



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 2-SB-26-C  
2-B-26-DP

**AGENDA ITEM #:** 31  
**AGENDA DATE:** 2/12/2026

▶ **SUBDIVISION:** CLUBHOUSE VILLAS  
▶ **APPLICANT/DEVELOPER:** MIKE STEVENS HOMES  
**OWNER(S):** Ronald Watkins

**TAX IDENTIFICATION:** 144 B A 049 [View map on KGIS](#)

**JURISDICTION:** County Commission District 5

**STREET ADDRESS:** 913 GETTYSVUE DR

▶ **LOCATION:** North side of Gettysvue Dr, northeast of Polo Club Ln

**GROWTH POLICY PLAN:** Planned Growth Area

**FIRE DISTRICT:** Rural Metro Fire

**WATERSHED:** Sinking Creek

▶ **APPROXIMATE ACREAGE:** 3.9 acres

▶ **ZONING:** PR (Planned Residential) up to 5 du/ac  
**PLACE TYPE:** SR (Suburban Residential), HP (Hillside Ridgetop Protection)

▶ **EXISTING LAND USE:** Private Recreation

▶ **PROPOSED USE:** Attached and detached residential subdivision

**SURROUNDING LAND USE AND ZONING:**  
North: Private recreation, single family residential - OS (Open Space), HP (Hillside Protection Overlay) in the City, PR (Planned Residential) up to 3 du/ac in the County  
South: Private recreation, single family residential - OS (Open Space), HP (Hillside Protection Overlay) in the City, PR (Planned Residential) up to 3 du/ac in the County  
East: Private recreation - OS (Open Space), HP (Hillside Protection Overlay) in the City, PR (Planned Residential) up to 3 du/ac in the County  
West: Single family residential - PR (Planned Residential) up to 3 du/ac in the County

▶ **NUMBER OF LOTS:** 15  
**SURVEYOR/ENGINEER:** Charles DeFoe Robert G. Campbell & Associates

**ACCESSIBILITY:** Acces is via Gettysvue Drive, a local street with a pavement width of 26 ft within a 50-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None.

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

1. Reduce street frontage from 25 ft to 20 ft for lots 6, 7, and 9.

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

**COMMISSION APPROVAL NOT REQUIRED)**

- 1. Reduce pavement width from 26 ft to 20 ft.**
- 2. Reduce right-of-way width from 40 ft to 50 ft.**

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**STAFF RECOMMENDATION:**

- **Approve the 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 7 conditions.**

1. Connecting to sanitary sewer and meeting other relevant utility provider requirements.
  2. Providing street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
  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. Meeting all applicable requirements of the Knox County Zoning Ordinance.
  5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  6. Before recording the final plat for the subdivision, establishing a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
  7. Certifying that the required sight distance is available along Gettysvue Rd in both directions for Lots 12-15, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
- **Approve the development plan for up to 1 detached and 14 attached dwelling units, all on individual lots, and a reduction of the peripheral setback from 35-ft to 15-ft along most boundary lines as shown on the development plan, subject to 3 conditions.**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
  2. The maximum height of the attached dwellings shall be 35 feet.
  3. Implementing reforestation of graded slopes and/or reducing the grading shown on the plan to comply with the recommended land disturbance of 2.49 acres, as shown in the slope analysis for the entire property. The Knox County Department of Engineering and Public Works will review and approve the timing for the tree planting installation during the design plan phase.

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:**

The proposal is for 14 attached dwellings and 1 detached house on 3.9 acres in the Gettysvue golf course community. The property is on Gettysvue Drive and has remained undeveloped as open space with a temporary parking lot for the tennis courts.

**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 5 du/ac
  - A. The applicant is proposing to subdivide this 3.9-acre tract into 15 lots (14 attached and 1 detached). The development will yield a density of 3.8 du/ac.
  - B. The PR zone allows single family houses and attached 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 in the peripheral boundary along most boundary lines from 35 ft to 15 ft. The reduction is warranted because these lots are adjacent to a large open space in Victoria's Landing subdivision. The Planning Commission may reduce the setback to 15 ft along all property lines, when a development is adjacent to PR and OS (Open Space) zones, which is the case here.
  - D. Houses and duplexes shall not exceed three (3) stories, the height of all others shall be as determined by the planning commission. Staff recommend the maximum height of attached houses be 35 ft to be compatible

with the houses in the neighborhood.

#### 2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The property is designated as SR (Suburban Residential) and HP (Hillside Protection) on the Future Land Use Map. Single family houses are considered a primary use and attached houses are considered a secondary use in the SR place type. The proposed residential subdivision with two-story attached and detached houses is compatible with the surrounding detached houses and nearby attached houses.

B. The recommended land disturbance from the slope analysis is 2.49 acres. The plan is disturbing 3.11 acres. Staff are recommending a condition to disturb no more than 2.49 acres or reforest. This is consistent with Policy 7, which encourages development practices that conserve and connect natural features and habitat.

#### 3) KNOX COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 2, ensure that development is sensitive to existing community character. The proposed 2-story attached units are very similar to the 2-story Magnolia Villas Condos within the neighborhood.

B. Implementation 5, create neighborhoods with a variety of housing types and amenities in close proximity. The subject property is immediately surrounded by single-family lots, tennis courts, the Gettysvue County Club clubhouse and parking lot, and the golf course. Unlike the Magnolia Villas Condos, these units will be on individual lots providing another housing type to the neighborhood.

