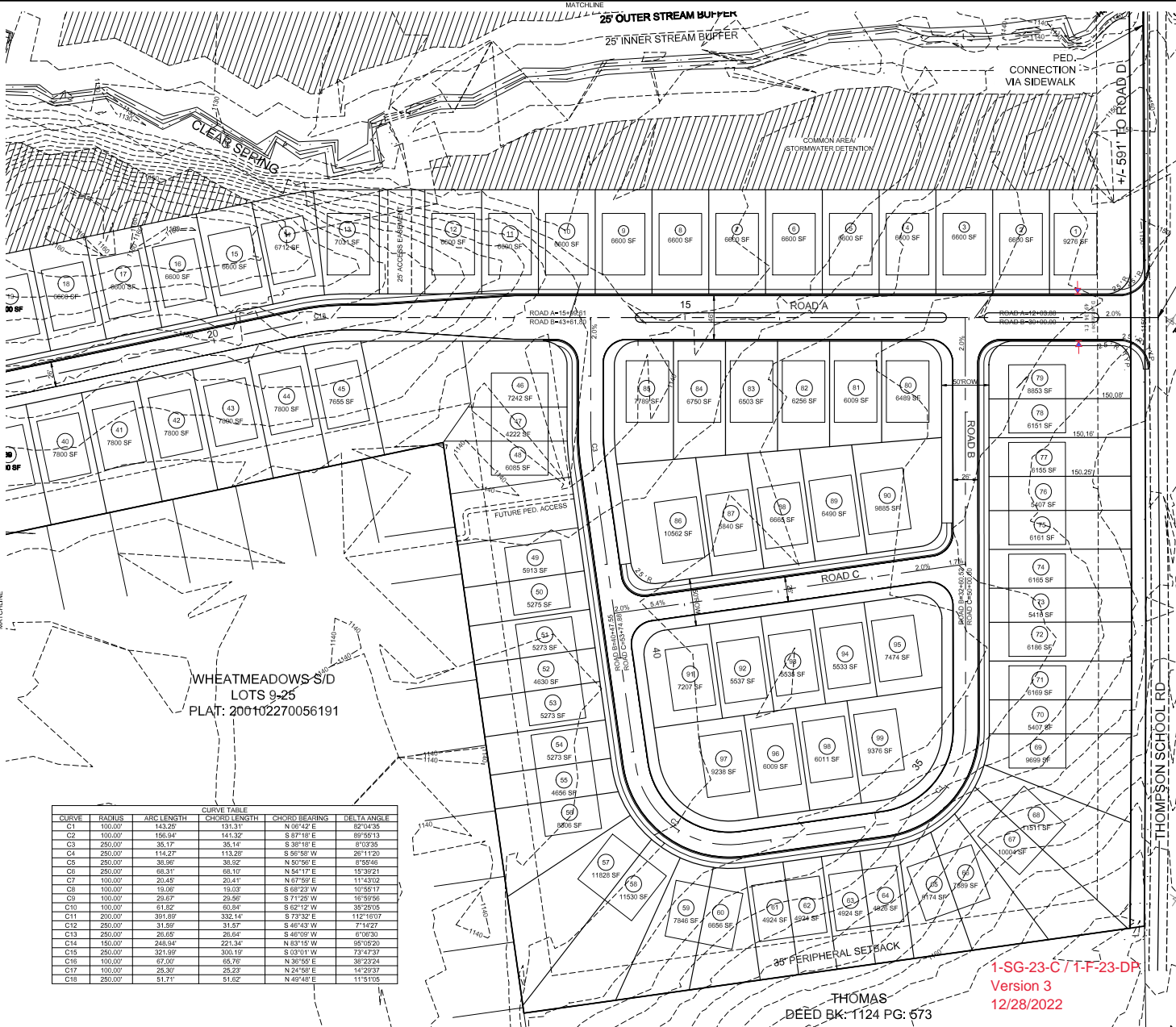
RG&A
ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

CONCEPT PLAN OF: THOMPSON MEADOWS
OVERALL SITE LAYOUT

7921-7923 THOMPSON SCHOOL RD
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET NO.
AJJ	RG	1" = 200'	3
DATE	FILE NO.		
12/20/2022	22120		

OF 12 SHEETS



LOCATION MAP
NO SCALE

LEGEND

- EXISTING IRON PIN
- IRON PIN SET + ROD W/ CAP
- EXISTING LIGHT POLE
- EXISTING POWER/TELEPHONE
- EXISTING GUY WIRE
- EXISTING WATER METER
- PROPOSED GRADE
- EXISTING STREAM
- EXISTING VEGETATION
- EXISTING BARBED WIRE FENCE

- NOTES:**
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 DEED REFERENCE: 20220824-0012023
 ZONING: PR (-2.9 DU/AC)
 PLANNING FILE NUMBER: 1-SG-23-C/1-F-23-DP



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	143.29'	131.31'	N 58° 42' E	82° 04' 38"
C2	100.00'	156.94'	141.32'	S 87° 18' E	89° 50' 13"
C3	250.00'	35.17'	35.14'	S 38° 18' E	6° 03' 35"
C4	250.00'	114.27'	113.28'	S 56° 58' W	26° 11' 20"
C5	250.00'	38.96'	38.92'	N 30° 56' E	6° 55' 46"
C6	250.00'	68.31'	68.10'	N 54° 17' E	15° 35' 21"
C7	100.00'	20.45'	20.41'	N 67° 59' E	11° 43' 02"
C8	100.00'	19.06'	19.03'	S 62° 23' W	10° 55' 17"
C9	100.00'	29.67'	29.96'	S 71° 28' W	18° 59' 56"
C10	100.00'	61.82'	60.84'	S 62° 12' W	35° 25' 05"
C11	200.00'	391.89'	332.14'	S 73° 32' E	112° 10' 07"
C12	250.00'	31.59'	31.57'	S 49° 43' W	7° 14' 27"
C13	250.00'	26.65'	26.64'	S 48° 09' W	6° 06' 30"
C14	150.00'	248.94'	221.34'	N 83° 15' W	95° 05' 20"
C15	250.00'	321.99'	309.19'	S 69° 01' W	72° 42' 37"
C16	100.00'	67.00'	65.76'	N 36° 55' E	38° 23' 24"
C17	100.00'	25.30'	25.23'	N 24° 58' E	14° 29' 37"
C18	250.00'	51.71'	51.62'	N 49° 48' E	11° 51' 05"

THOMAS
 DEED BK: 1124 PG: 673
 1-SG-23-C/1-F-23-DP
 Version 3
 12/28/2022

NO.	DATE	DESCRIPTION	BY	CHKD.

