



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 10-SB-23-C  
10-B-23-DP

**AGENDA ITEM #:** 37  
**AGENDA DATE:** 10/5/2023

▶ **SUBDIVISION:** CMH HOMES, INC ON TIPTON STATION ROAD

▶ **APPLICANT/DEVELOPER:** CMH HOMES, INC

**OWNER(S):** CMH Homes, Inc

**TAX IDENTIFICATION:** 148 10804, 10806 [View map on KGIS](#)

**JURISDICTION:** County Commission District 9

**STREET ADDRESS:** 2116 TIPTON STATION RD (2120 TIPTON STATION RD)

▶ **LOCATION:** South side of Tipton Station Rd, east of Poplar Wood Trl

**SECTOR PLAN:** South County

**GROWTH POLICY PLAN:** Planned Growth Area

**WATERSHED:** Stock Creek

▶ **APPROXIMATE ACREAGE:** 20.21 acres

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

▶ **EXISTING LAND USE:** Single Family Residential, Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Detached residential subdivision

**SURROUNDING LAND USE AND ZONING:** North: Rural residential, single family residential - A (Agricultural), PR (Planned Residential) up to 4 du/ac  
South: Agriculture/forestry/vacant - A (Agricultural)  
East: Rural residential, Public/quasi-public land - A (Agricultural)  
West: Rural residential, single family residential - RB (General Residential), PR (Planned Residential) up to 3 du/ac

▶ **NUMBER OF LOTS:** 71

**SURVEYOR/ENGINEER:** David Harbin Batson Himes Norvell & Poe

**ACCESSIBILITY:** Access is via Tipton Station Road, a major collector street with a 20-ft pavement width within a 40-ft right-of-way.

▶ **SUBDIVISION VARIANCES** **VARIANCES (revised 10/4/2023)**

**REQUIRED:** 1. None required

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

1. Reduce the minimum horizontal curve radius on Road 'B' from 250 ft to 100 ft at STA 6+50

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

\*\* See attached variance and alternative design request form

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**STAFF RECOMMENDATION:**

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

**Approve the Concept Plan subject to 9 conditions.**

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102), including but not limited to addressing reassignment for the existing residences that will access the new internal roads.
- 3) Constructing a sidewalk connection to the school property from the Road 'D' cul-de-sac, as shown on the Concept Plan. The sidewalk shall be located in a common area. The design details will be worked out with Knox County Engineering and Public Works during the design plan phase.
- 4) Providing a Transportation Impact Letter (TIL) for review and approval to Planning and Knox County Engineering and Public Works (EPW) staff during the design plan phase to determine if a westbound left turn lane and eastbound right turn lane on Tipton Station Road are warranted. If warranted, the applicant must enter into a Memorandum of Understanding with Knox County Engineering and Public Works per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102). The scope of work for the TIL will be provided by Planning and EPW staff to the applicant upon request.
- 5) Providing the Road 'D' stub-out as shown on the concept plan and providing notification of future connection per section 3.04.C.2 of the Subdivision Regulations. The paved surface of the stub-out can be stopped short of the adjacent property line if determined necessary by Knox County Engineering and Public Works during the design plan phase to more easily allow for connection from the adjacent property in the future.
- 6) Access must remain open at all times to the properties to the south that utilize the existing 50 ft joint permanent access easement and driveway through the subject property.
- 7) Providing a sight distance easement on Lot 50 if required by Knox County Engineering and Public Works during the design plan phase.
- 8) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 9) Meeting all applicable requirements of the Knox County Zoning Ordinance.

- ▶ **Approve the development plan for a residential subdivision with up to 71 detached houses on individual lots and reduction of the peripheral setback on lot 1 from 35 ft to 25 ft along the eastern property boundary, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Providing a Type 'B' landscape screen (Exhibit B) along the southern boundary of the development, excluding the wetland and wetland buffer.

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:**

The staff report was revised on 10/5/2023 to remove all Subdivision Regulation variance requests based on the Concept Plan revised on 10/4/2023, and adding a second Development Plan condition requiring a Type 'B' landscape screen along the southern boundary of the development.

\*\*\*\*\*  
\*

This proposal is for a residential subdivision with up to 71 detached houses on individual lots on approximately 20.21 acres (3.51 du/ac). The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3.7 du/ac in September 2023 (8-F-23-RZ).

**ROAD STUB-OUT**

The applicant proposes a road stub-out at the southern terminus of Road 'D'. This is also a condition of approval (#5). The concept plan shows the paved road surface extending to the southern boundary of the development. The recommended condition allows Knox County Engineering and Public Works to approve the pavement to stop short of the southern boundary if it will more easily allow the future road connection to tie in.

**TRANSPORTATION AND SIDEWALK IMPROVEMENTS**

A sidewalk connection is provided from the Road 'D' cul-de-sac to the South-Doyle High School property line.

Condition #3 recommends that the sidewalk be located in a common area rather than an easement across lot 20.

Condition #4 requires that the applicant submit a transportation impact letter (TIL) during the design plan phase to evaluate the need for a right or left turn lane on Tipton Station Road. If either is warranted, the applicant must enter into a Memorandum of Understanding with Knox County Engineering and Public Works to install the turn lane(s). A transportation impact study (TIS) was not required for this request because the projected traffic generation is less than 750 vehicle trips per day. However, because the access is so close to a school, staff recommends a limited study examining whether turn lanes are warranted.

#### ALTERNATIVE DESIGN STANDARDS (Revised 10/5/2023)

Alternative Design Standard #1: When a road is longer than 1,000 ft, the subdivision regulations require the horizontal curve radius to be a minimum of 250 ft. Otherwise, the minimum horizontal curve radius is 100 ft. Road 'B' is 1,050 ft long from its intersection with Road 'D' to its terminus south of its Road 'E' intersection. While the road is longer than 1,000 ft, the road segments on either side of the Road 'A' intersection are significantly less than 1,000 ft. Very little vehicle traffic will travel the full distance of Road 'B'. The proposed 1,000 ft radius is near Road 'A', which is where most traffic will come from, and it is expected that vehicles will still be accelerating and that the sharp turn will naturally keep speeds below the posted 25 mph speed limit through the curve. The minimum horizontal curve radius for AASHTO at 20 mph is 86 ft.

#### 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 3.7 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) This PR zone district is approved for a maximum of 3.7 du/ac. The proposed density for the subdivision is 3.51 du/ac.
- C) The peripheral setback is 35 ft and the Planning Commission has the authority to reduce the setback to 15 ft when adjacent to agricultural and residential zones. The existing house on Lot 1 is approximately 25 ft from the eastern lot line. The reduction will ensure the existing structure remains conforming to setbacks.