#### 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area 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. This development is in alignment with these goals.

ESTIMATED TRAFFIC IMPACT: 178 (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.

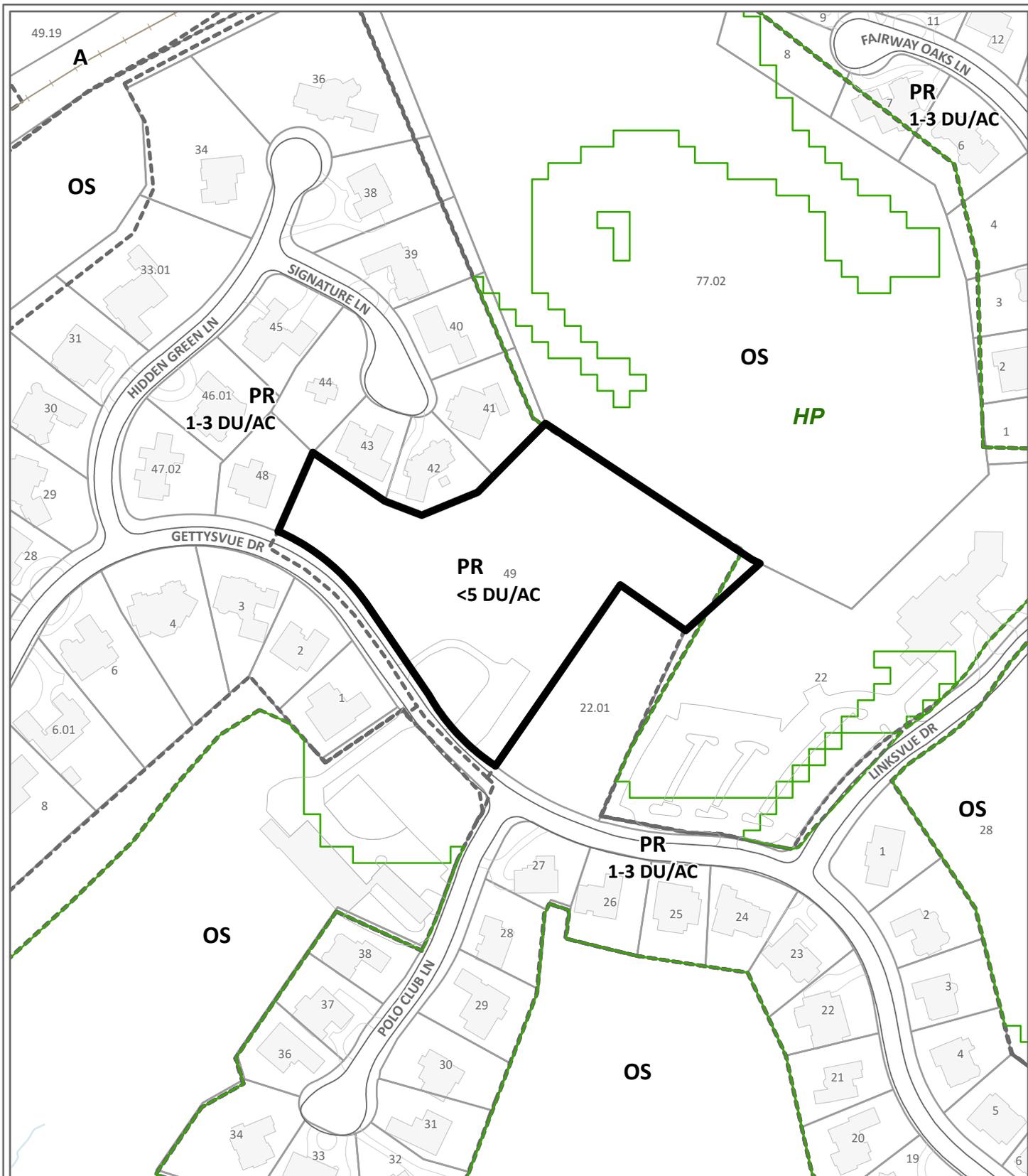
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley Middle, and Bearden 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**

**2-SB-26-C / 2-B-26-DP**

**Petitioner:** Mike Stevens Homes



Attached and detached residential subdivision in PR (Planned Residential), <5 DU/AC

