



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 9-SD-23-C
9-H-23-DP

AGENDA ITEM #: 28
AGENDA DATE: 9/14/2023

▶ **SUBDIVISION:** VINCENT LANDING S/D

▶ **APPLICANT/DEVELOPER:** CPR, LLC

OWNER(S): Jane F Campbell CPR, LLC

TAX IDENTIFICATION: 38 N A 021 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 3534 CUNNINGHAM RD

▶ **LOCATION:** Southwest side of Cunningham Rd., east of Fraker Rd.

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 2.58 acres

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

▶ **EXISTING LAND USE:** Rural Residential

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Single family residential - A (Agricultural) & RB (General Residential)
South: Office and commercial - PC (Planned Commercial)
East: Multifamily - PR (Planned Residential) with up to 19 du/ac
West: Single family residential - RA (Low Density Residential) & A (Agricultural)

▶ **NUMBER OF LOTS:** 13

SURVEYOR/ENGINEER: Robert G. Campbell, PE Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Cunningham Road, a major collector with a pavement width of 20 ft within a 45-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**

1. Reduce the minimum vertical curve on Road A from K=25 to K=11.7 at STA 10+50
2. Reduce the minimum intersection spacing from 400 ft to 94 ft from the centerline of Road A to Crossroads Way.
3. Reduce the minimum broken back curve tangent from 150 ft to 42.9 ft between curves C1 and C2 on Road A.
4. Reduce the minimum broken back curve tangent from 150 ft to 101.1 ft between curves C3 and C4 on Road A.
5. Terminate a public road with a hammerhead turnaround that meets AASHTO standards rather than a cul-de-sac.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX

COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 100 ft to 64 ft on Road A at curve C2
2. Reduce the minimum horizontal curve radius from 100 ft to 65 ft on Road A at curve C3

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

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

STAFF RECOMMENDATION:

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

Approve the Concept Plan subject to 6 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).
 - 3) Certifying the required 400 ft of sight distance can be obtained in both directions along Cunningham Road before grading permits are issued, and certification that the 400 ft of sight distance has been obtained after the required grading is complete, as indicated in Note 8 on the Concept Plan, before the final plat is certified for recording. The certification of sight distance shall be provided to Knox County Engineering and Public Works for review and approval.
 - 4) Revising the peripheral setback to 35 ft when adjacent to the PC (Planned Commercial) zone.
 - 5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 - 6) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- ▶ **Approve the development plan for a residential subdivision with up to 13 detached houses on individual lots and reduction of the peripheral setback from 35 ft to 25 ft for the west lot line of Lot 1, north lot line of Lot 13, and east lot line of Lots 2-5, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Providing a Type 'B' Landscape screening along shared lot lines with properties zoned A (Agricultural) or RA (Low Density Residential). The existing healthy trees along these shared boundaries may count toward the required landscape screening. A landscape plan must be reviewed and approved by Planning staff before grading and clearing activities commence.

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

COMMENTS:

This proposal is for a residential subdivision with up to 13 detached houses on individual lots on approximately 2.5 acres (5.2 du/ac). The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 8 du/ac in June 2023 (4-O-23-RZ), subject to the condition of providing a Type 'B' landscape screen along shared lot lines with properties zoned A (Agricultural) or RA (Low Density Residential).

The Concept Plan notes that a bank and vegetation must be cut back along the Cunningham Road frontage to obtain the required 400 ft of sight distance to the southwest of Road A. The applicant must certify that sight distance can be obtained before grading permits are issued and then confirm that the sight distance is obtained before the final plat is certified for the subdivision.

VARIANCES AND ALTERNATIVES DESIGN STANDARDS

Variance #1: The reduced vertical curve ("k value") is a sag curve near the Road A intersection with Cunningham Road. The reduced K value of 11.7 meets AASHTO standards for a 15 mph design speed. New residential local streets have a 25 mph design speed, however, because this sag vertical curve is near an intersection, the actual speed of vehicles will be lower, closer to 15 mph.

Variance #2: The minimum intersection spacing along a collector street is 300 ft. Road A is 94 ft from Crossroads Way to the east. Being that the two intersections are on the same side of the road and the opposite side of the street is built out with single-family houses and the construction of an opposing intersection

is unlikely, the proposed intersection spacing is not a safety concern.

Variances #3, 4, & 5: The tangent variances are to reduce the length of straight road segments between horizontal curves. Because of the short road length and low travel speeds, these will not create a safety concern. The request to use a "T" turnaround that meets AASHTO design standards instead of a cul-de-sac is not a safety concern. Knox County Engineering and Public Works is supportive of this request for this specific development because of the limited number of dwelling units and it will provide the necessary turnaround for typical vehicles entering the subdivision and for a fire truck.

Alternative Design Standard #1 & 2: The reduced horizontal curves on a short road are not a safety concern and will naturally reduce vehicle speeds, which is beneficial on a residential street.

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

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

1) ZONING ORDINANCE

PR (Planned Residential) up to 8 du/ac:

- a) The PR zone allows houses and attached houses, duplexes, and multi-dwelling structures and developments as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Article 5, Section 5.13.15).
- b) This PR zone district is approved for a maximum of 8 du/ac, subject to providing a Type 'B' Landscape screening along shared lot lines with properties zoned A (Agricultural) or RA (Low Density Residential). The proposed density for the subdivision is 5.2 du/ac.

2) GENERAL PLAN – DEVELOPMENT POLICIES

- a) Policy 9.3, Ensure that the context of new development, including scale and compatibility, does not impact existing neighborhoods and communities – The proposed detached houses are compatible in scale with the surrounding residential development.
- D) 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. – A Type 'B' landscape screen is required along the shared lot lines with properties zone RA and A, which are houses on larger lots.

3) NORTH COUNTY SECTOR PLAN

- a) The property is classified as MDR (Medium Density Residential), which allows consideration of up to 12 du/ac. The proposed density is 5.2 du/ac.

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: 154 (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.