##### 2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Policy 4.2, Require vehicular and pedestrian connections between subdivisions to encourage safe access to community facilities and to reduce reliance on the automobile. – A stub-out is provided on the southeastern boundary of the development. In addition, a sidewalk connection is provided to the South-Doyle High School property boundary.
- b) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities – The two existing houses near Tipton Station Road will remain, so the setting of the houses along Tipton Station Road will not change, with exception of a road being constructed between the two houses.
- c) Policy 10.11, Allow higher densities, smaller yards and narrower lots for portions of planned developments that do not abut or face conventional suburban developments. In exchange, deeper setbacks, wider lots or landscape buffers shall be provided where the new development abuts lower density housing. The public comment also requests a fence, but that will not be part of my recommendation. – Large lot residential properties are to the south. Staff is recommending a Type 'B' landscape screen along the southern boundary outside the wetland and wetland buffer.

##### 3) SOUTH COUNTY SECTOR PLAN

- a) The property is classified as LDR (Low Density Residential) on the sector plan, which allows consideration of up to 5 du/ac. The proposed density is 3.51 du/ac.
- B) The southwest portion of the property is in the SP (Stream Protection) area. The SP area includes the FEMA 100- and 500-year floodplains. The 100-year floodplain can be filled up to half the distance between the outer edge of the floodplain and the floodway. The floodplain on the subject property is a significant distance from the floodway and can be entirely filled on this site.

##### 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: 736 (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: 16 (public school children, grades K-12)

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle High.

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

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

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

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## *Requested Variances & Alternative Design Standards*

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### 10-SB-23-C / 10-B-23-DP – CMH HOMES, INC ON TIPTON STATION RD

#### **VARIANCES**

1. ~~Reduce the minimum vertical curve on Road 'A' from K-25 to K-15 at PVI STA 5+25~~
2. ~~Reduce the minimum vertical curve on Road 'E' from K-25 to K-15 at PVI STA 1+00~~
3. ~~Reduce the minimum cul-de-sac right-of-way and curb transition radii from 75 ft to 25 ft.~~

Variance requests not required based on the Concept Plan revised on 10/4/2023

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

1. Reduce the minimum horizontal curve radius on Road 'B' from 250 ft to 100 ft at STA 6+50

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

1. Increase the maximum intersection grade from 1 to 3 percent on Road 'A' at the Road 'B' intersection.
2. Increase the maximum intersection grade from 1 to 2 percent on Road 'B' at the Road 'D' intersection.
3. Increase the maximum intersection grade from 1 to 3 percent on Road 'C' at the Road 'B' intersection.
4. Increase the maximum intersection grade from 1 to 3 percent on Road 'C' at the Road 'E' intersection.
5. Increase the maximum intersection grade from 1 to 3 percent on Road 'E' at the Road 'B' intersection.
6. Increase the maximum intersection grade from 1 to 2 percent on Road 'E' at the Road 'D' intersection.

#### **KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:**

Approve since there are no unsafe conditions created with these requests.

Steve Elliott 9/28/2023

# VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED

1. Roadway Grade at an intersection from 1% to 3%, Sta 5+25 to STA 5+86, Rd "A"

Justify request by indicating hardship: topography

2. Roadway Grade at an intersection from 1% to 3%, Sta 0+13 to Sta 1+85, Road "C"

Justify request by indicating hardship: topography

3. Roadway Grade at an intersection from 1% to 2%, Sta 0+13 to Sta 1+75 Road "B"

Justify request by indicating hardship: topography

4. Roadway Grade at an intersection from 1% to 3%, Sta 2+75 to Sta 3+66, Road "C"

Justify request by indicating hardship: topography

5. Roadway Grade at an intersection from 1% to 3%, Sta 0+13 to Sta 1+00 Road "B"

Justify request by indicating hardship: topography

6. Roadway Grade at an intersection from 1% to 2% Sta 5+00 to Sta 6+64, Road "E"

Justify request by indicating hardship: topography

~~7. Road "E" vertical curve value from 25 to 15~~

Variance not required based on revised concept plan dated 10/4/2023

Justify request by indicating hardship: topography

I certify that any and all requests needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

David L  
Signature

9/15/23  
Date

# VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED



1. Road "B" Horizontal curve radius from 250' to 100', sta 6+50

Justify request by indicating hardship: topography

2. ~~Cul-de-sac transition from <sup>radii</sup> 75' to 25' on Road "B"~~

Variance not required based on revised concept plan dated 10/4/2023

Justify request by indicating hardship: Cul de sac at an intersection, will not create a traffic hazard

3.

Justify request by indicating hardship: \_\_\_\_\_

4.

Justify request by indicating hardship: \_\_\_\_\_

5.

Justify request by indicating hardship: \_\_\_\_\_

6.

Justify request by indicating hardship: \_\_\_\_\_

7.

Justify request by indicating hardship: \_\_\_\_\_

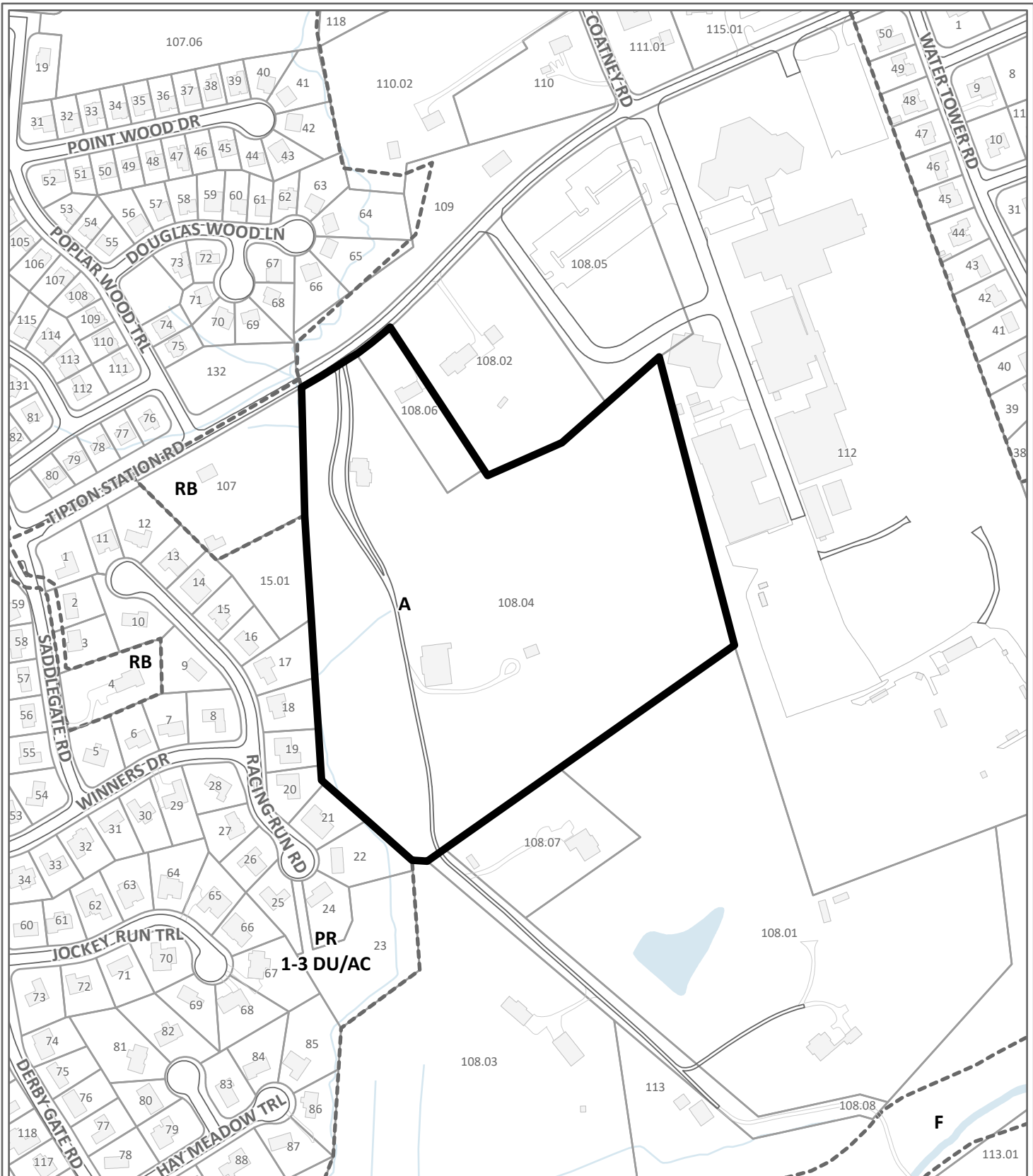
I certify that any and all requests needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested.

