



SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 8-SA-25-C

AGENDA ITEM #: 40

8-E-25-DP

AGENDA DATE: 8/14/2025

► **SUBDIVISION:** CAMP FOX S/D

► **APPLICANT/DEVELOPER:** W SCOTT WILLIAMS & ASSOCIATES

OWNER(S): Don & Carmen Fox and Scott Campbell

TAX IDENTIFICATION: 126 13803

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 BAYS MOUNTAIN RD

► **LOCATION:** Southwest corner of the intersection of Kimberlin Heights Rd & Bays Mountain Rd

GROWTH POLICY PLAN: Rural Area

FIRE DISTRICT: Seymour Volunteer Fire Department

WATERSHED: Cement Mill Creek

► **APPROXIMATE ACREAGE:** 3.29 acres

► **ZONING:** PR (Planned Residential) up to 3 DU/AC

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

► **PROPOSED USE:** 9 lot subdivision

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land, public/quasi public land (university) - A (Agricultural)
South: Single family residential - A (Agricultural)
East: Public/quasi public land (church), single family residential - A (Agricultural)
West: Rural residential - A (Agricultural)

► **NUMBER OF LOTS:** 9

SURVEYOR/ENGINEER: Scott Williams W. Scott Williams & Associates

ACCESSIBILITY: Access would be via Bays Mountain Road, a local street with a pavement width of 17 ft within a right-of-way which varies from 40 ft to 50 ft.

► **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

► **Approve the Concept Plan subject to 8 conditions.**

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Placing a note on the final plat that all lots will have access only to Bays Mountain Road.
3. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the

- County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
4. Providing a turnaround for the driveway on Lot 1.
 5. Providing a note on the plat that the minimum finished floor elevation is 923, or as otherwise required by Knox County Engineering and Public Works during the design plan phase.
 6. Providing a stream determination study to the Knox County Department of Engineering and Public Works for review and approval regarding a potential stream shown on the plan.
 7. Meeting all applicable requirements of the Knox County zoning ordinance.
 8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

► **Approve the development plan for up to 9 single-family homes on individual lots and a reduction in peripheral setback from 35 ft to 25 ft, subject to 2 conditions.**

1. Meeting all applicable requirements of the Knox County zoning ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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

COMMENTS:

This concept was approved in 2021 (2-SB-21-C/2-D-21-UR) and has since expired. Pursuant to Tennessee Code Annotated (TCA) Section 13-3-413, a Concept Plan shall be vested for a period of three (3) years from the date of Planning Commission approval. The vesting period shall expire if site preparation has not commenced, all necessary permits are not obtained, and the Final Plat is not approved within the three (3) year vesting period. This provision is not intended to limit additional vesting periods that may apply pursuant to Section 13-3-413 of TCA.

The only change from the 2021 approval is that sidewalks are no longer required since Gap Creek Elementary is scheduled to close. One of the criteria for requiring sidewalks is proximity to schools.

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

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

1) ZONING ORDINANCE – PR (Planned Residential) up to 3 du/ac:

A. The property is zoned PR (Planned Residential) with a density of up to 3 du/ac. The applicant is proposing to create 9 single family lots on 3.29 acres, which will bring the development density to 2.74 du/ac.

B. The PR zone allows single family 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 (Knox County Zoning Ordinance Article 5, Section 5.13.15).

C. The applicant is requesting a reduction to the peripheral setback from 35 ft to 25 ft along all boundary lines. The Planning Commission can reduce the 35-ft peripheral setback to 15 ft when the subject property abuts the A zone, which this property does. There is a blue line stream constraining the property on the western boundary, which further supports the requested reduction.

2) KNOX COUNTY COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The property's place type is RL (Rural Living) on the Future Land Use Map. The Rural Living area is made of primarily of single-family homes within a rural setting. The proposed development is consistent with this place type.

3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. This development is consistent with Implementation Policy 2, which ensures that development is sensitive to existing community character. The development is adjacent to single family subdivisions on small lots to the west and east.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Rural Area of the Growth Policy Plan and was zoned PR (Planned Residential) with a density of up to 3 du/ac in 2020. Section 4.1 states that The Knox County Zoning Ordinance and Zoning Map shall determine land uses permitted in the Rural Area, and that the rural designation shall not impede the right of a property owner to use or develop the property for a purpose permitted by that property's zoning. Section 4.3 states that, as of the effective date of the plan, all previously approved densities in the Rural Area shall remain in effect and are subject to all plans, regulations, and/or conditions of their approval.

ESTIMATED TRAFFIC IMPACT: 110 (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.