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

CONCEPT PLAN OF: THOMPSON MEADOWS
 PHASE 1

7921-7923 THOMPSON SCHOOL RD
 KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RG	1" = 50'	NO. 4
DRAWN BY	DATE	FILE NO.	OF 12 SHEETS
AJJ	12/20/2022	22202	



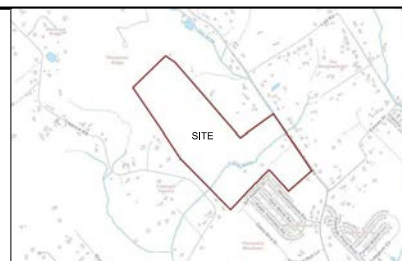
GRAVES
DEED NO.: 200902240052580

PETCO
DEED NO.: 202109270025447
PLAT: P-19A

SHUMATE
DEED NO.: 200802060058838
PLAT: P-19A

THOMPSON MEADOWS S/D
PHASE 1 & FUTURE DEVELOPMENT
DEED NO.: 202008270016516
PLAT: 202207010000295

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	143.25'	131.31'	N 06°42' E	62°04'35"
C2	100.00'	156.94'	144.32'	S 57°18' E	89°55'13"
C3	250.00'	35.17'	35.14'	S 30°18' E	6°03'28"
C4	250.00'	114.27'	113.28'	S 56°58' W	26°11'20"
C5	250.00'	38.96'	38.92'	N 50°56' E	8°55'46"
C6	250.00'	68.31'	68.10'	N 54°17' E	15°39'21"
C7	100.00'	20.45'	20.41'	N 57°59' E	11°43'02"
C8	100.00'	18.06'	18.03'	S 68°23' W	10°55'17"
C9	100.00'	29.67'	29.59'	S 71°28' W	16°59'56"
C10	100.00'	81.62'	80.94'	S 85°12' W	39°23'05"
C11	200.00'	391.89'	332.14'	S 73°32' E	112°16'07"
C12	250.00'	31.59'	31.57'	S 46°43' W	7°14'27"
C13	250.00'	26.69'	26.64'	S 40°09' W	6°06'30"
C14	150.00'	248.94'	221.34'	N 63°19' W	56°05'20"
C15	250.00'	321.99'	300.19'	S 03°01' W	73°47'37"
C16	100.00'	87.00'	85.76'	N 38°58' E	38°23'24"
C17	100.00'	25.30'	25.23'	N 24°58' E	14°29'37"
C18	250.00'	51.71'	51.62'	N 49°48' E	11°51'05"



LOCATION MAP
NO SCALE

LEGEND

- EXISTING IRON PIN
- IRON PIN SET * ROD W/CAP
- EXISTING LIGHT POLE
- EXISTING POWER/TELEPHONE
- EXISTING GUY WIRE
- EXISTING WATER METER
- PROPOSED GRADE
- EXISTING STREAM
- EXISTING VEGETATION
- EXISTING BARBED WIRE FENCE

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2. ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
3. EXISTING BUILDINGS ON PARCEL TO BE REMOVED.
4. EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN UPSTREAM DRAINAGE AREA IS STABILIZED.
5. THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORMWATER 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.
7. WATER PROVIDERS: NEKUD
8. SEWER PROVIDERS: HPUD
9. HYDROLOGIC DETERMINATION TO BE MADE DURING DESIGN PHASE.

VARIANCES:

1. REDUCE HORIZONTAL CURVE LENGTH OF CURVES 1 AND 2 FROM 250' TO 100'.
2. REDUCE HORIZONTAL CURVE LENGTH OF CURVES 7, 8, & 9 FROM 250' TO 100'.
3. REDUCE HORIZONTAL CURVE LENGTH FOR CURVE 11 FROM 250' TO 200'.
4. REDUCE HORIZONTAL CURVE LENGTH OF CURVE 14 FROM 250' TO 150'.
5. REDUCE TANGENT LENGTHS BETWEEN HORIZONTAL CURVES 13 & 14, AND BETWEEN CURVES 13-14.

TOTAL AREA: +/- 108.40 ACRES
AREA AFTER ROW DEDICATION: +/- 107.92 ACRES
PHASE 1: 30.30 ACRES
PHASE 2: 78.10 ACRES

NUMBER OF LOTS: 299
CLT MAP: 12
PARCELS: 012 205
DEED REFERENCE: 20220824-0012823
ZONING: PR (-2.9 DU/AC)

PLANNING FILE NUMBER: 1-SG-23-C/1-F-23-DP

1-SG-23-C / 1-F-23-DP
Version 3
12/28/2022



NO.	DATE	DESCRIPTION	BY	CHKD.	DESIGNED BY	CHECKED BY	SCALE	SHEET
		REVISIONS			ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, TENNESSEE	ROGC	1"=50'	NO. 5
					CONCEPT PLAN OF: THOMPSON MEADOWS PHASE 1		7921-7923 THOMPSON SCHOOL RD KNOX COUNTY	
					DESIGNED BY	CHECKED BY	SCALE	SHEET
					DRAWN BY	DATE	FILE NO.	NO.
					AJJ	12/20/2022	22120	5
								OF 12 SHEETS



DAMEWOOD
DEED BK: J330 PG: 70

BULTER
DEED NO: 20151104002826

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00'	143.25'	131.31'	N 06°42' E	82°04'35"
C2	100.00'	156.94'	141.32'	S 87°18' E	89°55'13"
C3	250.00'	35.17'	35.16'	S 39°18' E	8°02'35"
C4	250.00'	114.27'	113.28'	S 56°58' W	26°11'20"
C5	250.00'	38.96'	38.92'	N 50°56' E	8°55'46"
C6	250.00'	68.31'	68.19'	N 54°17' E	15°39'21"
C7	100.00'	20.45'	20.41'	N 67°59' E	11°43'02"
C8	100.00'	19.06'	18.03'	S 88°23' W	10°55'17"
C9	100.00'	29.89'	29.86'	S 71°25' W	18°59'56"
C10	100.00'	51.52'	49.84'	S 82°12' W	35°29'16"
C11	200.00'	391.89'	332.14'	S 73°32' E	112°16'07"
C12	250.00'	31.59'	31.57'	S 46°43' W	7°14'27"
C13	250.00'	29.89'	29.86'	S 46°02' W	6°06'30"
C14	150.00'	248.94'	221.34'	N 83°15' W	95°05'20"
C15	250.00'	321.99'	300.19'	S 03°01' W	73°47'37"
C16	100.00'	67.60'	65.18'	N 38°55' E	39°22'24"
C17	100.00'	25.32'	25.23'	N 24°58' E	14°29'37"
C18	250.00'	51.71'	51.62'	N 49°48' E	11°51'05"



LOCATION MAP
NO SCALE

1-SG-23-C / 1-F-23-DP
Version 3
12/28/2022

LEGEND

- EXISTING IRON PIN
- IRON PIN SET + ROD WICAP
- EXISTING LIGHT POLE
- EXISTING POWER/TELEPHONE
- EXISTING GUY WIRE
- EXISTING WATER METER
- 1150- PROPOSED GRADE
- EXISTING STREAM
- EXISTING VEGETATION
- EXISTING BARBED WIRE FENCE

NOTES:

1. EXISTING CONTOURS BASED ON STATE LIDAR DATA.
2. ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
3. EXISTING BUILDINGS ON PARCEL TO BE REMOVED.
4. EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN UPSTREAM DRAINAGE AREA IS STABILIZED.
5. THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORMWATER 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.
7. WATER PROVIDERS: NEKUD
8. SEWER PROVIDERS: HPUD
9. HYDROLOGIC DETERMINATION TO BE MADE DURING DESIGN PHASE.

VARIANCES:

1. REDUCE HORIZONTAL CURVE LENGTH OF CURVES 1 AND 2 FROM 250' TO 100'.
2. REDUCE HORIZONTAL CURVE LENGTH OF CURVES 7, 8, & 9 FROM 250' TO 100'.
3. REDUCE HORIZONTAL CURVE LENGTH FOR CURVE 11 FROM 250' TO 200'.
4. REDUCE HORIZONTAL CURVE LENGTH OF CURVE 14 FROM 250' TO 150'.
5. REDUCE TANGENT LENGTHS BETWEEN HORIZONTAL CURVES 7-8 & 8-9, AND BETWEEN CURVES 13-14.

TOTAL AREA: +/- 108.40 ACRES
AREA AFTER ROW DEDICATION: +/- 107.92 ACRES
PHASE 1: 30.30 ACRES
PHASE 2: 78.10 ACRES

NUMBER OF LOTS: 299
CLT MAP: 12
PARCELS: 012 209
DEED REFERENCE: 20220624-0012823
ZONING: PR (<2.9 DU/AC)

PLANNING FILE NUMBER: 1-SG-23-C/1-F-23-DP



NO.	DATE	DESCRIPTION	BY	CHKD.