David Hill

Signature

9/15/23

Date



**DEVELOPMENT PLAN**

**10-SB-23-C/10-B-23-DP**

**Petitioner:** CMH Homes, Inc



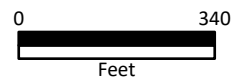
Detached residential subdivision in PR (Planned Residential) pending

**Map No:** 148

**Jurisdiction:** County

**Original Print Date:** 8/24/2023

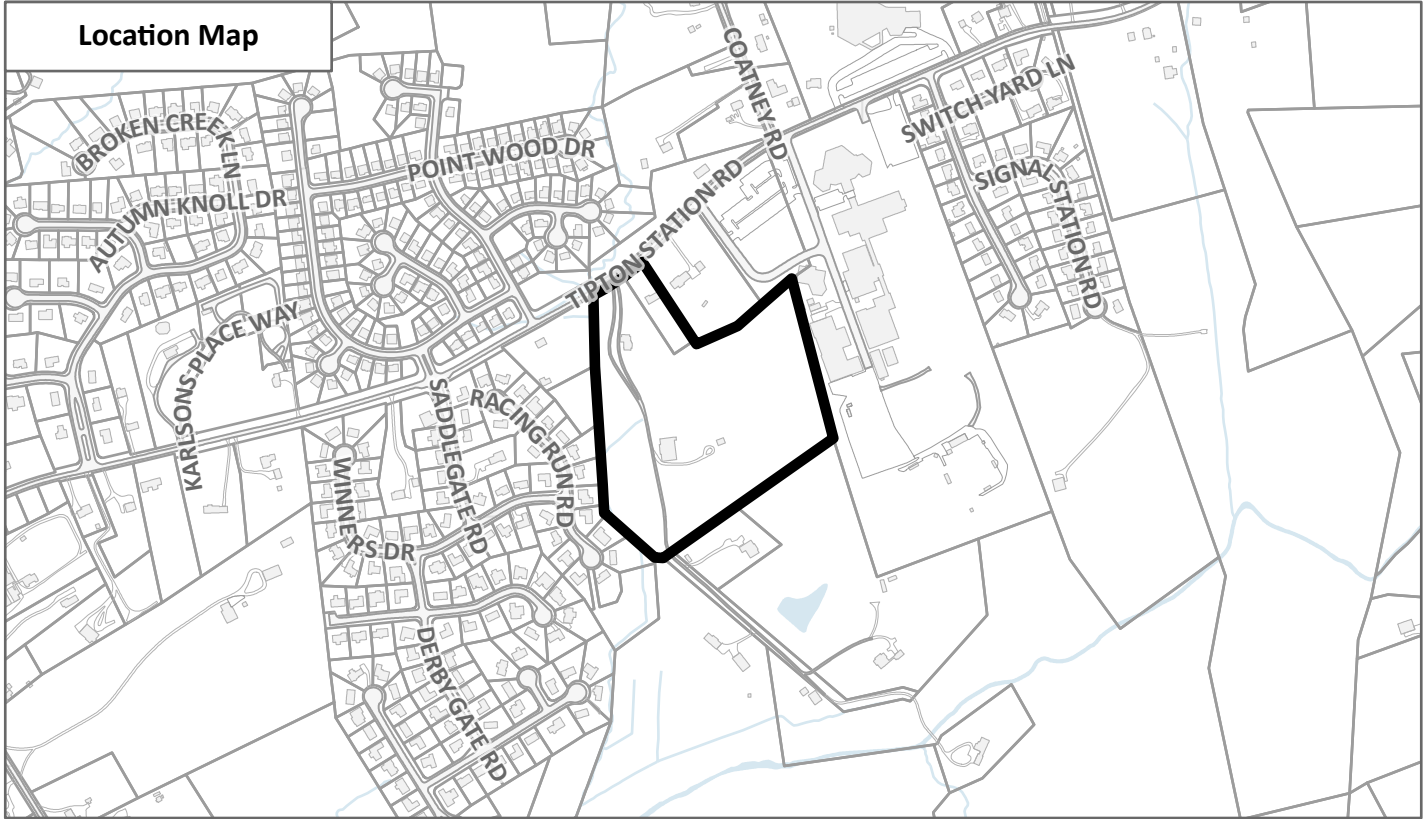
Knoxville - Knox County Planning Commission \* City / County Building \* Knoxville, TN 37902