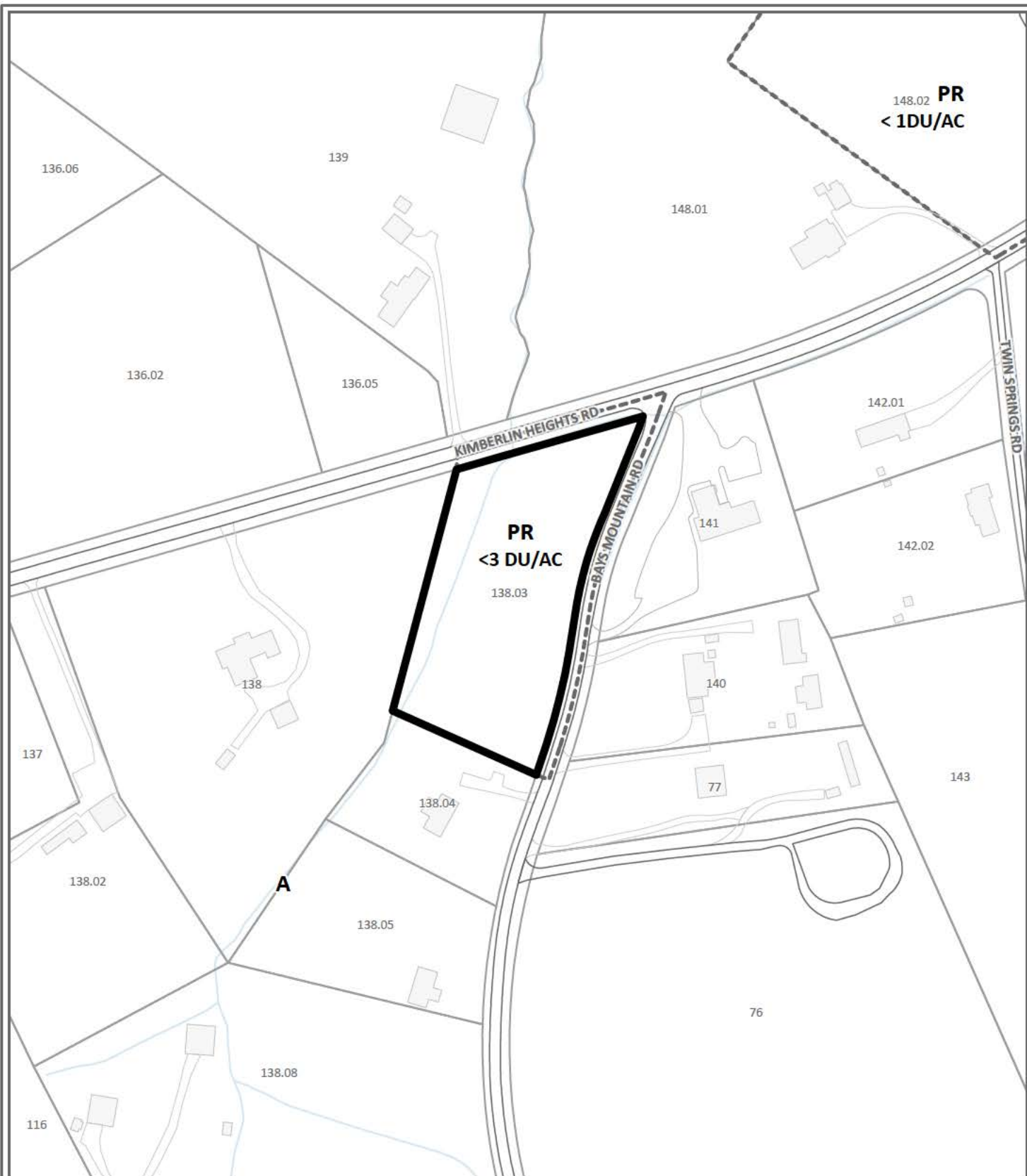
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Gap Creek 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 request is final, unless the action is appealed to a court of competent jurisdiction within thirty (30) days of the Planning Commission's decision.