**Map No:** 144

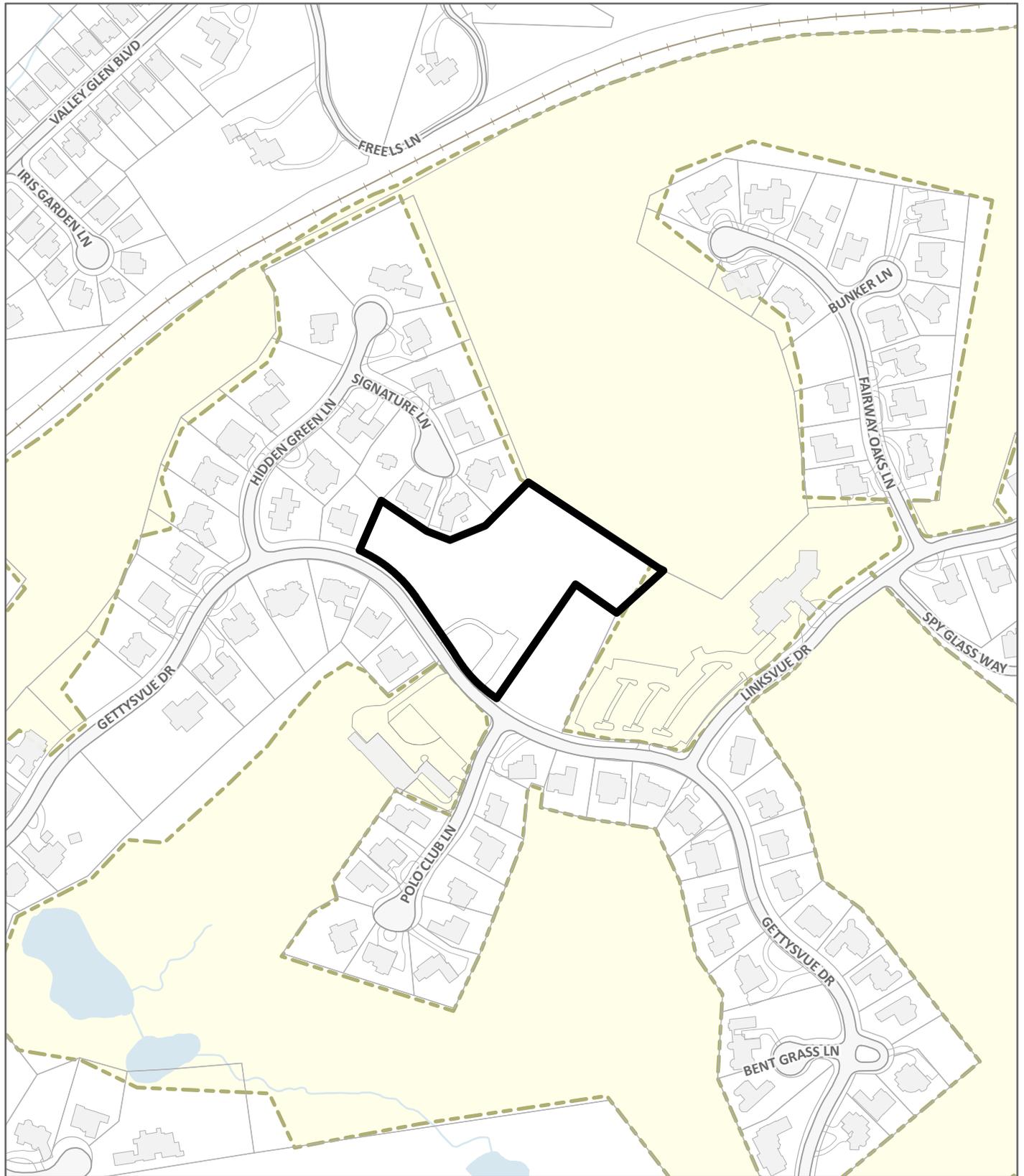
**Jurisdiction:** County



**Original Print Date:** 1/6/2026

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

# Exhibit A. Contextual Images

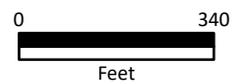


**LOCATION MAP**

**2-B-26-DP / 2-SB-26-C**



Case boundary



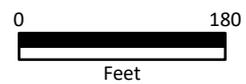
# Exhibit A. Contextual Images



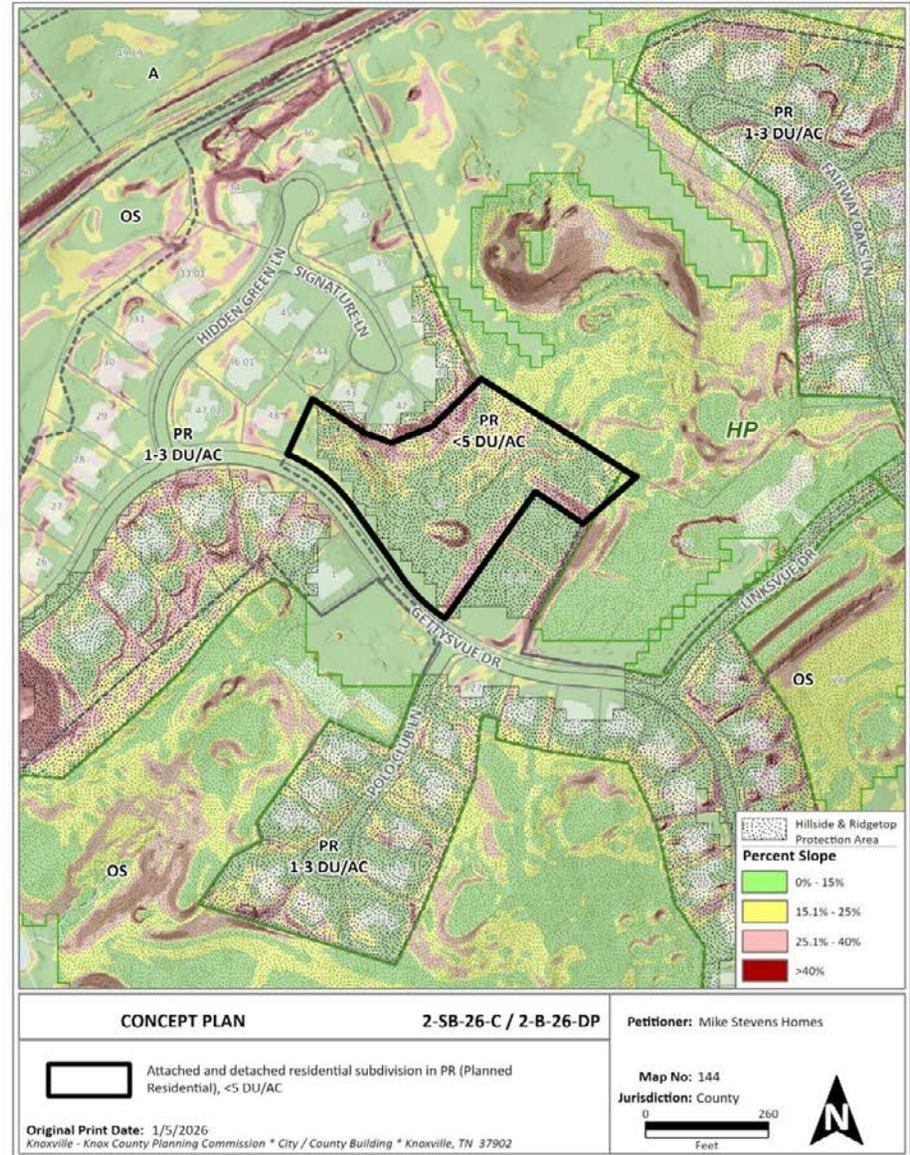
## AERIAL MAP



Case boundary



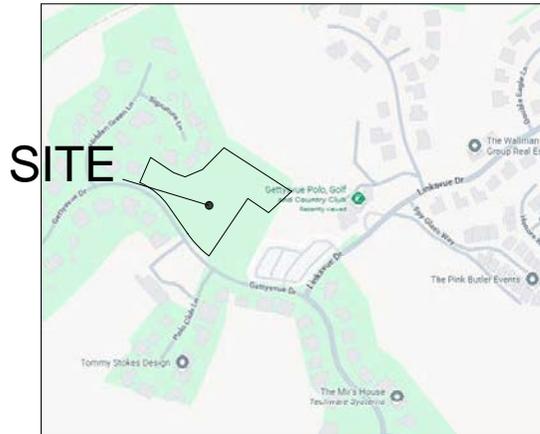
CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
<b>Total Area of Site</b>	<b>3.90</b>		
Non-Hillside	0.37	N/A	
0-15% Slope	1.88	100%	1.88
15-25% Slope	0.98	50%	0.49
25-40% Slope	0.51	20%	0.10
Greater than 40% Slope	0.16	10%	0.02
Ridgetops			
<b>Hillside Protection (HP) Area</b>	<b>3.53</b>	Recommended disturbance budget within HP Area (acres)	<b>2.49</b>
		Percent of HP Area	<b>70.5%</b>