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

CONCEPT PLAN OF: THOMPSON MEADOWS
PHASE 2

7921-7923 THOMPSON SCHOOL RD
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RG	1"=40'	NO. 6
DRAWN BY	DATE	FILE NO.	OF 12 SHEETS
AJJ	12/20/2022	22120	



LOCATION MAP
NO SCALE

LEGEND

- EIP EXISTING IRON PIN
- IRON PIN SET * ROD WCAP
- EXISTING LIGHT POLE
- EXISTING POWER TELEPHONE
- EXISTING GUY WIRE
- EXISTING WATER METER
- - - - PROPOSED GRADE
- EXISTING STREAM
- EXISTING VEGETATION
- EXISTING BARBED WIRE FENCE

NOTES:

1. EXISTING CONTOURS BASED ON STATE LIDAR DATA.
2. ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
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VARIANCES:

1. REDUCE HORIZONTAL CURVE LENGTH OF CURVES 1 AND 2 FROM 250' TO 100'.
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3. REDUCE HORIZONTAL CURVE LENGTH FOR CURVE 11 FROM 250' TO 200'.
4. REDUCE HORIZONTAL CURVE LENGTH OF CURVE 14 FROM 250' TO 150'.
5. REDUCE TANGENT LENGTHS BETWEEN HORIZONTAL CURVES 13 & 14, AND BETWEEN CURVES 13-14.

TOTAL AREA: +/- 108.40 ACRES
 AREA AFTER ROW DEDICATION: +/- 107.92 ACRES
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 PHASE 2: 78.10 ACRES

NUMBER OF LOTS: 299
 CLT MAP: 12
 PARCELS: 012 209
 DEED REFERENCE: 20220824-0012823
 ZONING: PR (-2.9 DU/AC)

PLANNING FILE NUMBER: 1-SG-23-C/1-F-23-DP



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	100.00'	143.29'	131.31'	N 58°42' E 87°04'38"
C2	100.00'	156.94'	141.32'	S 87°18' E 89°55'13"
C3	250.00'	38.17'	35.14'	S 38°18' E 8°13'58"
C4	250.00'	114.27'	113.26'	S 85°58' W 28°11'20"
C5	250.00'	38.96'	38.92'	N 50°56' E 8°58'48"
C6	250.00'	68.31'	68.10'	N 54°17' E 15°39'21"
C7	100.00'	29.48'	29.41'	N 67°50' E 11°43'02"
C8	100.00'	19.06'	19.03'	S 68°23' W 10°55'17"
C9	100.00'	29.67'	29.56'	S 71°29' W 16°59'56"
C10	100.00'	61.92'	60.96'	S 82°12' W 35°25'05"
C11	200.00'	391.89'	332.14'	S 73°32' E 112°18'07"
C12	250.00'	31.59'	31.57'	S 48°43' W 7°14'27"
C13	250.00'	26.05'	26.04'	S 46°09' W 6°06'50"
C14	150.00'	248.94'	221.34'	N 81°15' W 89°08'00"
C15	250.00'	321.99'	300.19'	S 03°01' W 73°47'37"
C16	100.00'	67.00'	65.76'	N 38°58' E 35°23'24"
C17	100.00'	28.39'	28.23'	N 51°58' E 14°22'37"
C18	250.00'	51.71'	51.62'	N 48°48' E 11°51'05"

1-SG-23-C / 1-F-23-DP
 Version 3
 12/28/2022

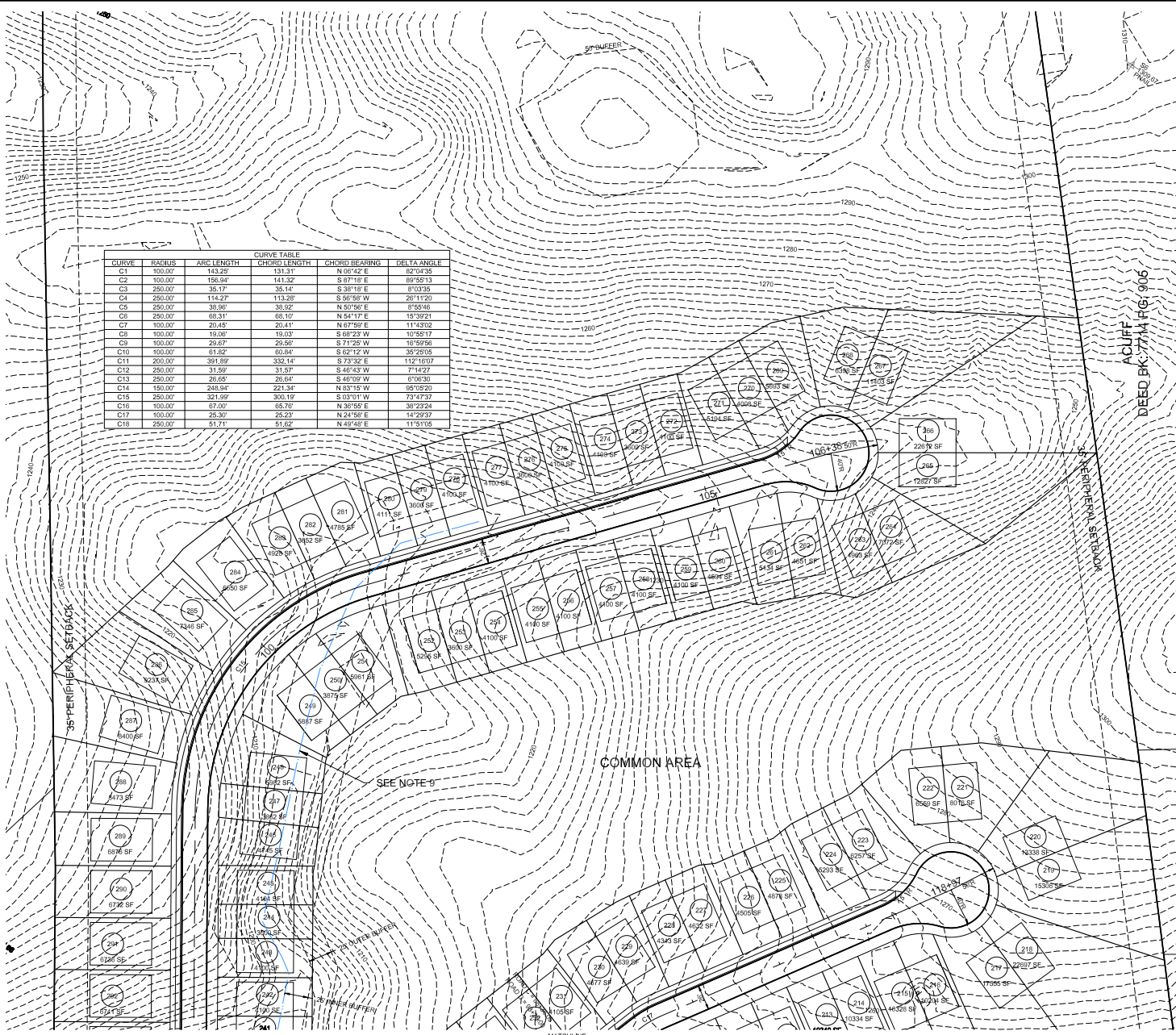
ROBERT G. CAMPBELL & ASSOC., L.P.
 CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE

CONCEPT PLAN OF: THOMPSON MEADOWS
 PHASE 2

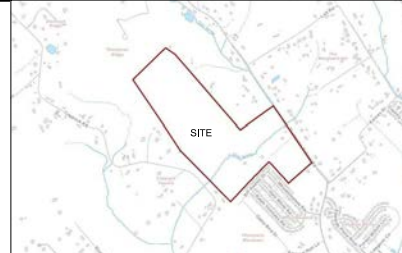
7921-7923 THOMPSON SCHOOL RD
 KNOX COUNTY

DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1"=50'	SHEET NO. 7
DRAWN BY AJJ	DATE 12/20/2022	FILE NO. 22201	OF 12 SHEETS

NO.	DATE	DESCRIPTION	BY	CHKD.