CONCEPT PLAN / DEVELOPMENT PLAN

8-SA-25-C / 8-E-25-DP

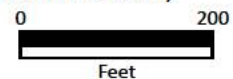
Petitioner: W Scott Williams & Associates



9 Residential Lots in PR (Planned Residential), <3 DU/AC

Map No: 126

Jurisdiction: County

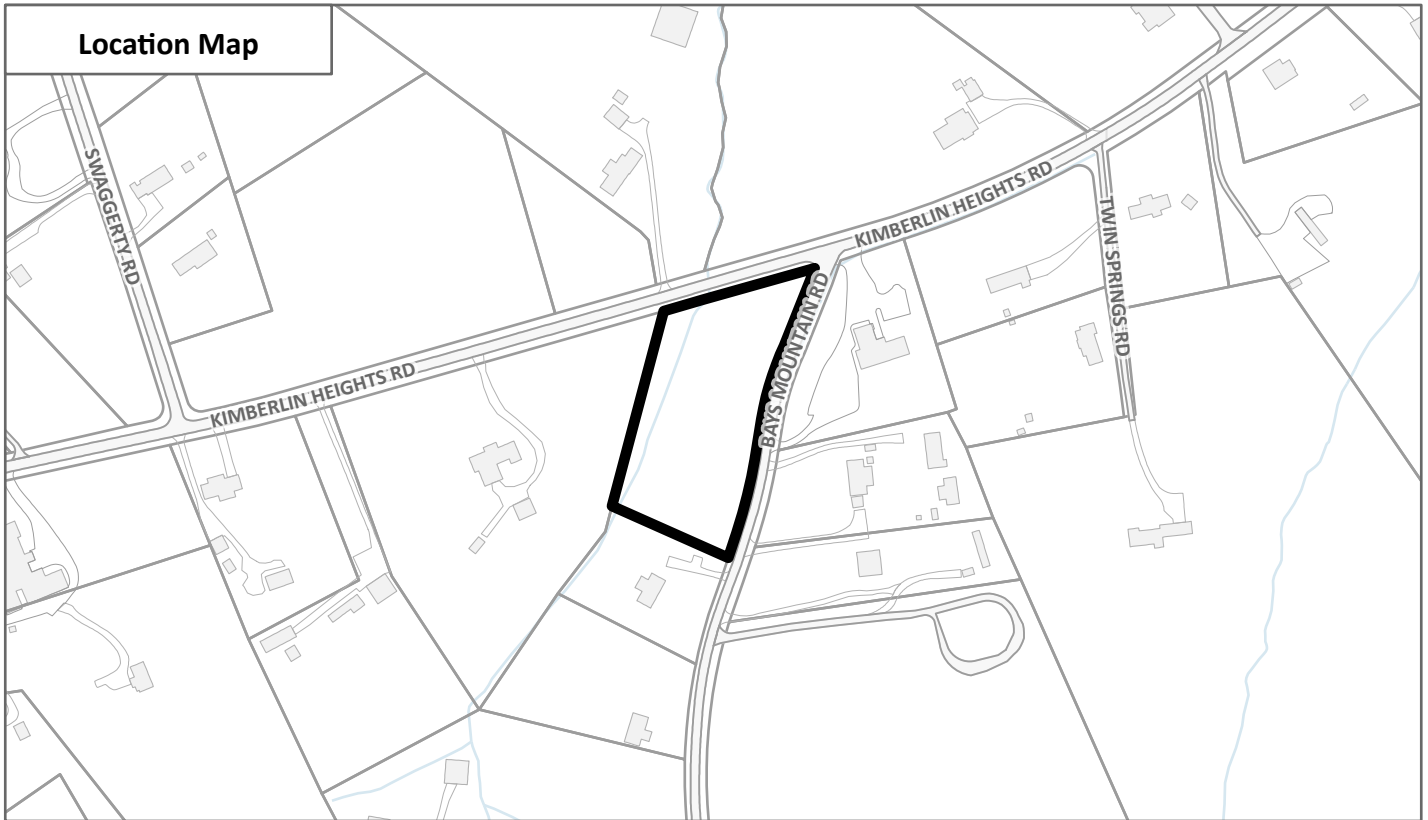


Original Print Date: 6/27/2025

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

Exhibit A. Contextual Images

Location Map



Aerial Map



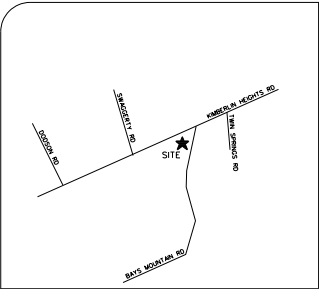
CONTEXTUAL MAPS 1

8-E-25-DP / 8-SA-25-C



Case boundary





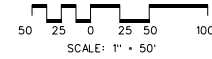
VICINITY MAP
N.T.S.

CERTIFICATION OF CONCEPT PLAN BY REGISTERED ENGINEER

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 the best of my knowledge, to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Planning Commission.