# CLUBHOUSE VILLAS KNOX COUNTY, TENNESSEE CONCEPT PLAN FOR MIKE STEVENS HOMES

SHEET INDEX

- 1) EXISTING CONDITIONS
- 2) SITE LAYOUT
- 3) GRADING PLAN
- 4) ROAD A PROFILE AND TYPICAL SECTION
- 5) DETAILS



LOCATION MAP  
N.T.S

DEVELOPER: MIKE STEVENS HOMES  
9515 BLUEGRASS RD.  
KNOXVILLE, TN 37922  
(865) 635-4855

UTILITIES: FIRST UTILITY DISTRICT  
122 DURWOOD RD.  
KNOXVILLE, TN 37922  
(865) 966-9741

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

OWNER: WATK NS RONALD A  
PARCEL D: 144B049  
TOTAL ACREAGE: 3.90 ACRES +/-

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



KNOXVILLE · SEVIERVILLE

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. 105541



CLT MAP: 144 BA  
PARCELS: 049  
DEED REFERENCE: 19991215044901  
ZONING: PR (6 DU/AC)  
TOTAL DEEDED ACREAGE: +/- 3.90 AC  
ATTACHED DUPLEX LOTS: 14  
TOTAL NUMBER OF DWELLING UNITS: 15  
PLANNING FILE NUMBER: 10-P-25-RZ

NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		



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

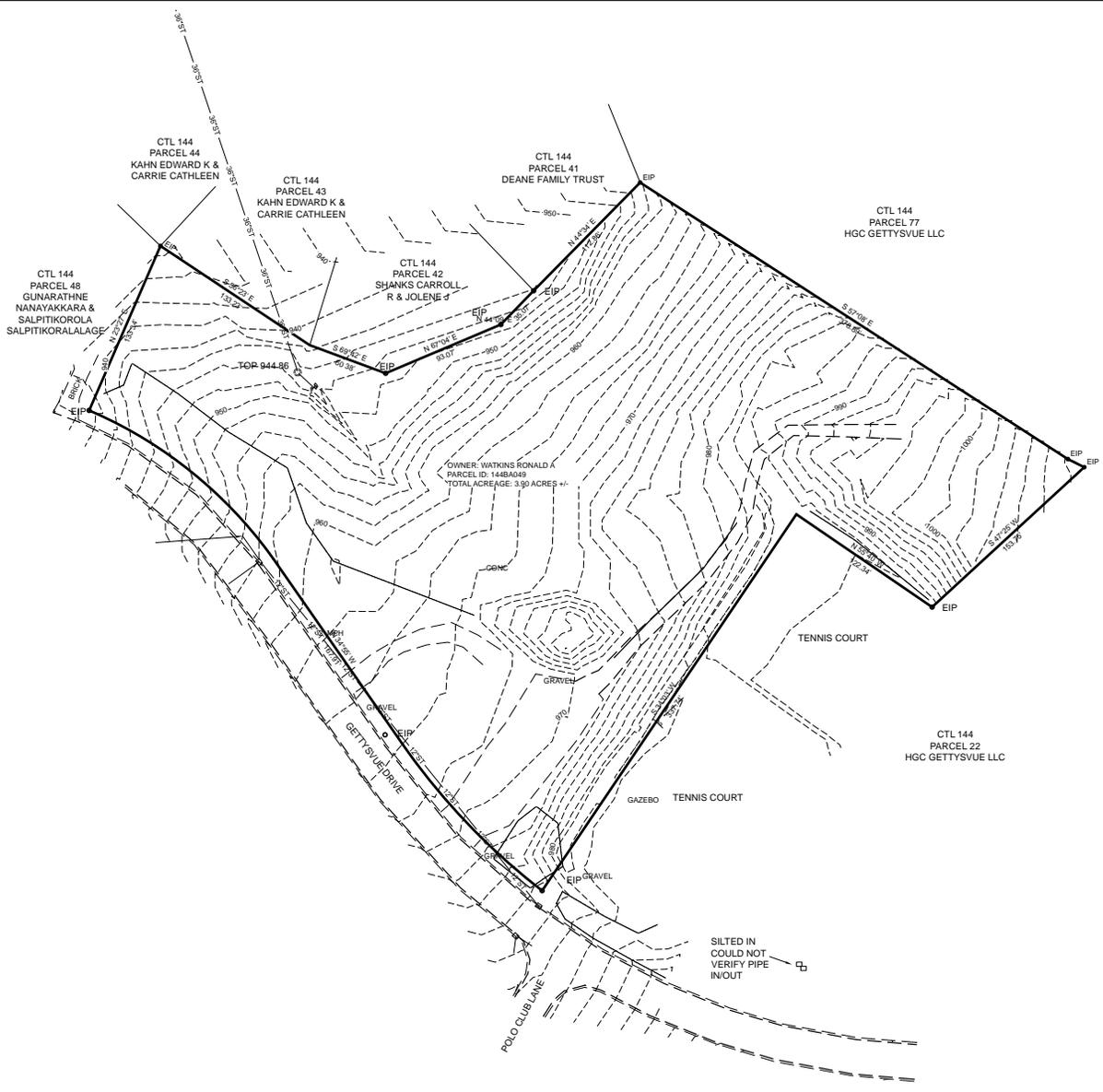
CLUBHOUSE VILLAS  
KNOX COUNTY, TN

COVER SHEET  
FOR MIKE STEVENS HOMES

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	N/A	NO. 1
DRAWN BY	DATE	FILE NO.	OF 6 SHEETS
CAW	01/09/2026	25108	

NOT FOR CONSTRUCTION

2025.05.05 09:23:03 CONSTRUCTION CONDITIONS 100328381001111



OWNER: WATKINS RONALD  
PARCEL ID: 144BA049  
TOTAL ACREAGE: 3.93 ACRES +/-

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NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK  
DEMOLITION OR CONSTRUCTION, THE  
CONTRACTOR MUST CONTACT TENNESSEE  
ONE-CALL AT 1-866-351-1111  
CONTRACTOR IS RESPONSIBLE TO RECORD  
AND SAVE CONFIRMATION NUMBER.



NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		

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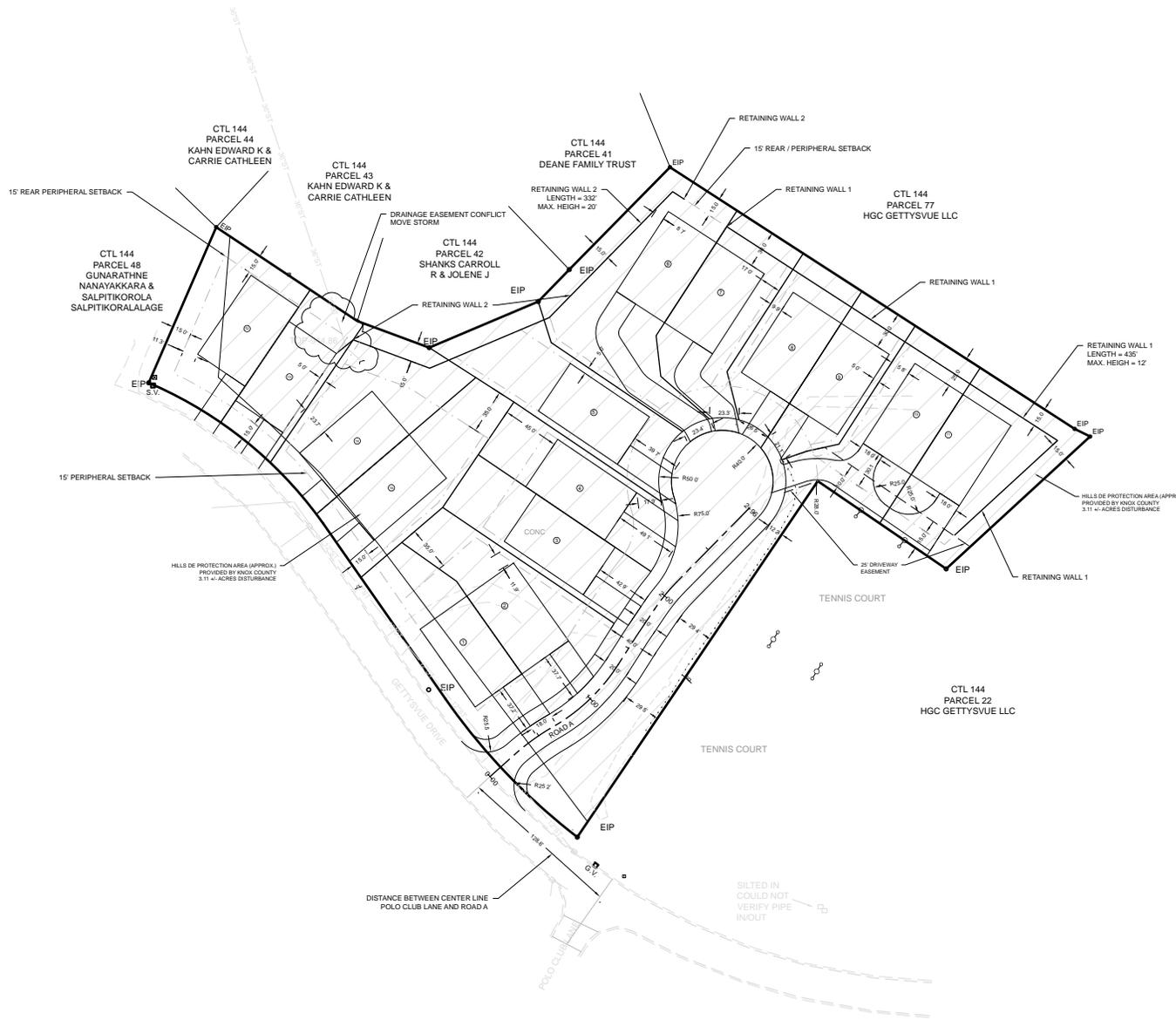
**CLUBHOUSE VILLAS**  
KNOX COUNTY, TN

**EXISTING CONDITIONS**  
FOR MIKE STEVENS HOMES

DESIGNED BY RCSA	CHECKED BY DATE	SCALE 1"=40'	SHEET NO. 1
DRAWN BY CAW	01/02/2026	25108	OF 5 SHEETS

NOT FOR CONSTRUCTION

TN  
GRID CONVERGENCE N 01° 27' 27" W



- NOTES:
- 1) BOUNDARY SURVEY AND EXISTING CONTOURS BASED ON SURVEY BY RGC&A.
  - 2) ACCESS TO LOTS 1-11 FROM INTERNAL ROAD SYSTEM ONLY. ACCESS TO LOTS 12-15 FROM GETTYSVUE DRIVE.
  - 3) STORMWATER RUNOFF FROM THIS SITE WILL BE DIRECTED TO A REGIONAL DETENTION FACILITY.
  - 4) THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PUBLIC ROADS FOR ACCESS.
  - 5) THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  - 6) WATER PROVIDER: FUD  
SEWER PROVIDER: FUD
  - 7) RETAINING WALL DESIGN BY OTHERS.

NOTE:  
TOTAL ACREAGE: 3.90 ACRES  
NO. OF PROPOSED LOTS: 15  
APPROVED DENSITY: 5 DU / ACRE  
ACTUAL DENSITY: 3.8 DU / ACRE

SETBACKS  
FRONT - 20 FT. ALONG GETTYSVUE DR AND 25 FT. ALONG ROAD A.  
SIDE - 5 FT. UNLESS BORDERS EXISTING RESIDENTIAL, THEN 15 FT.  
REAR - 15'  
PERIPHERAL - 15'  
ROAD FRONTAGES  
LOT 6: 20.36'  
LOT 7: 22.39'  
LOT 8: 31.95'  
LOT 9: 23.20'

SIGHT DISTANCE LOTS 12-15 TO BE CERTIFIED BY SURVEY.