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	100.00'	143.29'	131.31'	N 89° 42' E 85° 04' 38"
C2	100.00'	156.84'	141.32'	S 87° 16' E 89° 56' 13"
C3	250.00'	35.17'	35.14'	S 38° 18' E 8° 03' 35"
C4	250.00'	114.27'	113.29'	S 56° 58' W 26° 11' 20"
C5	250.00'	38.96'	38.92'	N 50° 56' E 2° 05' 46"
C6	250.00'	68.31'	68.10'	N 54° 17' E 15° 39' 21"
C7	100.00'	23.45'	20.41'	N 67° 59' E 11° 43' 02"
C8	100.00'	19.06'	19.03'	S 62° 23' W 10° 55' 17"
C9	100.00'	29.67'	29.56'	S 71° 25' W 18° 59' 56"
C10	100.00'	61.82'	60.84'	S 62° 12' W 35° 25' 05"
C11	200.00'	391.89'	382.14'	S 73° 32' E 112° 10' 07"
C12	250.00'	31.59'	31.57'	S 46° 45' W 7° 14' 02"
C13	250.00'	28.85'	28.84'	S 46° 08' W 6° 06' 30"
C14	150.00'	248.94'	221.34'	N 83° 15' W 95° 05' 20"
C15	250.00'	321.89'	300.15'	S 65° 01' W 73° 47' 37"
C16	100.00'	67.00'	65.76'	N 36° 58' E 38° 23' 24"
C17	100.00'	25.30'	25.29'	N 24° 58' E 14° 29' 37"
C18	250.00'	51.71'	51.62'	N 49° 02' E 11° 51' 05"



LOCATION MAP
NO SCALE

LEGEND

- EIP EXISTING IRON PIN
- IRON PIN SET * ROD W/ CAP
- EXISTING LIGHT POLE
- EXISTING POWER/TELEPHONE
- EXISTING GUY WIRE
- EXISTING WATER METER
- - - - - PROPOSED GRADE
- — — — — EXISTING STREAM
- — — — — EXISTING VEGETATION
- — — — — EXISTING BARBED WIRE FENCE

1-SG-23-C / 1-F-23-DP
Version 3
12/28/2022

- NOTES:
- EXISTING CONTOURS BASED ON STATE LIDAR DATA.
 - ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - EXISTING BUILDINGS ON PARCEL TO BE REMOVED.
 - EXCAVATE PERMANENT STORMWATER DETENTION POND IN ADVANCE OF CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN UPSTREAM DRAINAGE AREA IS STABILIZED.
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 - SEWER PROVIDERS: HPUD
 - HYDROLOGIC DETERMINATION TO BE MADE DURING DESIGN PHASE.

- VARIANCES:
- REDUCE HORIZONTAL CURVE LENGTH OF CURVES 1 AND 2 FROM 250' TO 100'.
 - REDUCE HORIZONTAL CURVE LENGTH OF CURVES 7, 8, & 9 FROM 250' TO 100'.
 - REDUCE HORIZONTAL CURVE LENGTH FOR CURVE 11 FROM 250' TO 200'.
 - REDUCE HORIZONTAL CURVE LENGTH OF CURVE 14 FROM 250' TO 150'.
 - REDUCE TANGENT LENGTHS BETWEEN HORIZONTAL CURVES 7-8 & 8-9, AND BETWEEN CURVES 13-14.

TOTAL AREA: +/- 108.40 ACRES
AREA AFTER ROW DEDICATION: +/- 107.92 ACRES
PHASE 1: 30.30 ACRES
PHASE 2: 78.10 ACRES

NUMBER OF LOTS: 299
CLT MAP: 12
PARCELS: 012 209
DEED REFERENCE: 20220824-0012923
ZONING: PR (-2.9 DU/AC)
PLANNING FILE NUMBER: 1-SG-23-C/1-F-23-DP



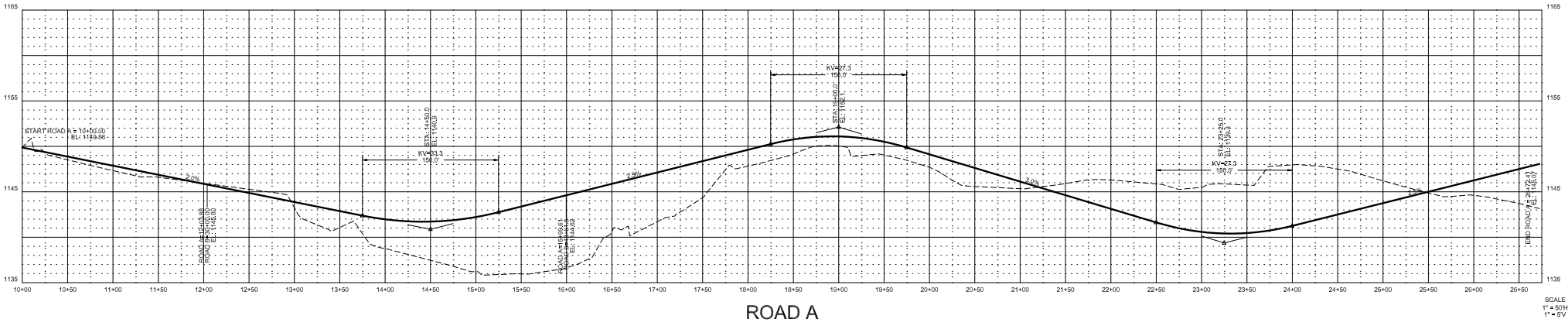
NO.	DATE	DESCRIPTION	BY	CHKD.

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

CONCEPT PLAN OF: THOMPSON MEADOWS
PHASE 2

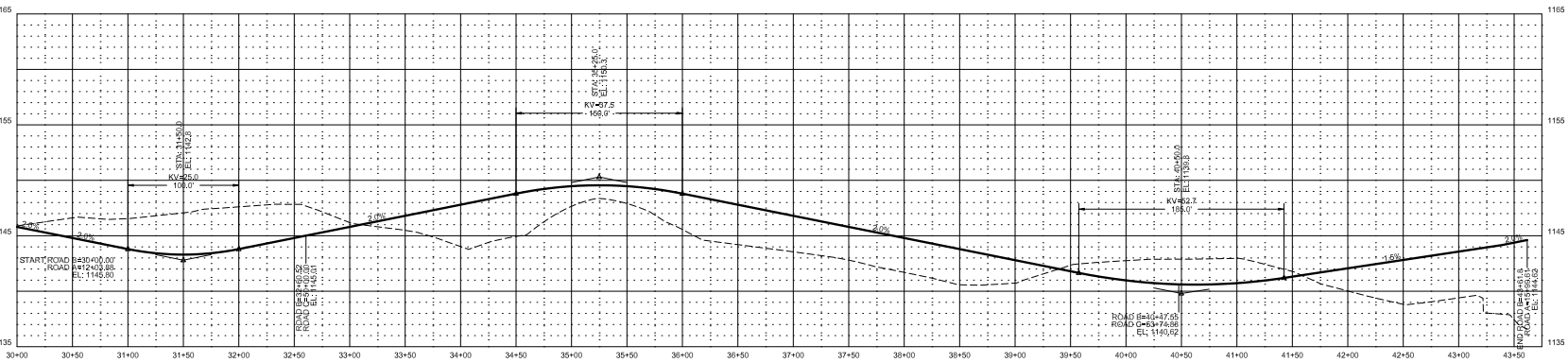
7921-7923 THOMPSON SCHOOL RD
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RG	1"=40'	NO. 8
DRAWN BY	DATE	FILE NO.	OF 12 SHEETS
AJJ	12/20/2022	22202	