# Exhibit A. Contextual Images

Location Map



Aerial Map

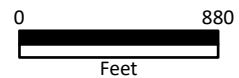


CONTEXTUAL MAPS 1

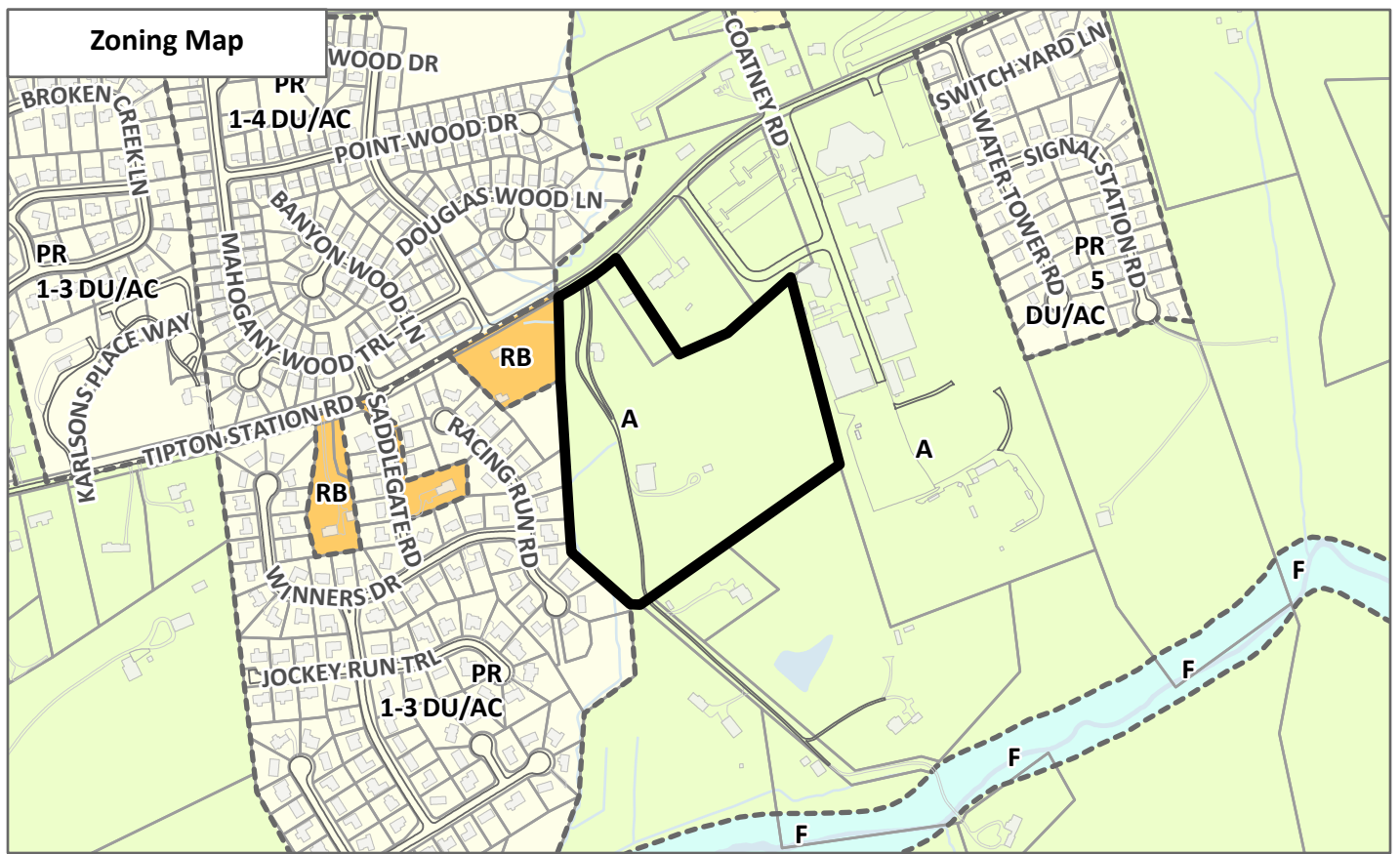
10-B-23-DP / 10-SB-23-C



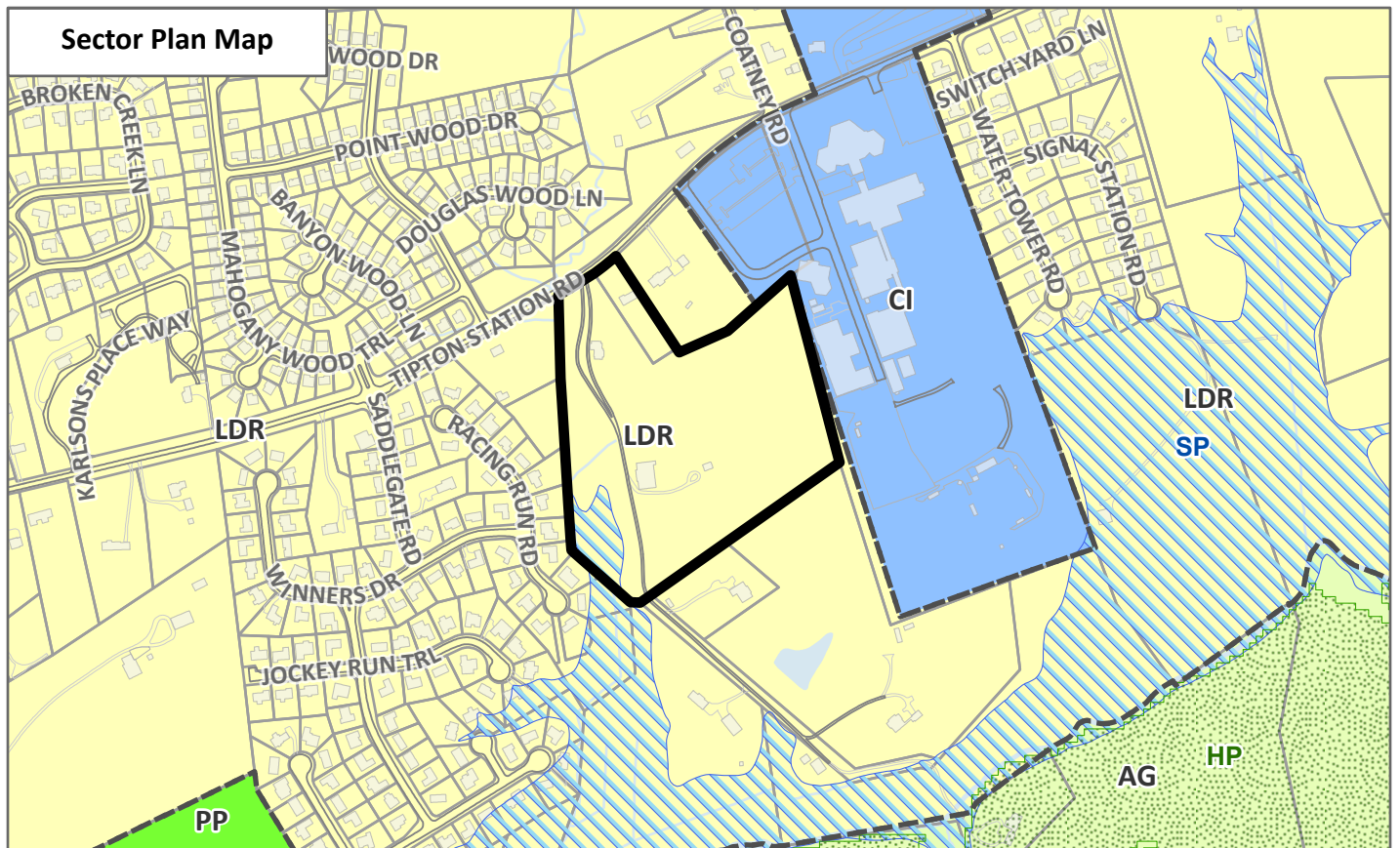
Case boundary



**Zoning Map**



**Sector Plan Map**

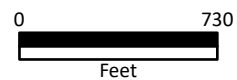


**CONTEXTUAL MAPS 2**

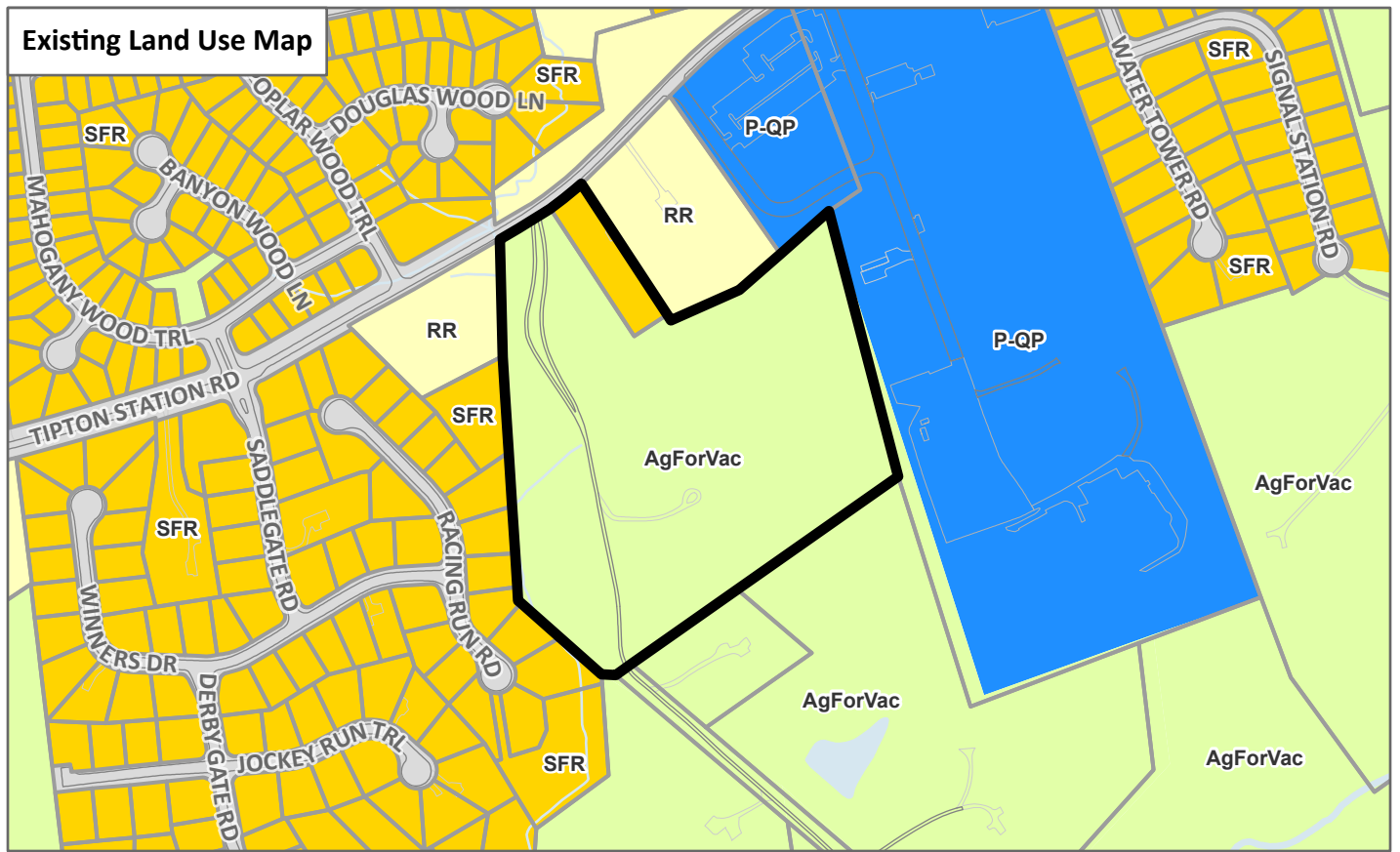
10-B-23-DP / 10-SB-23-C



Case boundary



Existing Land Use Map

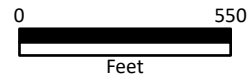


CONTEXTUAL MAPS 3

10-B-23-DP / 10-SB-23-C



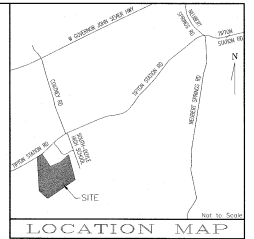
Case boundary



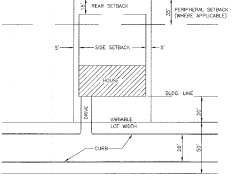
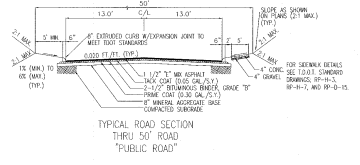
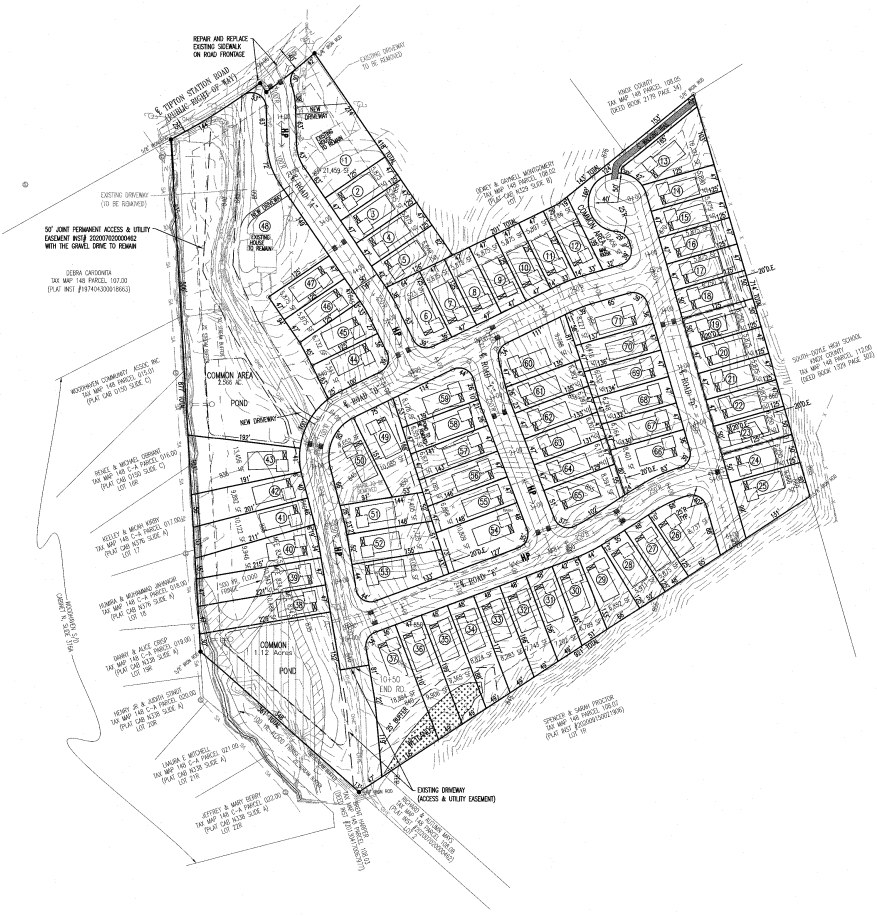
NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK  
OR CONSTRUCTION CONTRACTOR MUST  
CONTACT:  
TENNESSEE ONE-CALL  
1-800-351-1111  
RECORD AND SAVE YOUR CONFIRMATION  
NUMBER.

NOTE:  
CONTRACTOR TO NOTIFY ENGINEER  
BEFORE START OF CONSTRUCTION

NOTE:  
CONTRACTOR IS RESPONSIBLE FOR  
ALL TRENCH SAFETY  
CONTRACTOR SHALL SHORE AND  
BRACE ALL OPEN CUT TRENCHES AS  
REQUIRED BY STATE AND FEDERAL  
LAWS AND LOCAL ORDINANCES, TO  
CONFORM WITH RECOMMENDATIONS  
SET FORTH IN AGC MANUAL OF  
ACCIDENT PREVENTION IN  
CONSTRUCTION TO PROTECT LIFE,  
PROPERTY, OR WORK, TO AVOID  
EXCESSIVELY WIDE CUTS IN  
UNSTABLE MATERIAL.  