REGISTERED ENGINEER
TENNESSEE LICENSE NO. 105687
DATE: 7/8/25

Scott Williams

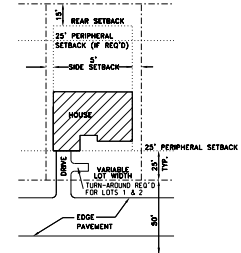
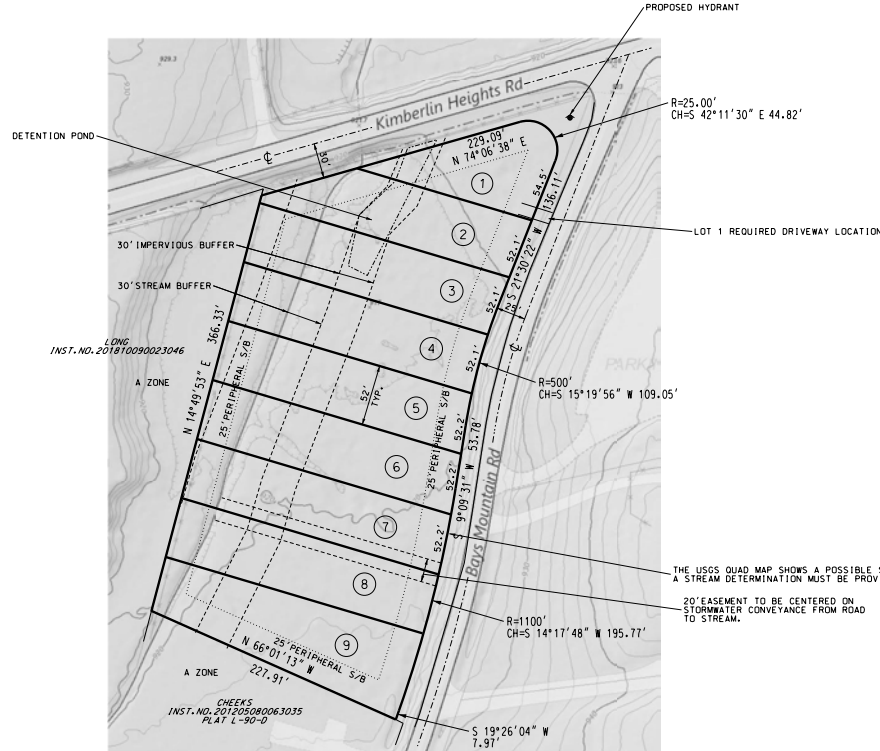


SITE DATA:

EXISTING
ZONING: PR
DENSITY: < 3 DU/AC
AREA: 3.29 AC
PROPOSED
SETBACKS (PR): FRONT - 20', SIDE - 5', REAR - 15',
PERIPHERAL - 25'
DENSITY: 9 LOTS AT 2.74 UNITS PER ACRE
APPROX. LOT SIZE: 52' WIDE x 230' DEEP
PARKING: 2 GARAGE SPACES PER LOT

LEGEND

- BOUNDARY LINES
- BUILDING SETBACK
- PROPOSED LOT NO.
- EASEMENT
- CENTERLINE PAVEMENT
- SIDEWALK



TYPICAL LOT LAYOUT
AND DRIVEWAY CONNECTION
N.T.S.

NOTES:

THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL SUBDIVISION LAYOUT. THE MAXIMUM NUMBER OF LOTS AT MINIMUM LOT DIMENSIONS DETAILED HAVE BEEN SHOWN. FINAL DESIGN FACTORS INCLUDING LOT GRADES, DETENTION FACILITIES, ETC. MAY CAUSE A REDUCTION IN THE FINAL NUMBER OF BUILDABLE LOTS. LOT DIMENSIONS ARE APPROXIMATE AND MAY VARY UPON FINAL PLAN.

THIS PLAN WAS PREVIOUSLY APPROVED UNDER FILE NUMBERS 2-SB-21-C & 2-D-21-UR.

THIS PROPERTY IS ZONED PR IN KNOX COUNTY.

BOUNDARY INFORMATION TAKEN FROM KGIS. TOPOGRAPHY TAKEN FROM KGIS AERIAL TOPO. CONTOUR INTERVAL IS 2'.

PROPERTY IS WOODED.

FINAL CONSTRUCTION PLANS TO BE APPROVED BY APPROPRIATE REVIEW AGENCIES AND PERMITS OBTAINED PRIOR TO CONSTRUCTION.

WATER AND SEWERAGE CONNECTIONS PROVIDED BY KNOX CHAPMAN UTILITY DISTRICT. UTILITIES SHOWN FOR APPROXIMATE LOCATION ONLY.

LOTS 1 & 2 TO HAVE TURN-AROUND DRIVEWAY TO PREVENT BACKING INTO PUBLIC ROAD. TURN-AROUND OPTIONAL BUT RECOMMENDED FOR OTHER LOTS.