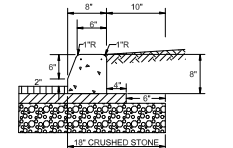
ROAD A

SCALE
1" = 50'
1" = 5'

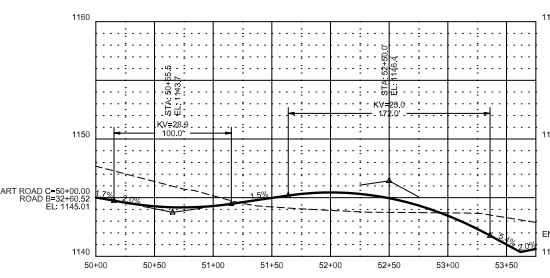


ROAD B

SCALE
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1" = 5'

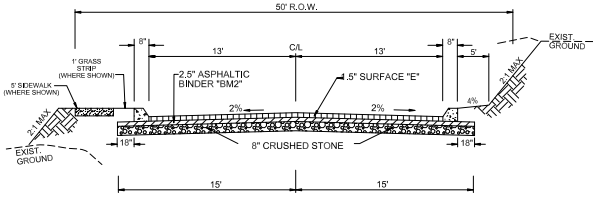


STANDARD DETAIL 6" EXTRUDED CURB



ROAD C

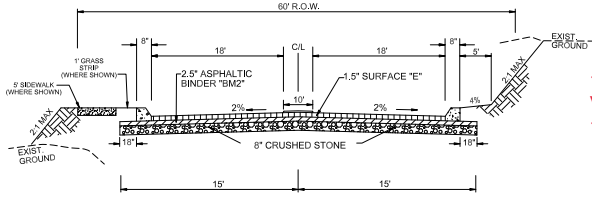
SCALE
1" = 50'
1" = 5'



TYPICAL 2 LANE STREET PUBLIC ROADS

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

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 95 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)



TYPICAL 2 LANE STREET WITH BLVD PUBLIC ROADS

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

FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 95 PERCENT STANDARD PROCTOR MAXIMUM DRY DENSITY AND WITHIN PLUS OR MINUS 3 PERCENT OPTIMUM MOISTURE CONTENT. NO LESS THAN SIX (6) DENSITY TESTS SHALL BE PERFORMED IN EVERY 10,000 SQUARE FEET OF AREA PER 8 INCH LIFT. (APPROX. 1 TEST PER EVERY 50 SQ. FT.)

1-SG-23-C / 1-F-23-DP
Version 3
12/28/2022



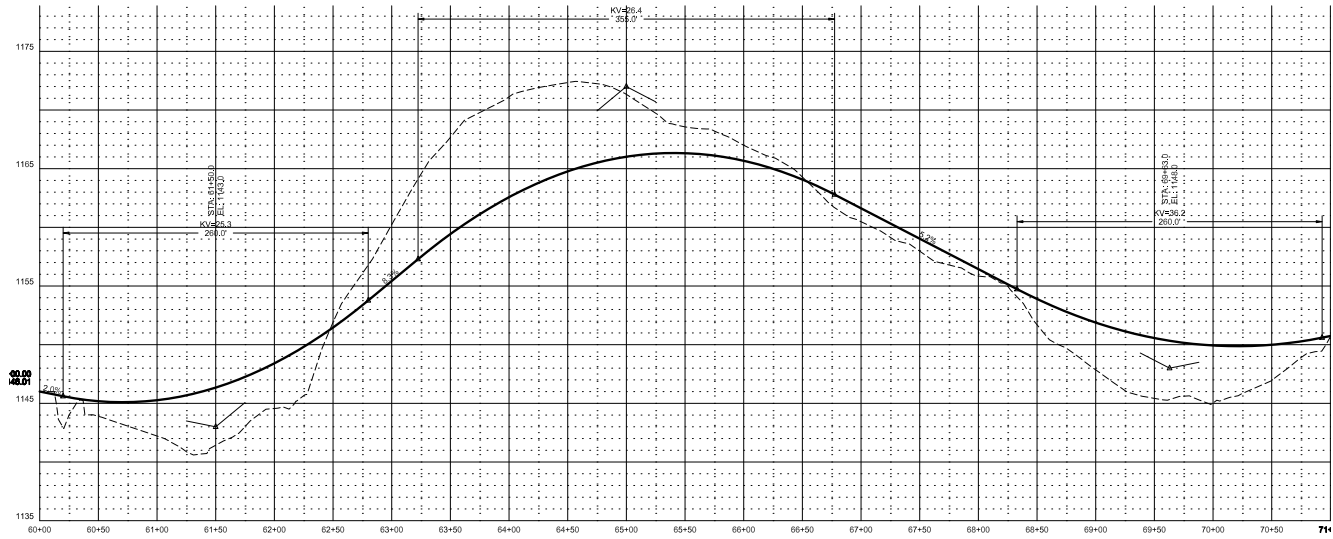
NO.	DATE	DESCRIPTION	BY	CHKD.

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

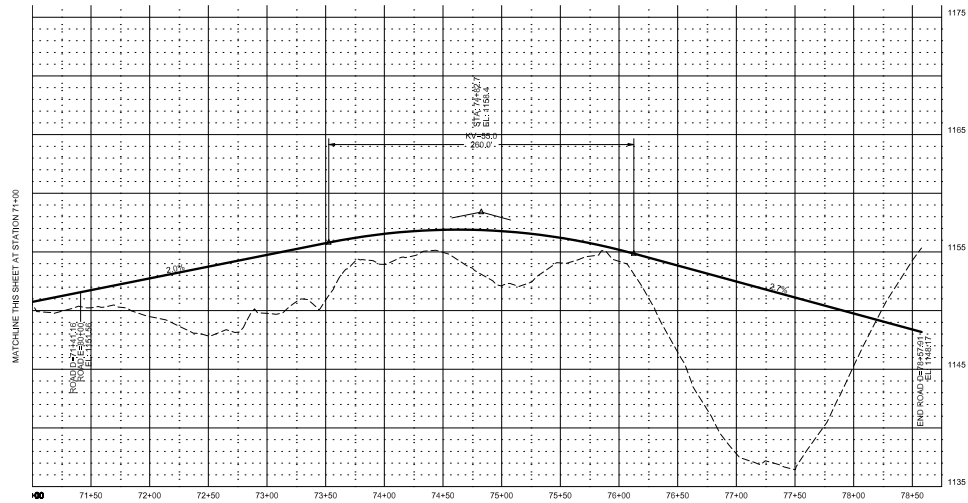
ROAD PROFILES
PHASE 1

THOMPSON MEADOWS
KNOX COUNTY

DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1" = 50' 1" = 5'	SHEET NO. 9
DRAWN BY AJJ	DATE 12/20/2022	FILE NO. 22220	OF 12 SHEETS



