

SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

► **FILE #:** 11-SA-25-C

AGENDA ITEM #:

11-C-25-DP

AGENDA DATE: 11/13/2025

► **SUBDIVISION:** 0 NORTH CAMPBELL STATION ROAD

► **APPLICANT/DEVELOPER:** S & E PROPERTIES, LLC

OWNER(S): David & Nancy Caldwell

TAX IDENTIFICATION: 117 02101

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 N CAMPBELL STATION RD

► **LOCATION:** East side of N Campbell Station Rd, north of Yarnell Rd

GROWTH POLICY PLAN: Planned Growth Area, Rural Area

FIRE DISTRICT: Karns Fire Department

WATERSHED: Hickory Creek, Conner Creek

► **APPROXIMATE ACREAGE:** 61.12 acres

► **ZONING:** PR (Planned Residential), up to 2 du/ac

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

► **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Multifamily residential, single family residential - PR (Planned Residential) up to 4.4 du/ac, A (Agricultural)
South: Rural residential, agriculture/forestry/vacant land - A (Agricultural)
East: Rural residential, agriculture/forestry/vacant land - A (Agricultural)
West: Single family residential - PR (Planned Residential) up to 2.7 du/ac

► **NUMBER OF LOTS:** 116

SURVEYOR/ENGINEER: Chris Sharp Urban Engineering, Inc.

ACCESSIBILITY: Access is via N Campbell Station Road, a minor arterial with 20 ft of pavement width within a right-of-way width that varies from 61-65 ft.

► **SUBDIVISION VARIANCES
REQUIRED:**

VARIANCES

1. Reduce the distance between broken back curves from 150' to 53.61' at Road A station 1+25.69.

**ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING
COMMISSION APPROVAL**

1. Reduce the centerline radius from 250' to 200' (Station 0+81.88 Road B).

2. Reduce the centerline radius from 250' to 225' (Station 6+61.62 Road B).

3. Reduce the centerline radius from 250' to 175' (Station 0+38.51 Road C).

4. Reduce the centerline radius from 250' to 150' (Station 1+32.75 Road D).
5. Reduce the centerline radius from 250' to 125' (Station 2+60.83 Road D).

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the intersection grade from 1% to 2% at the intersections of Road A with Roads B and C.
2. Increase the intersection grade to from 1% to 1.62% at the intersection of Roads B and C.
3. Reduce the public right-of-way to 40' for Road D.

STAFF RECOMMENDATION:



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: 48 (public school children, grades K-12)

Schools affected by this proposal: Hardin Valley Elementary, Hardin Valley Middle, and Hardin Valley Academy.

- 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 Court of Competent Jurisdiction. The date of the Court of Competent Jurisdiction 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.