HILLSIDE PROTECTION AREA

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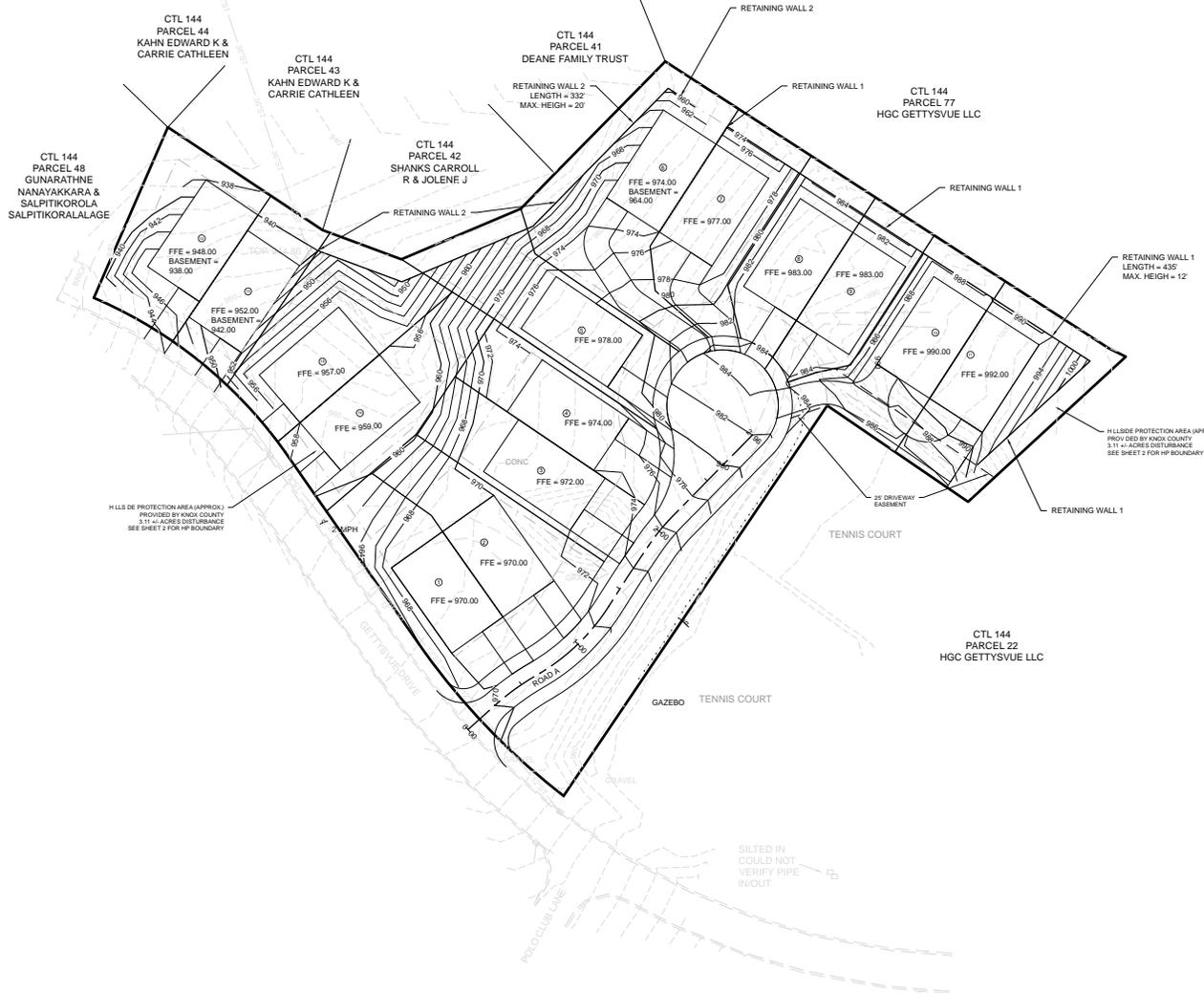


NOTE:  
THREE DAYS PRIOR TO ANY EARTHWORK  
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CONTRACTOR MUST CONTACT TENNESSEE  
ONE-CALL AT 1-800-351-1111  
CONTRACTOR IS RESPONSIBLE TO RECORD  
AND SAVE CONFIRMATION NUMBER.



NO. DATE		DESCRIPTION	BY	CKD.	<b>ROBERT G. CAMPBELL &amp; ASSOC., L.P.</b> CONSULTING ENGINEERS KNOXVILLE · SEVIERVILLE	<b>GETTYSVUE DRIVE</b> KNOX COUNTY	<b>SITE LAYOUT</b>	DESIGNED BY	RGC	CHECKED BY	RGC	SCALE	1" = 40'	SHEET	NO. 2
		REVISIONS						DRAWN BY	CLD / CAW	DATE	01/09/2026	FILE NO.	25108	OF	5 SHEETS

NOT FOR CONSTRUCTION



- NOTES:
- BOUNDARY SURVEY AND EXISTING CONTOURS BASED ON SURVEY BY RGC&A.
  - ACCESS TO LOTS 1-11 FROM INTERNAL ROAD SYSTEM ONLY. ACCESS TO LOTS 12-15 FROM GETTYSVUE DRIVE.
  - STORMWATER RUNOFF FROM THIS SITE WILL BE DIRECTED TO A REGIONAL DETENTION FACILITY.
  - THE PROPERTY OWNER(S) ARE RESPONSIBLE FOR MAINTAINING STORM WATER FACILITIES ON THIS PROPERTY. EASEMENTS TO BE PLATTED ALONG PUBLIC ROADS FOR ACCESS.
  - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  - WATER PROVIDER: FUD SEWER PROVIDER: FUD
  - RETAINING WALL DESIGN BY OTHERS.

NOTE:

TOTAL ACRES: 3.90 ACRES  
 NO. OF PROPOSED LOTS: 15  
 APPROVED DENSITY: 5 DU / ACRE  
 ACTUAL DENSITY: 3.8 DU / ACRE

SETBACKS

FRONT - 20 FT. ALONG GETTYSVUE DR AND 25 FT. ALONG ROAD A.  
 SIDE - 5 FT. UNLESS BORDERS EXISTING RESIDENTIAL THEN 25 FT.  
 REAR - 35'  
 PERIPHERAL - 15' ALONG LOTS 06, 07, 08, 09, 10, 11; 25' ALONG LOTS 06, 07, 12.  
 13. VARIANCE APPLIED FOR.

LAND DISTURBANCE IN HILLSIDE PROTECTION AREA: 0.03 AC

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 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.



NO.	DESCRIPTION	BY	CHKD.