ROAD D



1-SG-23-C / 1-F-23-DP
Version 3
12/28/2022



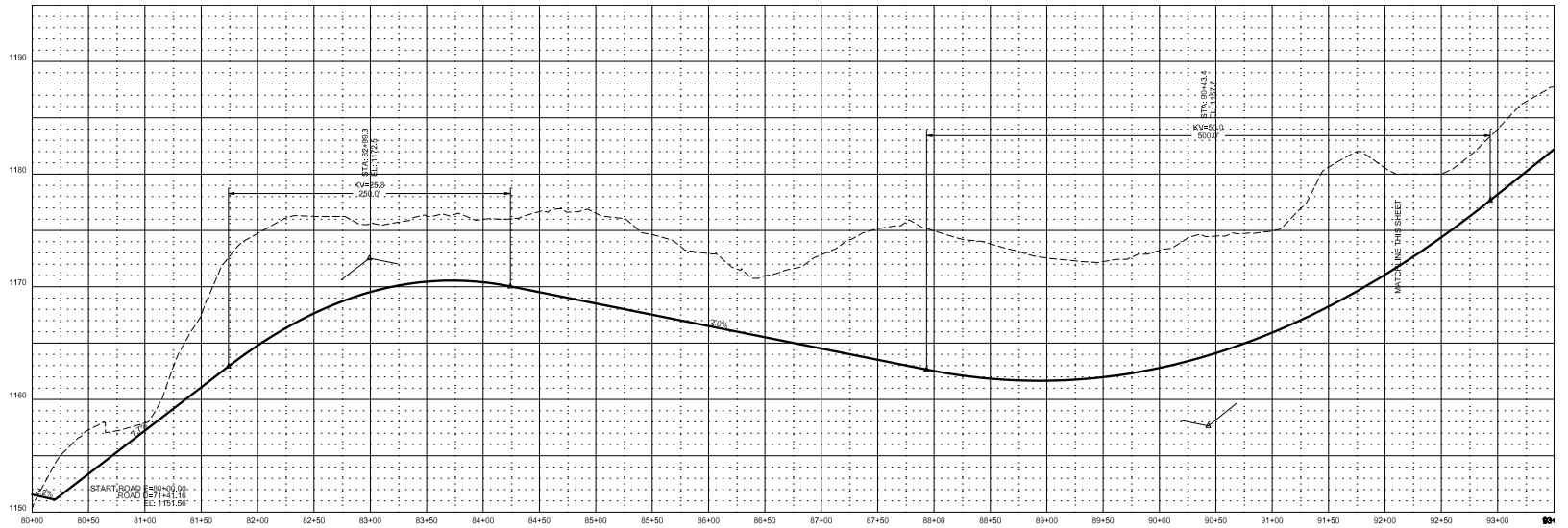
NO.	DATE	DESCRIPTION	BY	CHKD.

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

ROAD PROFILES
PHASE 2

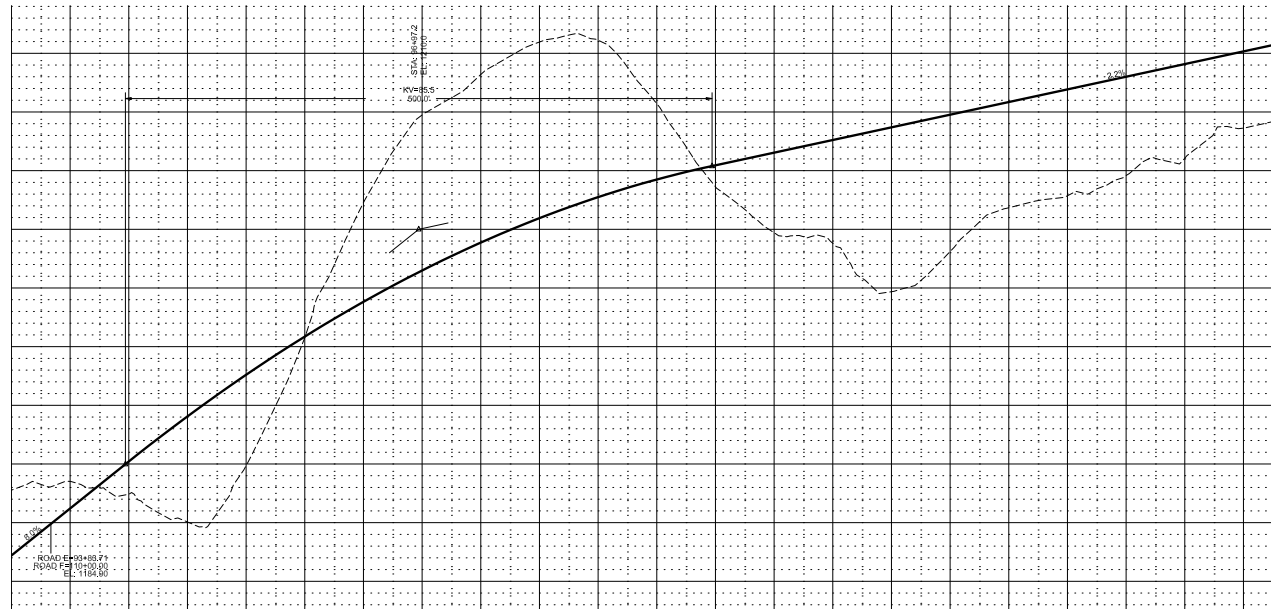
THOMPSON MEADOWS
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RG	1" = 50'H	NO. 10
DRAWN BY	DATE	FILE NO.	OF 12 SHEETS
AJJ	12/20/2022	22120	



ROAD E

MATCHLINE THIS SHEET AT STATION 32+00



1-SG-23-C / 1-F-23-DP
Version 3
12/28/2022



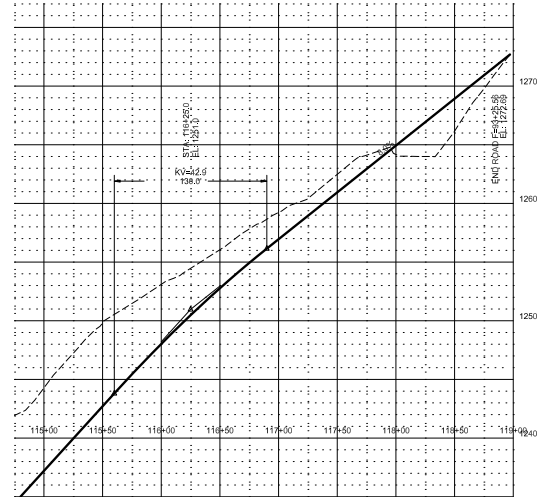
NO.	DATE	DESCRIPTION	BY	CHKD.

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

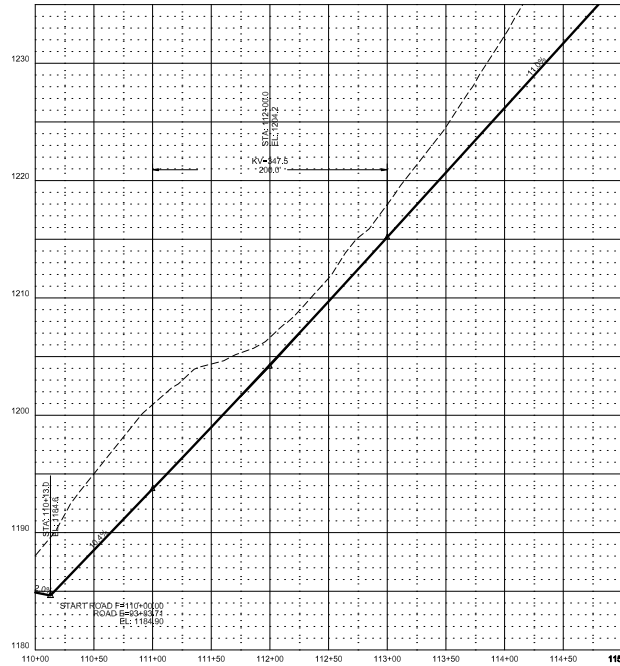
ROAD PROFILES
PHASE 2

THOMPSON MEADOWS
KNOX COUNTY

DESIGNED BY AJJ	CHECKED BY RGC	SCALE 1" = 50' H 1" = 5' V	SHEET NO. 11
DRAWN BY AJJ	DATE 12/20/2022	FILE NO. 22120	OF 12 SHEETS