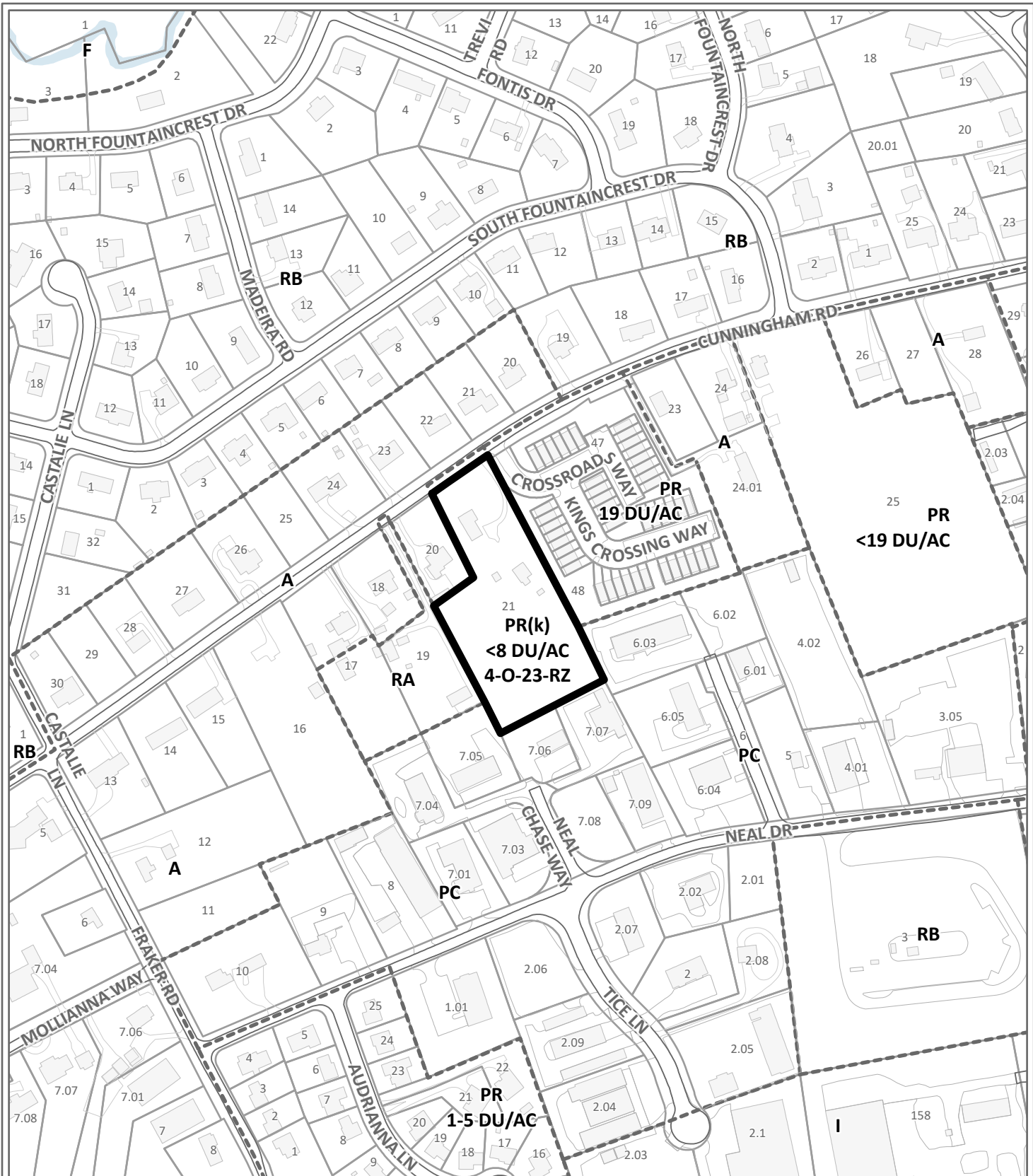
ESTIMATED STUDENT YIELD: 6 (public school children, grades K-12)

Schools affected by this proposal: Halls 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.

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).



CONCEPT PLAN / DEVELOPMENT PLAN

9-SD-23-C / 9-H-23-DP

Petitioner: CPR, LLC

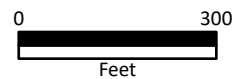


Detached residential subdivision in PR(k) (Planned Residential)

Original Print Date: 8/23/2023

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

Map No: 38
Jurisdiction: County



Requested Variances & Alternative Design Standards

9-SD-23-C / 9-H-23-DP – VINCENT LANDING S/D

VARIANCES

1. Reduce the minimum vertical curve on Road A from K=25 to K=11.8 at STA 10+50
2. Reduce the minimum intersection spacing from 400 ft to 100 ft from the centerline of Road A to Crossroads Way.
3. Reduce the minimum broken back curve tangent from 150 ft to 32.03 ft between curves C1 and C2 on Road A.
4. Reduce the minimum reverse curve tangent from 50 ft to 39.15 ft between curves C3 and C4 on Road A.
5. Terminate a public road with a hammerhead turnaround that meets AASHTO standards rather than a cul-de-sac.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius from 100 ft to 75 ft on Road A at 11+26.29
2. Reduce the minimum horizontal curve radius from 100 ft to 75 ft on Road A at 12+48.57

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

1. Increase the maximum intersection grade from 1 to 1.1 percent on Road A at Road B.
2. Reduce the minimum public right-of-way width from 50 ft to 40 ft for Road A and Road B.
3. Reduce the minimum pavement width for a public road from 26 ft to 22 ft for Road A and Road B.
4. Reduce the minimum intersection right-of-way radius from 25 ft to 20 ft on the northeast side of the Road A and Road B intersection.