OSHA RULES SHALL BE ABIDED BY.



- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
  - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
  - THIS PROPERTY CONSISTS 20.21 ACRES SUBDIVIDED INTO 71 DETACHED SINGLE FAMILY LOTS.
  - THIS PROPERTY IS ZONED RR (RESIDENTIAL).
  - ALL SURVEY AND TOPOGRAPHIC INFORMATION BASED ON SURVEY MAP PROVIDED BY MR. ASSOCIATES ON AUGUST 16, 2023. ROAD PROFILES ARE BASED ON THIS INFORMATION.
  - UTILITIES:  
WATER: KNOX CHAPMAN UTILITY DISTRICT  
SEWER: KNOX CHAPMAN UTILITY DISTRICT  
ELECTRIC: KNOXVILLE UTILITIES BOARD  
GAS: KNOXVILLE UTILITIES BOARD  
TELEPHONE: AT&T  
CABLE: COMCAST
  - GEOTECHNICAL ENGINEER SHALL CARRY THE SLOPE STABILITY ON ALL FILL SLOPES.
  - BUILDING SETBACKS ARE AS FOLLOWS:  
FRONT- 20'  
REAR- 10'  
SIDE- 5'  
A 30' PERENNIAL SETBACK SUPERSEDES ALL OTHER SETBACKS
  - EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON SURVEY PROVIDED BY MR. ASSOCIATES. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
  - 50' JOINT PERMANENT ACCESS & UTILITY EASEMENT TO REMAIN OPEN AND TRAVELABLE DURING THE CONSTRUCTION PROCESS.
  - ALTERNATE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING ARE AS FOLLOWS:  
(1) ROADWAY GRADE AT INTERSECTION FROM 18 TO 38, STA 5+25 TO STA 5+46, ROAD "C"  
(2) ROADWAY GRADE AT INTERSECTION FROM 18 TO 38, STA 5+13 TO STA 5+19, ROAD "B"  