MATCHLINE THIS SHEET AT STATION 115+00



ROAD F

1-SG-23-C / 1-F-23-DP
Version 3
12/28/2022



NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		

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

ROAD PROFILES
PHASE 2

THOMPSON MEADOWS
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
AJJ	RGC	1" = 50'H 1" = 5'V	NO. 12
DRAWN BY	DATE	FILE NO.	OF 12 SHEETS
AJJ	12/20/2022	22120	

THOMPSON MEADOWS SUBDIVISION

Transportation Impact Analysis
7921 & 7923 Thompson School Road
Knox County, TN

A Transportation Impact Analysis for the Thompson Meadows Subdivision

Submitted to

Knox County Engineering and Public Works

Updated December 14, 2022
November 28, 2022
FMA Project No. 588.014

Submitted By:



1-SG-23-C / 1-F-23-DP
TIS Version 2
12/14/2022

6 Turn Lane Warrant Analysis

The intersections of Thompson School Road at Karnes Drive and Thompson School Road at both driveway connections were evaluated to determine if a right turn lane or a left turn lane are warranted. The Knox County Department of Engineering and Public Works handbook, "Access Control and Driveway Design Policy," was used to analyze the information.

There are no turn lanes warranted at the intersections of Thompson School Road at Karnes Drive, Thompson School Road at the proposed driveway Access #1 and Thompson School Road at the proposed driveway Access #2 during either the AM or PM peak hours after the full buildout of the Thompson Meadows Subdivision residential development.

The turn lane warrant worksheets and analysis are included in Attachment 8.

7 Conclusions and Recommendations

7.1 Thompson School Road at Karnes Drive

The existing, background and full buildout conditions at the unsignalized intersection of Thompson School Road at Karnes Drive were analyzed using the Highway Capacity Software (HCS7). Thompson School Road at Karnes Drive is a three-legged intersection with an existing stop sign on Karnes Drive.

The existing and background traffic conditions for the westbound approach (Karnes Drive) operate at a LOS A during both the AM and PM peak hours and the southbound approach (Thompson School Road) operates at a LOS A during both the AM and PM peak hours.

After the completion of the full buildout of the Thompson Meadows Subdivision the traffic conditions for the intersection of Thompson School Road at Karnes Drive will operate as follows. The westbound approach (Karnes Drive) will operate at a LOS B during both the AM and PM peak hours. The southbound approach (Thompson School Road) will operate at a LOS A during both the AM and PM peak hours.

The 95% queue length is defined as the queue length that has only a 5-percent probability of being exceeded during the analysis time period. The 95% queue length is typically used to determine the length of turning lanes in order to minimize the risk of blockage.

**Thompson Meadows Subdivision
Transportation Impact Analysis
December 14, 2022**

The unsignalized intersection capacity analysis shows the full buildout 95% queue length for the westbound approach (Karnes Drive) of less than one vehicle during the AM peak hour and 1.1 vehicles (approximately 50 feet) during the PM peak hour. The existing storage lengths at the intersection of Thompson School Road at Karnes Drive are adequate and no additional improvements are necessary in order to accommodate the Thompson Meadows Subdivision residential development.

A northbound right turn lane and a southbound left turn lane on Thompson School Road are not warranted during either the AM or PM peak hours per the Knox County Department of Engineering and Public Works handbook, "Access Control and Driveway Design Policy."

The width of Karnes Drive varies between 15.5 feet and 16 feet. The minimum recommended pavement width for a local road with a 30 mph design speed and a low volume ADT is 18 feet per AASHTO's A Policy on Geometric Design of Highways and Street. FMA did not identify any locations where spot improvements might be necessary, but the existing roadway width does not meet the minimum recommended pavement width.

The existing signage on Karnes Drive includes a speed limit sign in each direction and a "W1-6" horizontal rectangular sign with a large horizontal arrow pointing to the left for eastbound traffic approaching the horizontal curve. FMA recommends any improvements to Karnes Drive between Thompson School Road and Barker Road including road/shoulder widening, resurfacing, increased signage, etc. be coordinated with Knox County Engineering and Public Works.

7.2 Thompson School Road at Driveway Access #1

Thompson School Road is classified as a Major Collector by the Major Road Plan. The minimum intersection spacing required on a collector street is 300 feet per the "Knoxville-Knox County Subdivision Regulations" amended through October 6, 2022. The driveway connection (Access #1) is located approximately 1,160 feet north of Karnes Drive and 590 feet south of the driveway connection (Access #2). The driveway Access #1 exceeds the typical minimum separation on a collector street; therefore, no change is necessary.

The full buildout conditions at the unsignalized intersection of Thompson School Road at driveway Access #1 were analyzed using the Highway Capacity Software (HCS7). The proposed driveway connection is a three-legged intersection with a stop sign at driveway Access #1.

After the completion of the full buildout of the Thompson Meadows Subdivision the traffic conditions for the intersection of Thompson School Road at driveway Access #1 will operate as follows. The eastbound approach (Access #1) will operate at a

**Thompson Meadows Subdivision
Transportation Impact Analysis
December 14, 2022**

LOS A during both the AM and PM peak hours. The northbound approach (Thompson School Road) will operate at a LOS A during both the AM and PM peak hours.

A northbound left turn lane and a southbound right turn lane on Thompson School Road are not warranted during either the AM or PM peak hours per the Knox County Department of Engineering and Public Works handbook, "Access Control and Driveway Design Policy."

The minimum required sight distance for a road with a posted speed limit of 30 mph is 300 feet in each direction in accordance with the "Knoxville-Knox County Subdivision Regulations" amended through October 6, 2022. FMA measured the sight distance at the proposed intersection of Thompson School Road at the driveway Access #1 in November 2022. At 15 feet from the edge of pavement the sight distance at the proposed intersection is greater than 500 feet looking to the north and greater than 500 feet looking to the south.

Any required sight distance easements for the internal subdivision intersections should be coordinated with Knox County Engineering and Public Works and included on the final design drawings prior to construction of the subdivision.

FMA recommends that the signs and pavement markings be installed in accordance with the standards provided in the *Manual on Uniform Traffic Control Devices* (MUTCD).

7.3 Thompson School Road at Driveway Access #2

Thompson School Road is classified as a Major Collector by the Major Road Plan. The minimum intersection spacing required on a collector street is 300 feet per the "Knoxville-Knox County Subdivision Regulations" amended through October 6, 2022. The driveway connection (Access #2) is located approximately 1,160 feet south of Lett Road and approximately 590 feet north of the driveway connection (Access #1). The driveway Access #2 exceeds the typical minimum separation on a collector street; therefore, no change is necessary.

The full buildout conditions at the unsignalized intersection of Thompson School Road at driveway Access #2 were analyzed using the Highway Capacity Software (HCS7). The proposed driveway connection is a three-legged intersection with a stop sign at driveway Access #2.

After the completion of the full buildout of the Thompson Meadows Subdivision the traffic conditions for the intersection of Thompson School Road at driveway Access #2 will operate as follows. The eastbound approach (Access #2) will operate at a LOS A during both the AM and PM peak hours. The northbound approach

**Thompson Meadows Subdivision
Transportation Impact Analysis
December 14, 2022**

(Thompson School Road) will operate at a LOS A during both the AM and PM peak hours.