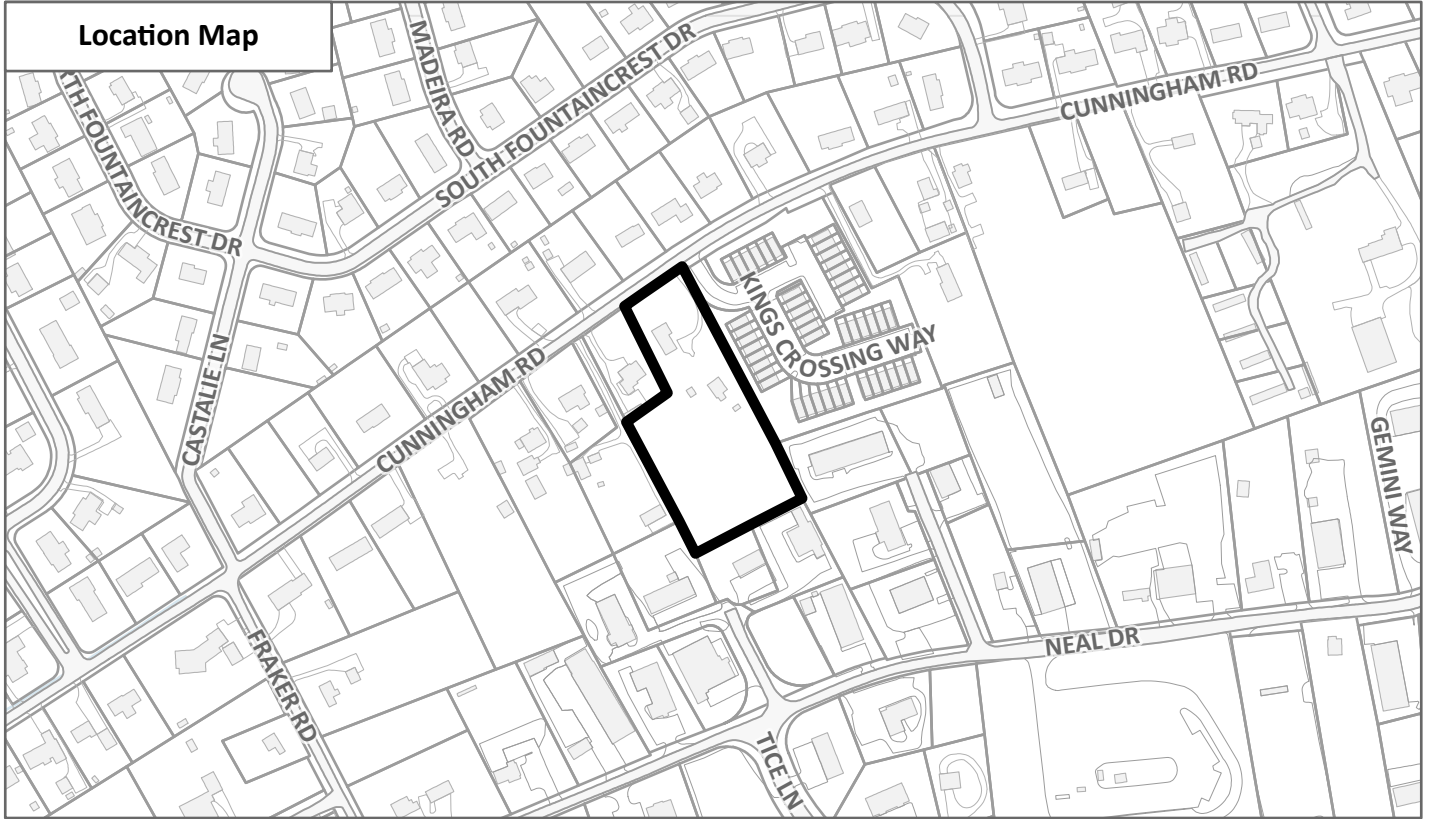
KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Approve since there are no unsafe conditions created.

[Steve Elliott 9/7/2023](#)