(3) ROADWAY GRADE AT INTERSECTION FROM 18 TO 38, STA 0+13 TO STA 1+25, ROAD "C"  
(4) ROADWAY GRADE AT INTERSECTION FROM 18 TO 38, STA 5+19 TO STA 5+46, ROAD "C"  
(5) ROADWAY GRADE AT INTERSECTION FROM 18 TO 38, STA 0+13 TO STA 1+40, ROAD "C"  
(6) ROADWAY GRADE AT INTERSECTION FROM 18 TO 38, STA 5+46 TO STA 6+44, ROAD "C"
  - ALTERNATE DESIGN STANDARDS APPROVED BY KNOXVILLE/KNOX COUNTY PLANNING ARE AS FOLLOWS:  
ROAD "B" HORIZONTAL CURVE RADII FROM 250' TO 100' STA 6+50
  - THE 20' STREAM BUFFER MUST REMAIN IN ITS UNDISTURBED STATE. GRADING MAY BE ALLOWED BETWEEN THE 20' AND 50' BUFFER HOWEVER NO PAVEMENT OR OTHER IMPERVIOUS SURFACE IS ALLOWED. SLOPES MUST BE RE-VEGETATED.



Revised: 10/4/2023

10-SB-23-C/10-B-23-DP



REGISTRATION 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, SPECIFICATIONS AND NOTATIONS CONFORM TO ALL APPLICABLE PROVISIONS OF THE PROFESSIONAL ENGINEERING REGISTRATION ACT AND HAVE BEEN REVIEWED AND APPROVED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.  
REGISTERED ENGINEER: *David B. Harkin*  
TENNESSEE CERTIFICATE NO. 101265

OWNER/DEVELOPER  
CMH HOMES, INC  
500 CLAYTON ROAD  
MORRISVILLE, TN 37054  
865-380-3000

25531-CP

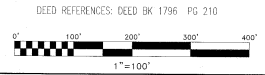
CONCEPT PLAN FOR  
CMH HOMES, INC ON TIPTON STATION ROAD  
TAX MAP 148 PARCEL 108.04  
9TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