A northbound left turn lane and a southbound right turn lane on Thompson School Road are not warranted during either the AM or PM peak hours per the Knox County Department of Engineering and Public Works handbook, "Access Control and Driveway Design Policy."

The minimum required sight distance for a road with a posted speed limit of 30 mph is 300 feet in each direction in accordance with the "Knoxville-Knox County Subdivision Regulations" amended through October 6, 2022. FMA measured the sight distance at the proposed intersection of Thompson School Road at the driveway Access #2 in November 2022. At 15 feet from the edge of pavement the sight distance at the proposed intersection is greater than 500 feet looking to the north and greater than 500 feet looking to the south.

Any required sight distance easements for the internal subdivision intersections should be coordinated with Knox County Engineering and Public Works and included on the final design drawings prior to construction of the subdivision.

FMA recommends that the signs and pavement markings be installed in accordance with the standards provided in the *Manual on Uniform Traffic Control Devices* (MUTCD).

The standard practice for a residential subdivision with 150 or more lots is to require at least two access points to provide alternative access opportunities in the event that one access is blocked by a fallen tree, crash, or other. The subdivision north of Clear Spring proposes 95 townhome lots and 118 single-family lots for a total of 213 residential lots. The concept plan shows a single entry/exit lane onto Thompson School Road at the driveway Access #2; therefore, consideration should be made to adding a boulevard entrance in order to provide an alternate means of access if one side is blocked. A boulevard section is typically required to extend to the first major internal intersection in order to provide alternate travel paths.

7.4 Traffic Impact Letter

A Traffic Impact Letter evaluation was completed by Fulghum, MacIndoe & Associates in March 2022 for the Thompson Meadows Subdivision residential development during the rezoning process. The total expected area of development was 95 acres and was rezoned from A (Agricultural and Estate) to PR (Planned Residential) with an estimated density of 3.2 units/acre or approximately 300 single family lots.

**Thompson Meadows Subdivision
Transportation Impact Analysis
December 14, 2022**

The TIL calculated the trip generation based on 300 single family lots with an estimated 2,772 new daily trips, 202 trips during the AM peak hour and 279 trips during the PM peak hour.

The TIL estimated that 20% of the subdivision traffic would enter/exit using Karnes Drive as a “cut-thru” to access Tazewell Pike (SR 131) and the Gibbs Schools and that the subdivision would add approximately 41 trips during the AM peak hour and 56 trips during the PM peak hour to Karnes Drive.

The submitted concept plan has a total of 313 lots with a proposed combination of townhome and single family lots. The total combined new trips generated by the Thompson Meadows Subdivision residential development were estimated to be 3,032 daily trips. The estimated trips are 224 trips during the AM peak hour and 301 trips during the PM peak hour.

Using the same 20% estimate for traffic entering/exiting using Karnes Drive as a “cut-thru” to access Tazewell Pike (SR 131) and the Gibbs Schools the Thompson Meadows Subdivision will add approximately 44 trips during the AM peak hour and 59 trips during the PM peak hour to Karnes Drive.

The difference between the estimated development during the rezoning process and the submitted concept plan was an increase of 13 lots resulting in an expected increase of 260 daily trips, 22 trips during the AM peak hour and 22 trips during the PM peak hour. And a resulting increase to the traffic entering/exiting Karnes Drive of an additional 3 trips during the AM peak hour and 3 trips during the PM peak hour.



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

11/29/2022

Date Filed

1/12/2023

Meeting Date (if applicable)

1-SG-23-C / 1-F-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

HAM Land Partners, LLC

Owner Name (if different)

672 Fox Den Ln LaFollette TN 37766

Owner Address

865-567-1725

Owner Phone / Email

7921 THOMPSON SCHOOL RD / 7923

Property Address

12 209

Parcel ID

108.26 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District, Northeast

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Thompson School Rd, northwest of Karnes Dr

General Location

City **Commission District 8 PR (Planned Residential)**

Agriculture/Forestry/Vacant Land

County District

Zoning District

Existing Land Use

Northeast County

Planning Sector

RR (Rural Residential), HP (Hillside Protection), SP (Strea

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) Attached and detached residential subdivision	

SUBDIVISION REQUEST

Thompson Meadows	Related Rezoning File Number
Proposed Subdivision Name	
<u>1 & 2</u>	<u>313</u>
Unit / Phase Number <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	Proposed Zoning	Pending Plat File Number
<input type="checkbox"/> Plan Amendment		
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
\$1,600.00	
Fee 2	
Fee 3	

AUTHORIZATION

Robert G. Campbell & Associates	11/29/2022
Applicant Signature	Date

Phone / Email

HAM Land Partners, LLC	11/29/2022
Property Owner Signature	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

January 12, 2023
~~January 12, 2023~~

Affiliation

11/28/2022

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

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

HAM Land Partners, LLC

672 Fox Den Lane, LaFollette, TN 3776

(865) 567-1725

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

7921-7923 Thompson School Road Corryton, TN 37721

012 209

Property Address

Parcel ID

NEKUD

NEKUD

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

West side of Thompson School Rd, northwest of Karnes Dr

108 acres

General Location

Tract Size

City County

8th
District

PR (Planned Residential)

Zoning District

Agriculture/forestry/vacant

Existing Land Use

Northeast County

RR, HP, & SP

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) Attached and detached residential subdivision

Related City Permit Number(s)

SUBDIVISION REQUEST

Thompson Meadows
 Proposed Subdivision Name
Phase 1/2
 Combine Parcels
 Divide Parcel
 ~~3/3~~ 3/3
 Unit / Phase Number
 Total Number of Lots Created
 Other (specify) Attached and detached residential subdivision
 Attachments / Additional Requirements

Related Rezoning File Number

4-M-22-RZ

4-C-22-SD

ZONING REQUEST


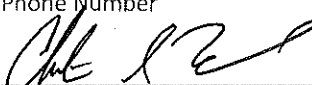
Zoning Change
 Proposed Zoning _____
 Plan Amendment Change
 Proposed Plan Designation(s) _____
 Proposed Density (units/acre) _____
 Previous Rezoning Requests _____
 Other (specify) _____

Pending Plat File Number

STAFF USE ONLY

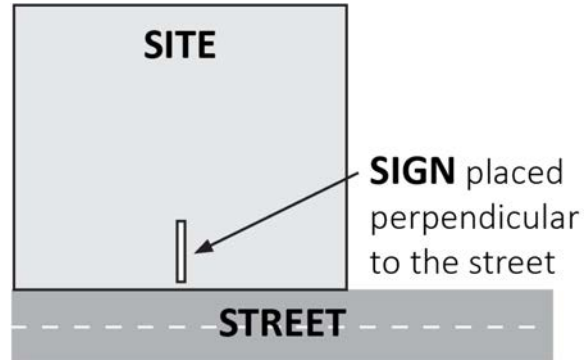
PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat) <input type="checkbox"/> Use on Review / Special Use (Concept Plan) <input checked="" type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (Hillside Protection)	Fee 1		Total \$1,600
	0102	Concept Plan	
	Fee 2		
	Fee 3		

MR


 Applicant Signature
 Robert G. Campbell & Associates
 11-28-2022
 Please Print
 Date
 (865) 947-5996
 Austin.Johnson@rgc-a.com
 Phone Number
 Email

 Property Owner Signature
 Christine G. Hicks
 10-21-22
 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.

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: 11/29/22

File Number: 1-SG-23-C 1-F-23-DP

- Sign posted by Staff
 Sign posted by Applicant