Exhibit A. Contextual Images

Location Map



Aerial Map

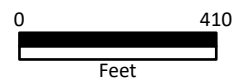


CONTEXTUAL MAPS 1

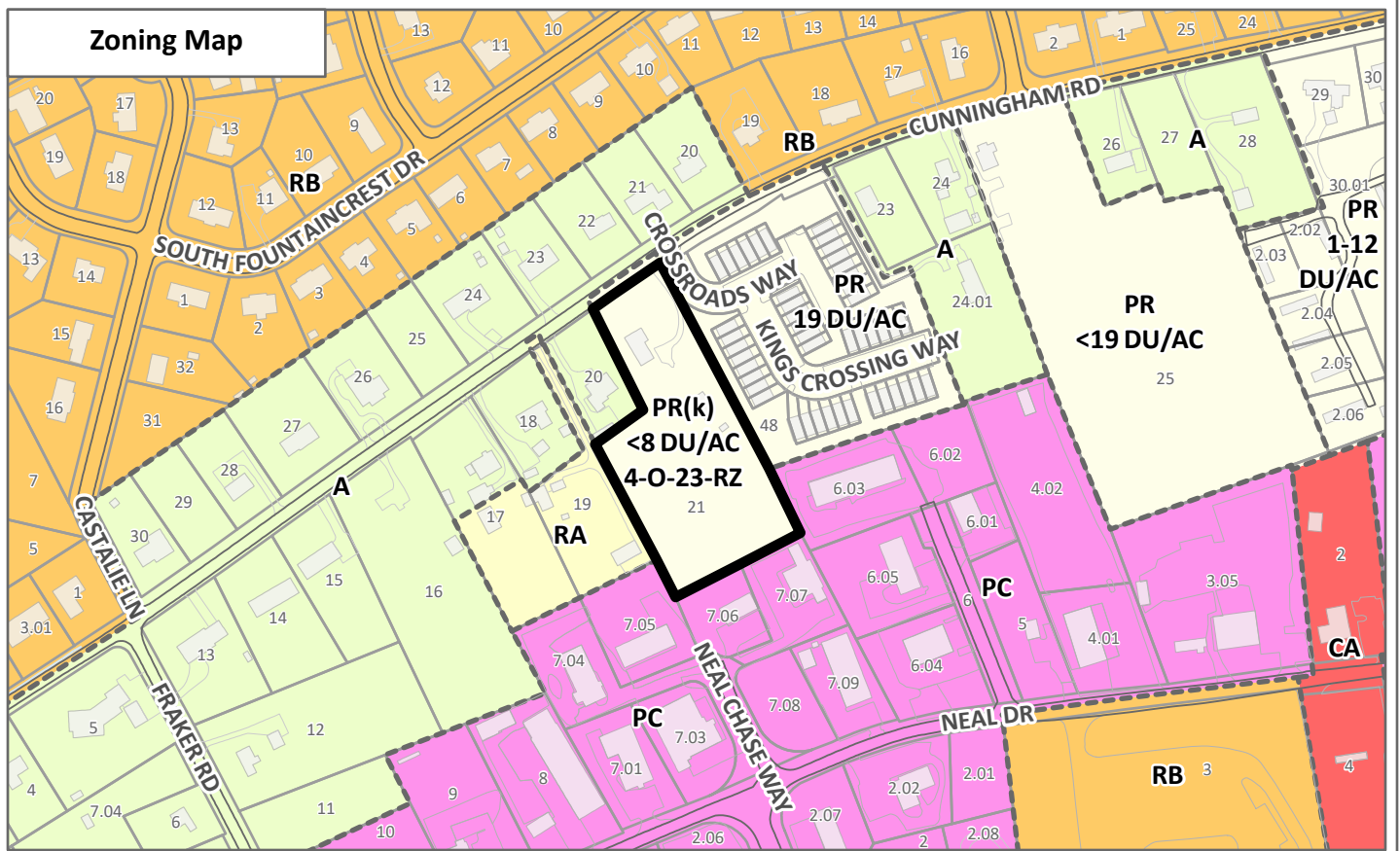
9-H-23-DP / 9-SD-23-C



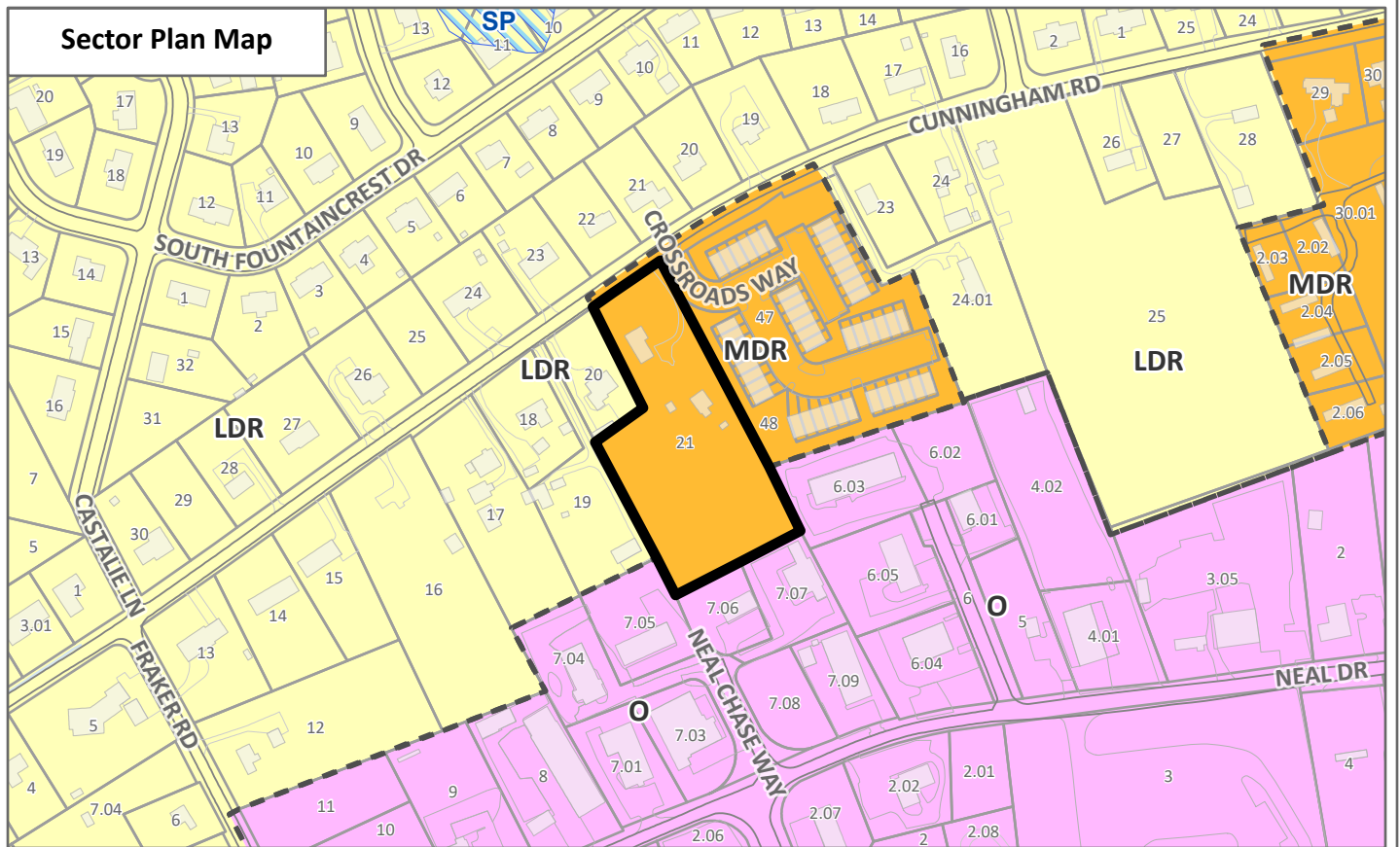
Case boundary



Zoning Map



Sector Plan Map

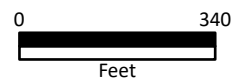


CONTEXTUAL MAPS 2

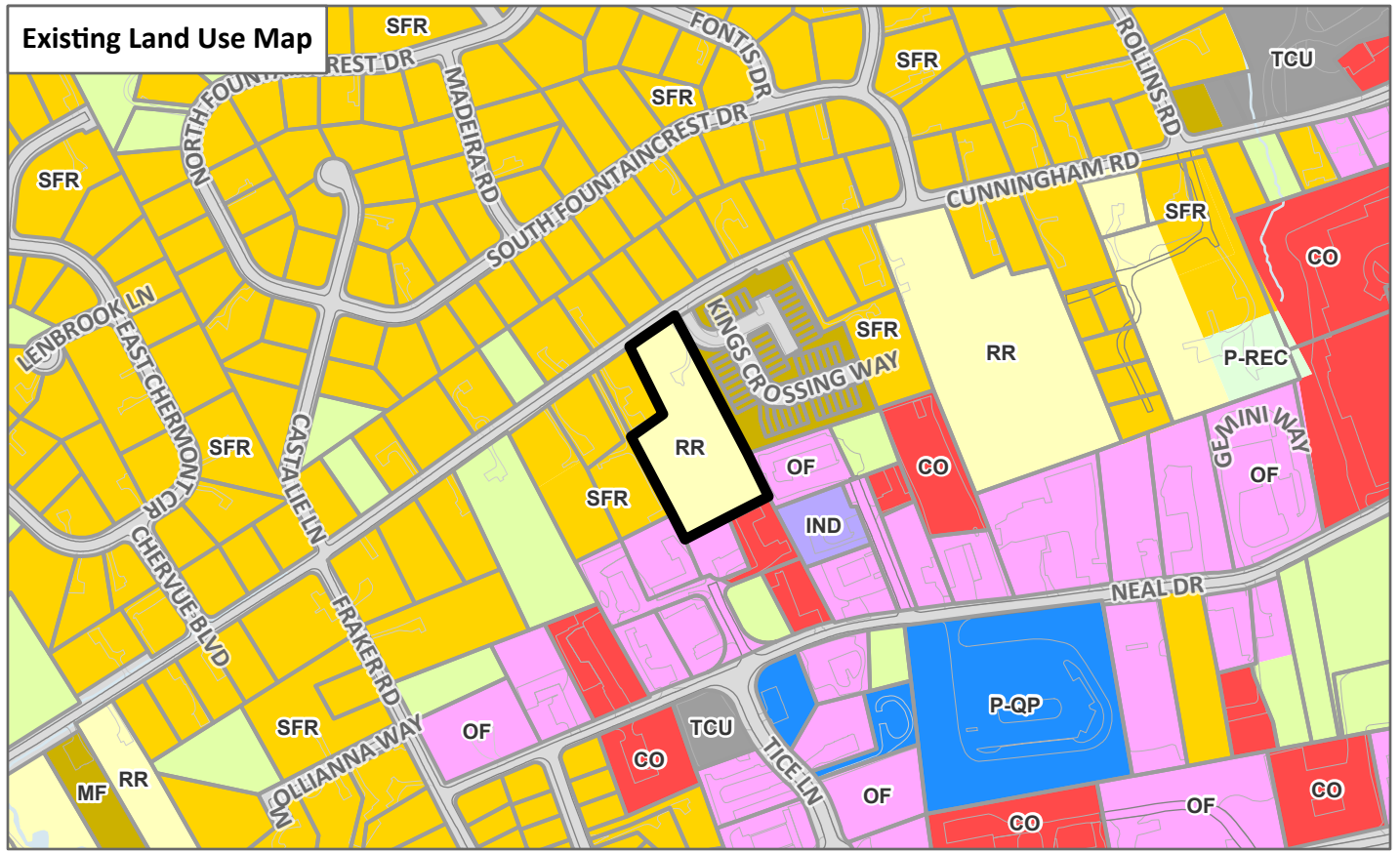
9-H-23-DP / 9-SD-23-C



Case boundary



Existing Land Use Map



CONTEXTUAL MAPS 3

9-H-23-DP / 9-SD-23-C



Case boundary



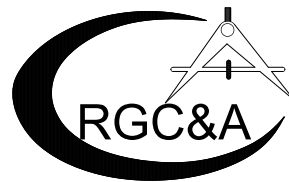
CONCEPT PLAN FOR VINCENT LANDING S/D 3534 CUNNINGHAM ROAD KNOXVILLE, TENNESSEE



LOCATION MAP
N.T.S

INDEX OF SHEETS

No.	NAME
1	TITLE SHEET
2	EXISTING CONDITIONS
3	CONCEPT PLAN
4	GRADING AND DRAINAGE PLAN
5	ROAD PROFILES



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

DEVELOPER: CPR, LLC
2908 WESTERN ROAD
KNOXVILLE, TN 37938
(865) 556-9022

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



9-SD-23-C / 9-H-23-DP
Revised: 9/8/2023

LEGEND

- EIP EXISTING IRON PIN
- EXISTING IRON W/UP
- MANHOLE
- LIGHT POLE
- SIEN
- WATER VALVE
- W.V. WATER VALVE
- POWER/TELEPHONE
- GLY WIRE
- W.M. WATER METER
- SURVEY CONTROL POINT/BENCHMARK
- FLOW ARROW

- 1" 2" 3" 4" 5" 6" 7" 8" 9" 10" 11" 12" 13" 14" 15" 16" 17" 18" 19" 20" 21" 22" 23" 24" 25" SILT FENCE
- CONSTRUCTION EXIT
- STORM DRAIN INLET PROTECTION
- STORM DRAIN OUTLET PROTECTION
- OVERLAND DRAINAGE PATTERN
- EROSION CONTROL MATTING
- ROCK CHECK DAM
- EXISTING GRADE
- PROPOSED GRADE
- EDGE OF WETLAND
- ROCK CHECK DAM