SHEET 1 OF 2 SHEET(S)  
0/25531/25531-C-DWG

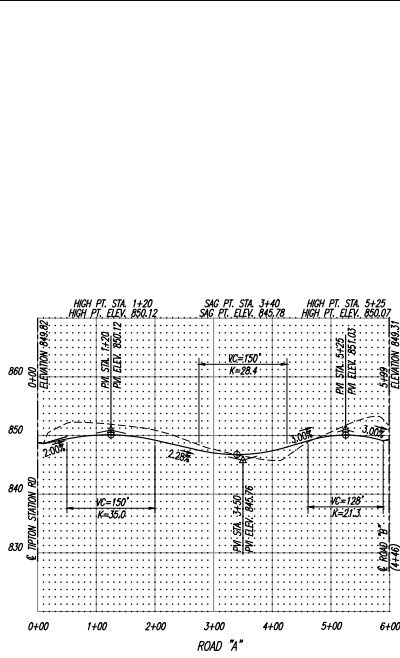
BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PATTERSON DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
email@batson-poe.com

DESIGNED	DBH								
DRAWN	TPD								
CHECKED	DBH	NO.	DATE	REVISION	APPRO.	NO.	DATE	REVISION	APPRO.
		2	10/03/23	REVISED PER KKCP COMMENTS					
		1	9/15/23	REVISED PER KKCP COMMENTS					

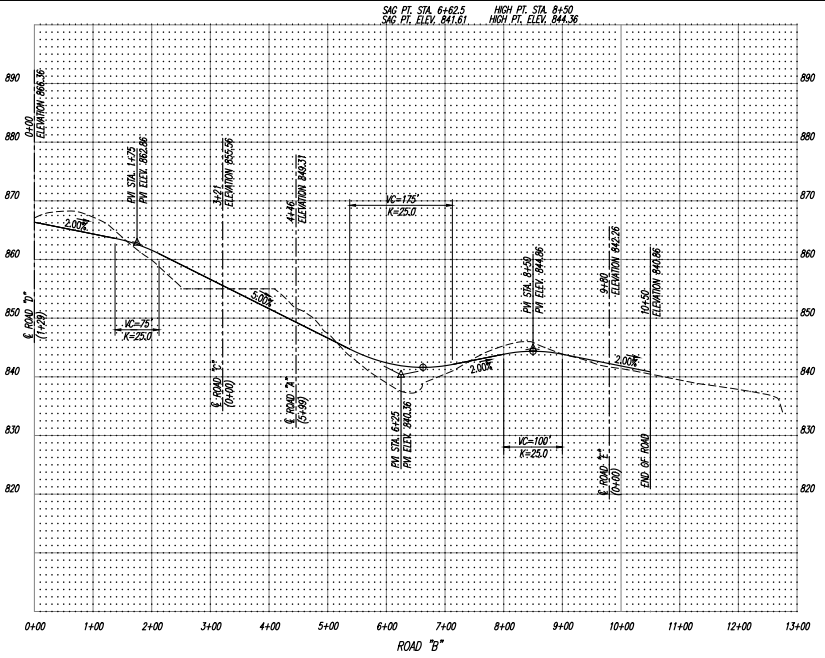
SCALE  
HORIZONTAL: 1"=100'  
VERTICAL: 2"=INTERVAL  
DATE  
8/17/23



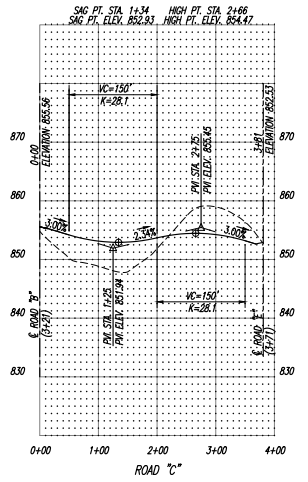
DEED REFERENCES: DEED BK 1796 PG 210



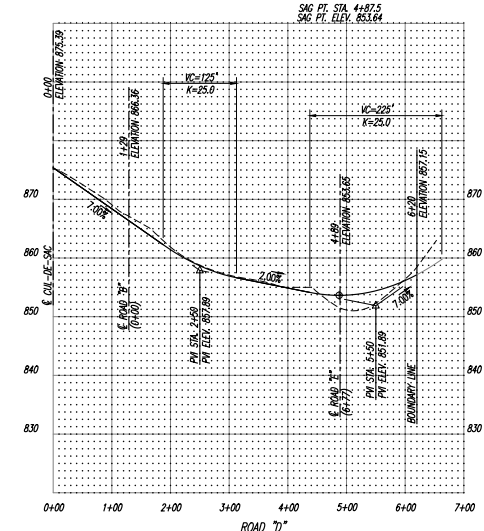
ROAD "A"  
SCALE: 1"=100' HORIZ.  
1"=10' VERT.



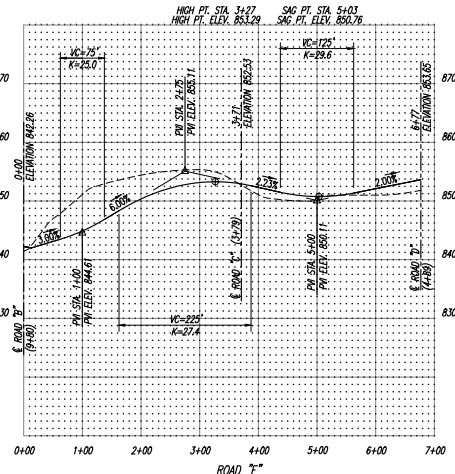
ROAD "B"  
SCALE: 1"=100' HORIZ.  
1"=10' VERT.



ROAD "C"  
SCALE: 1"=100' HORIZ.  
1"=10' VERT.



ROAD "D"  
SCALE: 1"=100' HORIZ.  
1"=10' VERT.



ROAD "E"  
SCALE: 1"=100' HORIZ.  
1"=10' VERT.



10-SB-23-C / 10-B-23-DP  
Revised: 10/4/2023

OWNER/DEVELOPER  
CMH HOMES, INC  
500 CLAYTON ROAD  
MARYVILLE, TN 37804  
865-380-3000

BATSON, HIMES, NORVELL & POE  
REGISTERED ENGINEERS & LAND SURVEYORS  
4334 PAPERMILL DRIVE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (865) 588-6472  
FAX: (865) 588-6473  
email@bhn-p.com

DESIGNED	DBH								
DRAWN	TPD								
CHECKED	DBH	2	10/03/23	REVISED PER KICCP COMMENTS					
		1	9/15/23	REVISED PER KICCP COMMENTS					
					APPR.	NO.	DATE	REVISION	APPR.