ALL LOTS TO HAVE MIN. 2 CAR GARAGE PARKING OR 1 CAR GARAGE W/ 1 CAR DRIVEWAY PARKING.

MIN. PAD ELEVATION TO BE 1' ABOVE 923.0+/-.

THERE SHALL BE A UTILITY AND DRAINAGE EASEMENT OF TEN (10) IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHT-OF-WAYS AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.

NOT FOR CONSTRUCTION

NO.	DATE	DESCRIPTION
1	7/8/25	PRELIMINARY
2	7/8/25	REVISION
3	7/8/25	PC COMM.

CONCEPT PLAN OF:

CAMP FOX S/D

CL MAP 126 PARCEL 138-03
D158-24-25-C 7'8'-25'-00'



CLIENT:

SOLE PROPERTIES, LLC
7707 BELLS SENECA VILLE, OH
43084-1505, OH

ORIGINAL ISSUE:
DEC. 28, 2020

SHEET NO.

CC1

JOB NO. 1993



Development Request

Subdivision ☒ Concept Plan* ☐ Final Plat
Zoning ☐ Rezoning ☐ Plan Amendment*

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

*These application types require a pre-application consultation with Planning staff.

W. Scott Williams & Associates

Applicant Name

Engineer

Affiliation

Date Filed

8/14/2025

Meeting Date (if applicable)

File Number(s)

8-SA-25-C
8-E-25-DP

Correspondence

All correspondence will be directed to the approved contact listed below.

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

Scott Williams

W. Scott Williams & Associates

Name

Company

4530 Annalee Way

Knoxville

TN

37921

Address

City

State

ZIP

865-692-9809

Phone

Email

Current Property Info

Don & Carmen Fox & Scott Campbell

7450 Chapman Hwy PMB 320 Knoxville TN 865-705-2066

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 Bays Mountain Road

126 13803

Property Address

Parcel ID

N/A

Knox Chapman

Y

Sewer Provider

Water Provider

Septic (Y/N)

Development Request

☒ Residential ☐ Non-Residential

RELATED CITY PERMIT NUMBER

Proposed Use 9 Residential lots

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☒ No

Subdivision Request

Proposed Subdivision Name

RELATED REZONING FILE NUMBER

Unit / Phase Number

☐ Combine Parcels | ☐ Divide Parcel

Proposed Number of Lots (total)

☐ Other (specify) _____

Specify if requesting: ☐ Variance ☐ Alternative design standard

Specify if a traffic impact study is required: ☐ Yes (required to be submitted with application) ☐ No

Zoning Request

☐ Zoning Change

Proposed Zoning

Proposed Density (units/acre, for PR zone only)

PENDING PLAT FILE NUMBER

☐ Sector Plan ☐ One Year Plan ☐ Comprehensive Plan

☐ Plan Amendment Change

Proposed Plan Designation(s)

☐ If, in Knox county, submit plan amendment request with application

Previous Rezoning Requests

☐ Other (specify) _____

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

Scott Williams / Engineer

Print Name / Affiliation

6/18/25

Date

865-692-9809

Phone Number

Email

Don Fox

dotloop verified
06/18/25 1:16 PM EDT
QC8B-NB1Q-CD8C-X5S

Carmen Fox

dotloop verified
06/18/25 1:55 PM EDT
TVU3-UQZH-SNTA-KSYH

Scott Campbell

dotloop verified
06/18/25 1:49 PM EDT
SHSN-UZFC-2YEM-NDEH

06/20/2025, SG

Property Owner Signature

Please Print

Don Fox, Carmen Fox and Scott Campbell

Date Paid

Staff Use Only

☐ Administrative Review

ADDITIONAL REQUIREMENTS

☐ Property Owners / Option Holders

FEE 1

0102

\$775.00

FEE 2

FEE 3

TOTAL

\$775.00

Public Notice and Community Engagement

Planning strives to provide community members with information about upcoming cases in a variety of ways. In addition to posting public notice signs, our agency encourages applicants to provide information and offer opportunities for dialogue related to their upcoming case(s). We require applicants to acknowledge their role in this process.

Sign Posting and Removal

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.

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.

Acknowledgement

By signing below, you acknowledge that public notice signs must be posted and visible on the property consistent with the guidelines above and between the dates listed below.

08/01/2025

08/15/2025

Date to be Posted

Date to be Removed

Have you engaged the surrounding property owners to discuss your request?

☒ Yes ☐ No

☐ No, but I plan to prior to the Planning Commission meeting


Applicant Signature

W. Scott Williams & Assoc.
Applicant Name

6/18/25
Date