- NOTES:
1. EXISTING CONTOURS BASED ON TN STATE LIDAR
 2. WATER AND SEWER PROVIDERS: HPUD
 3. BUILDING SETBACK FOR - PR - ZONING ARE AS FOLLOW:
FRONT: 20'
REAR: 10'
SIDE: 5'
PERIPHERAL: 35'

DEVELOPER: CPR.LLC
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(865) 556-9022

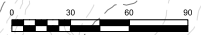
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9-SD-23-C / 9-H-23-DP
Revised: 9/8/2023

MPC FILE # 9-SD-23-C/9-H-23-DP
TOTAL AREA: 2.5 ACRES
NUMBER OF LOTS: 13
PARCELS: 021
CLT MAP: 038
DEED REFERENCE: INST NO. 20230301
ZONING: PR



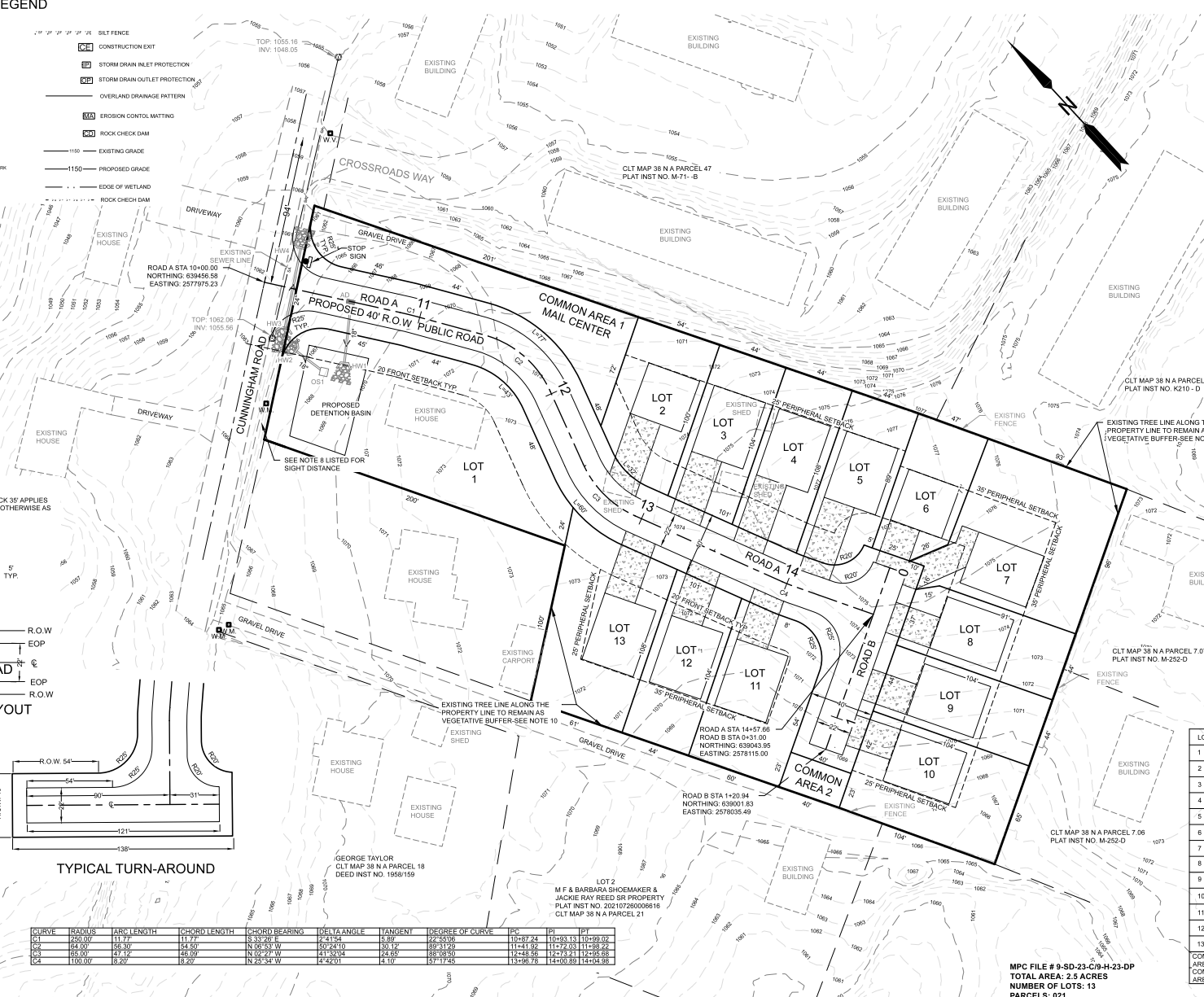
NOTE:
THREE DAYS PRIOR TO ANY EARTH/WORK
DEMOLITION OR CONSTRUCTION, THE
CONTRACTOR MUST CONTACT TENNESSEE
ONE-CALL AT 1-800-351-1111
CONTRACTOR IS RESPONSIBLE TO RECORD
AND SAVE CONFIRMATION NUMBER.



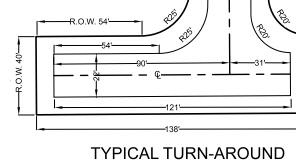
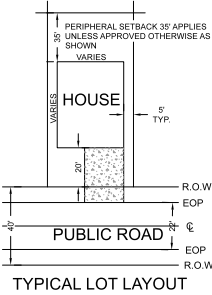
	ROBERT G. CAMPBELL & ASSOC., L.P. CONSULTING ENGINEERS KNOXVILLE, SEVIERVILLE, TENNESSEE	VINCENT LANDING S/D 3534 CUNNINGHAM ROAD, KNOXVILLE, TN	EXISTING CONDITIONS KNOX COUNTY	DESIGNED BY: SOH DRAWN BY: SOH CHECKED BY: RGC DATE: 09/08/2023 SCALE: 1"=30' FILE NO: 23045	SHEET NO. 2 OF 5 SHEETS