DATE  
8/17/23

ROAD PROFILE FOR  
CMH HOMES, INC ON TIPTON STATION ROAD  
TAX MAP 14B PARCEL 108.04  
9TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

25531-RP  
SHEET 2 OF 2 SHEET(S)  
0:\25531\25531-C.DWG

## 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.

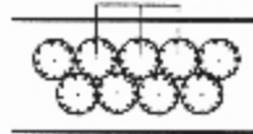
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

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

- Two offset rows of evergreen shrubs

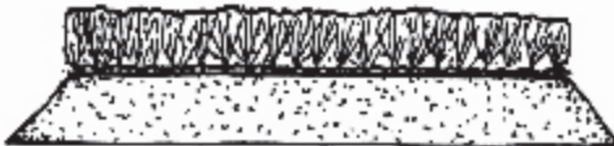


Maximum 4' Centers

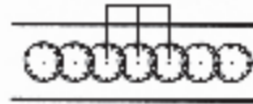


SHRUB HEIGHT  
Installed: 2 ft.  
Mature: 3 ft.

- 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

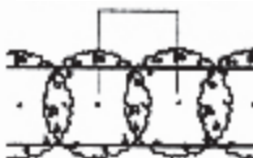


TREE HEIGHT  
Installed: 8 ft.  
Mature: 20 ft.

- 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

**CMH Homes, Inc**

Applicant Name

Affiliation

**8/23/2023**

Date Filed

**10/5/2023**

Meeting Date (if applicable)

**10-SB-23-C / 10-B-23-DP**

File Number(s)

## CORRESPONDENCE

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

**David Harbin Batson Himes Norvell & Poe**

Name / Company

**4334 Papermill Dr Knoxville TN 37909**

Address

**865-588-6472 / harbin@bhn-p.com**

Phone / Email

## CURRENT PROPERTY INFO

**CHM Homes, Inc**

Owner Name (if different)

**500 Clayton Rd Maryville TN 37804**

Owner Address

**865-380-3000**

Owner Phone / Email

**2116 TIPTON STATION RD / 2120 TIPTON STATION RD**

Property Address

**148 10804, 10806**

Parcel ID

Part of Parcel (Y/N)?

**20.21 acres**

Tract Size

**Knox-Chapman Utility District**

Sewer Provider

**Knox-Chapman Utility District**

Water Provider

Septic (Y/N)

## STAFF USE ONLY

**South side of Tipton Station Rd, east of Poplar Wood Trl**

General Location

City **Commission District 9 PR (Planned Residential) pending**

**Single Family Residential,  
Agriculture/Forestry/Vacant Land**

County District

Zoning District

Existing Land Use

**South County**

Planning Sector

**LDR (Low Density Residential), SP (Stream Protection)**

Sector Plan Land Use Classification

**Planned Growth Area**

Growth Policy Plan Designation

## DEVELOPMENT REQUEST

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

## SUBDIVISION REQUEST

<b>CMH Homes, Inc on Tipton Station Road</b>	Related Rezoning File Number
Proposed Subdivision Name	
_____	<b>71</b>
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 Plan Designation(s)	
Proposed Density (units/acre)    Previous Zoning Requests		
Additional Information _____		

## STAFF USE ONLY

### PLAT TYPE

Staff Review     Planning Commission

### ATTACHMENTS

Property Owners / Option Holders     Variance Request

### ADDITIONAL REQUIREMENTS

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

Fee 1	Total
<b>\$1,600.00</b>	
Fee 2	
Fee 3	

## AUTHORIZATION

I declare under penalty of perjury the foregoing is true and correct: 1) He/she/it is the owner of the property, AND 2) the application and all associated materials are being submitted with his/her/its consent.

Applicant Signature	<b>CHM Homes, Inc</b> Please Print	<b>8/23/2023</b> Date
---------------------	---------------------------------------	--------------------------

Phone / Email

Property Owner Signature	<b>CHM Homes, Inc</b> Please Print	<b>8/23/2023</b> Date
--------------------------	---------------------------------------	--------------------------





# 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

CMH HOMES, INC

Applicant Name

Affiliation

8/21/2023

Date Filed

10/5/2023

Meeting Date (if applicable)

File Number(s)

10-SB-23-C  
10-B-23-DP

### CORRESPONDENCE

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

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

David Harbin

Batson Himes Norvell & Poe

Name

Company

4334 Papermill Drive

Knoxville

tn

37909

Address

City

State

ZIP

865-588-6472

harbin@bhn-p.com

Phone

Email

### CURRENT PROPERTY INFO

Property Owner Name (if different)

2116 & 2120

500 Clayton RD  
MARYVILLE, TN 37804

Property Owner Address

865-380-3000

Property Owner Phone

TIPTON STATION RD

Property Address

TAX MAP 148 PARCEL 108.04 & 108.06

Parcel ID

Knox Chapman

Sewer Provider

Knox Chapman

Water Provider

no

Septic (Y/N)

### STAFF USE ONLY

General Location

Tract Size

City  County

District

Zoning District

Existing Land Use

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

**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**

**CMH Homes, Inc on Tipton Station Road**  
 Proposed Subdivision Name \_\_\_\_\_  
 Unit / Phase Number \_\_\_\_\_  Combine Parcels     Divide Parcel    71 10+S  
 Total Number of Lots Created \_\_\_\_\_  
 Other (specify) \_\_\_\_\_  
 Attachments / Additional Requirements \_\_\_\_\_

Related Rezoning File Number  
**8-F-23-RZ**

**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**

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
Fee 2	
Fee 3	

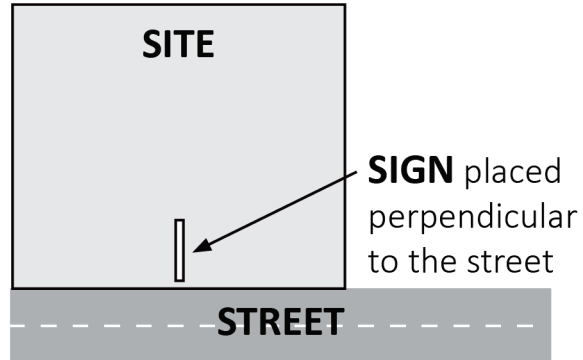
**AUTHORIZATION**

I declare under penalty of perjury the foregoing is true and correct:  
 1) He/she/it is the owner of the property AND 2) The application and all associated materials are being submitted with his/her/its consent

  
 Applicant Signature \_\_\_\_\_    David Harbin    Please Print    8-21-23    Date

865-588-6472    harbin@bhn-p.com    Email  
  
 Property Owner Signature \_\_\_\_\_    Doug Carnathan    VP of Real Estate    Please Print    **SG, 08/23/203**    Date Paid

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:*

\_\_\_\_\_ 09/22/2023 \_\_\_\_\_ and \_\_\_\_\_ 10/06/2023 \_\_\_\_\_  
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: CHM Homes, Inc.

Date: 08/23/2023

File Number: 10-SB-23-C & 10-B-23-DP

- Sign posted by Staff
- Sign posted by Applicant