LEGEND

- EIP EXISTING IRON PIN
- EXON PIN SET - ROD W/ CAP
- MANHOLE
- LIGHT POLE
- SIGN
- WATER VALVE
- W.V. WATER VALVE
- P.T.C. POWER/TELEPHONE
- GLY WIRE
- W.M. WATER METER
- SURVEY CONTROL POINT/BENCHMARK
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- OVERLAND DRAINAGE PATTERN
- EROSION CONTROL MATTING
- ROCK CHECK DAM
- EXISTING GRADE
- PROPOSED GRADE
- EDGE OF WETLAND
- ROCK CHECK DAM



- NOTES:**
- EXISTING CONTOURS BASED ON BOUNDARY SURVEY DONE BY MARK TUCKER
 - ACCESS TO UNITS FROM INTERNAL ROAD SYSTEM ONLY.
 - EXCAVATE PERMANENT STORM WATER DETENTION POND IN ADVANCE OF CONSTRUCTION, AND USE AS SEDIMENT BASIN DURING CONSTRUCTION. REMOVE ACCUMULATED SEDIMENT AND INSTALL PERMANENT OUTLET STRUCTURE WHEN THE UPSTREAM DRAINAGE AREA IS STABILIZED.
 - THE OWNER(S) IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SAFETY AND JOB SAFETY AND FOR ALL MEANS, METHODS AND SEQUENCES OF CONSTRUCTION. HE SHALL HOLD THE ENGINEER, THE OWNER/DEVELOPER ETC. HARMLESS FROM ANY FINE, PENALTY, OR JUDGMENT ARISING THEREOF.
 - THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THE OWNER/DEVELOPER AND THE ADJACENT LANDOWNERS IN SUCH A MANNER TO CAUSE THE LEAST AMOUNT OF INTERFERENCE WITH NORMAL OPERATIONS.
 - WATER AND SEWER PROVIDERS: HPUD
 - CUT BACK BANK AND VEGETATION AS NEEDED TO PROVIDE 400 FT SIGHT DISTANCE
 - BUILDING SETBACK FOR - FR. - ZONING ARE AS FOLLOW:
FRONT: 20'
REAR: 15'
SIDE: 5'
PERIPHERAL 35'
PROPOSED PERIPHERAL AS SHOWN
 - THE EXISTING VEGETATION CAN COUNT TOWARD THE PLANTING REQUIREMENT, BUT ADDITIONAL PLANTING MAY BE REQUIRED TO SUPPLEMENT THE EXISTING.



DEVELOPER: CPR.LLC
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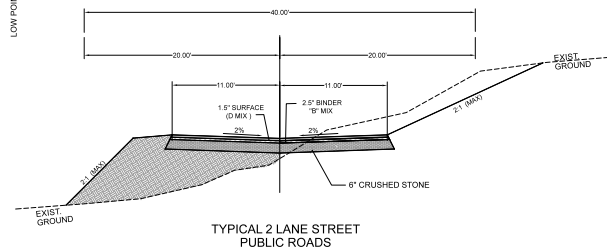
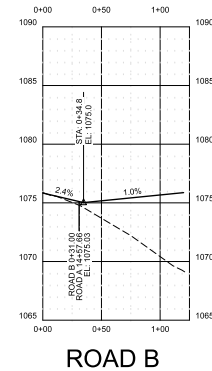
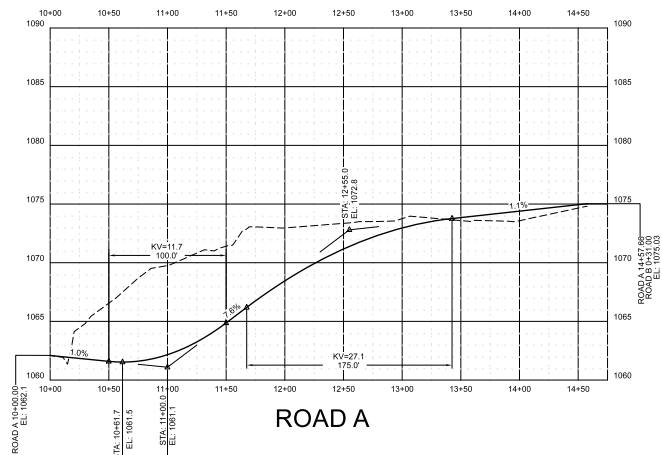
LOT NO.	AREA
1	14,839 SF
2	4,975 SF
3	4,493 SF
4	4,666 SF
5	4,578 SF
6	3,860 SF
7	9,389 SF
8	4,529 SF
9	4,576 SF
10	6,749 SF
11	6,088 SF
12	4,694 SF
13	7,541 SF
COMMON AREA 1	6,609 SF
COMMON AREA 2	918 SF

9-SD-23-C / 9-H-23-DP
Revised: 9/8/2023

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE	PC	PT	PTI
C1	250.00'	11.77'	11.77'	S 33.20° E	2.4134	8.39'	22.5206	10+87.74	10+99.33	10+99.02
C2	44.00'	0.67'	0.67'	N 63.53° W	0.2410	0.32'	89.3139	11+14.19	11+22.03	11+19.24
C3	60.00'	8.17'	48.09'	N 02.27° W	41.5204	24.88'	88.1050	12+48.36	12+73.21	12+48.68
C4	100.00'	15.20'	8.20'	N 26.34° W	4.4201	4.10'	87.1745	13+08.19	14+00.09	14+00.09

MPC FILE # 9-SD-23-C/9-H-23-DP
TOTAL AREA: 2.5 ACRES
NUMBER OF LOTS: 13
PARCELS: 021
CLT MAP: 038
DEED REFERENCE: INST NO. 20230301
ZONING: FR





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 98 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.)

* "D" MIX REQUIRED ON FINAL SURFACE WHERE GRADE IS 10% OR GREATER.

DEVELOPER: CPR.LLC
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NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK, DEMOLITION OR CONSTRUCTION, THE CONTRACTOR MUST CONTACT TENNESSEE ONE-CALL AT 1-800-351-1111. CONTRACTOR IS RESPONSIBLE TO RECORD AND SAVE CONFIRMATION NUMBER.



9-SD-23-C / 9-H-23-DP
Revised: 9/8/2023



NO.	DATE	DESCRIPTION	BY	CHKD.

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

VINCENT LANDING S/D
3534 CUNNINGHAM ROAD, KNOXVILLE, TN

ROAD PROFILE
KNOX COUNTY

DESIGNED BY	CHECKED BY	SCALE	SHEET
SOH	RGC	1"=50' H 1"=50' V	NO. 5
DRAWN BY	DATE	FILE NO.	OF 5 SHEETS
SOH	09/08/2023	2304E	

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.

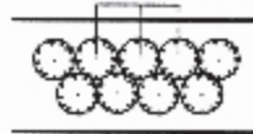
The contents of these guidelines are advisory and are intended to supplement, but not replace, the requirements of the Knoxville Zoning Ordinance and the Knox County Zoning Ordinance.

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

- Two offset rows of evergreen shrubs

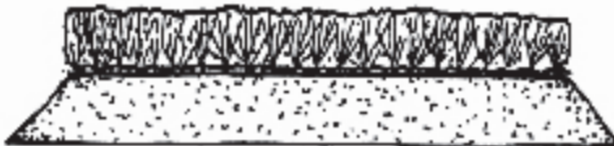


Maximum 4' Centers

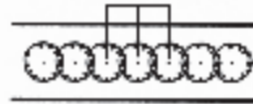


SHRUB HEIGHT
Installed: 2 ft.
Mature: 3 ft.

- 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

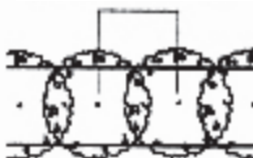


TREE HEIGHT
Installed: 8 ft.
Mature: 20 ft.

- 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

CPR, LLC

Applicant Name

Affiliation

8/23/2023

Date Filed

9/14/2023

Meeting Date (if applicable)

9-SD-23-C / 9-H-23-DP

File Number(s)

CORRESPONDENCE

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

Robert G. Campbell, PE Robert G. Campbell and Associates

Name / Company

7523 Taggart Ln. Ln. Knoxville TN 37938

Address

865-947-5996 / rcampbell@rgc-a.com

Phone / Email

CURRENT PROPERTY INFO

Jane F Campbell CPR, LLC

Owner Name (if different)

2908 Western Rd Knoxville TN 37938

Owner Address

865-947-5996 / rcampbell@rgc-

Owner Phone / Email

3534 CUNNINGHAM RD

Property Address

38 N A 021

Parcel ID

2.58 acres

Tract Size

Part of Parcel (Y/N)?

Hallsdale-Powell Utility District

Sewer Provider

Hallsdale-Powell Utility District

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of Cunningham Rd., East of Fraker Rd.

General Location

City **Commission District 7** **PR(k) (Planned Residential)**

County District

Zoning District

Rural Residential

Existing Land Use

North County

Planning Sector

MDR (Medium Density Residential)

Sector Plan Land Use Classification

Planned Growth Area

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

SUBDIVISION REQUEST

Vincent Landing S/D	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	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	Fee 1	Total
<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	\$850.00	
ATTACHMENTS	Fee 2	
<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	Fee 3	
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

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	CPR, LLC	8/23/2023
	Please Print	Date

Property Owner Signature	Jane F Campbell CPR, LLC	8/23/2023
	Please Print	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

CPR

Applicant Name		Affiliation
7/27/2023	9/14/2023	File Number(s)
Date Filed	Meeting Date (if applicable)	9-SD-23-C / 9-H-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

Robert G. Campbell		RGC&A	
Name		Company	
7523 Taggart Lane	Knoxville	TN	37938
Address		City	State
865-947-5996		rcampbell@rgc-a.com	
Phone		Email	

CURRENT PROPERTY INFO

CPR, LLC	2908 Western Rd	865-947-5996
Property Owner Name (if different)	Property Owner Address	Property Owner Phone
3534 Cunningham Drive	38 N A 021	
Property Address	Parcel ID	
HPUD	HPUD	
Sewer Provider	Water Provider	Septic (Y/N)

STAFF USE ONLY

General Location		Tract Size
<input type="checkbox"/> City <input type="checkbox"/> 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) **Detached residential subdivision**

Related City Permit Number(s)

SUBDIVISION REQUEST

Vincent Landing

Proposed Subdivision Name

Unit / Phase Number Combine Parcels Divide Parcel

12
Total Number of Lots Created

Related Rezoning File Number

4-O-23-RZ

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning

Plan Amendment Change

Proposed Plan Designation(s)

Pending Plat File Number

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

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

Jane F. Campbell
Applicant Signature

CPR

7/27/2023

Please Print

Date

865-947-5996

rcampbell@rgc-a.com

Phone Number

Email

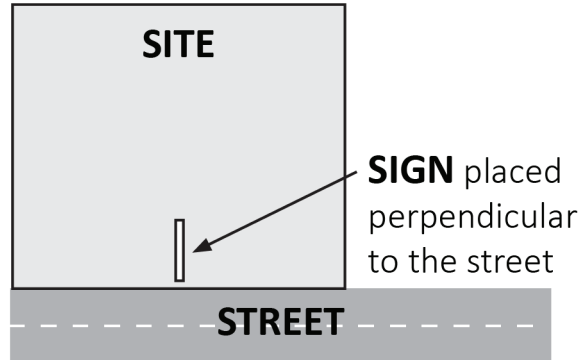
Jane F. Campbell
Property Owner Signature

Jane F.Campbell

Please Print

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:

_____ and _____
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: CPR

Date: 8/23/2023

File Number: 9-SD-23-C & 9-H-23-DP

- Sign posted by Staff
- Sign posted by Applicant