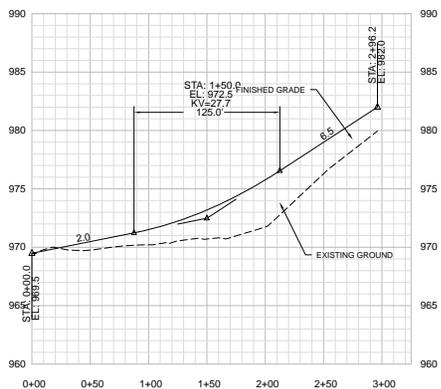
**ROBERT G. CAMPBELL & ASSOC., L.P.**  
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 KNOXVILLE · SEVIERVILLE

**CLUBHOUSE VILLAS**  
 KNOX COUNTY, TN

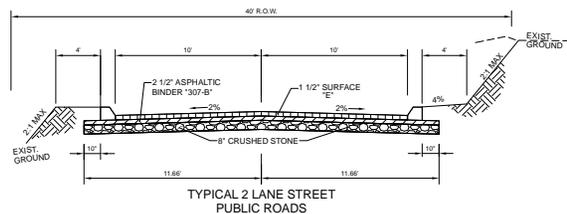
**GRADING PLAN**

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC&A	RGC	1"=40'	NO. 3
DRAWN BY <td>DATE <td>FILE NO. <td>OF 5 SHEETS</td> </td></td>	DATE <td>FILE NO. <td>OF 5 SHEETS</td> </td>	FILE NO. <td>OF 5 SHEETS</td>	OF 5 SHEETS
CLD/CAW	01/09/2026	25108	

NOT FOR CONSTRUCTION

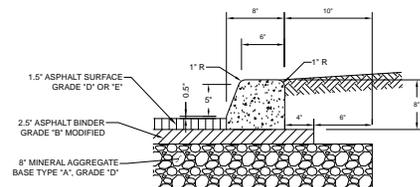


ROAD A



**TYPICAL 2 LANE STREET PUBLIC ROADS**

BORROW MATERIALS TO BE USED FOR FILL SHALL BE TESTED FOR MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT (STANDARD PROCTOR ASTM D698) PRIOR TO PLACEMENT OF FILL. FILL SOILS SHALL BE COMPACTED IN LAYERS 8 INCHES OR LESS IN THICKNESS TO A MINIMUM OF 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.



6\"/>

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NO.		DATE		DESCRIPTION	BY	CHKD.
REVISIONS						

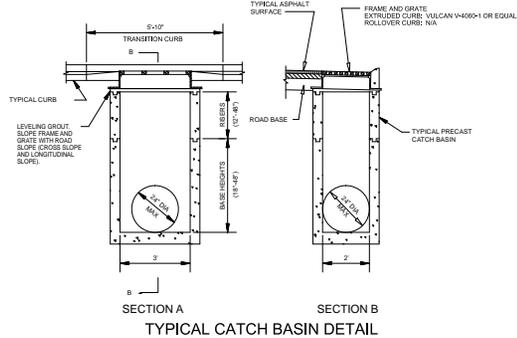
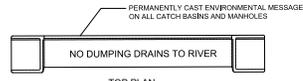
**ROBERT G. CAMPBELL & ASSOC., L.P.**  
CONSULTING ENGINEERS  
KNOXVILLE · SEVIERVILLE

CLUBHOUSE VILLAS  
KNOX COUNTY, TN

ROAD A PROFILE AND  
TYPICAL SECTION

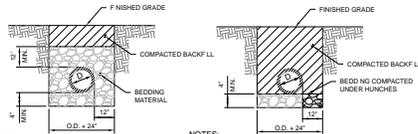
DESIGNED BY RCS/A	CHECKED BY DATE	SCALE H 1"=50' V 1"=5'	SHEET NO. 4
CLD / CAW	01.09.2026	25108	OF 5 SHEETS

NOT FOR CONSTRUCTION



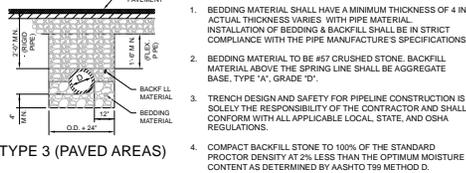
**1 AREA DRAIN / CATCH BASIN**

SCALE: NOT TO SCALE



- NOTES:
1. TYPICAL BACKFILL & PIPE BEDDING FOR FLEXIBLE PIPE OUTSIDE (5' OR GREATER) OF PAVED AREAS.
  1. TYPICAL BACKFILL & PIPE BEDDING FOR RIGID PIPE OUTSIDE (5' OR GREATER) OF PAVED AREAS.

**TYPE 1 TYPE 2**

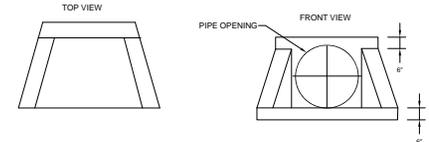


- NOTES:
1. BEDDING MATERIAL SHALL HAVE A MINIMUM THICKNESS OF 4 IN. ACTUAL THICKNESS VARIES WITH PIPE MATERIAL. INSTALLATION OF BEDDING & BACKFILL SHALL BE IN STRICT COMPLIANCE WITH THE PIPE MANUFACTURER'S SPECIFICATIONS.
  2. BEDDING MATERIAL TO BE #57 CRUSHED STONE. BACKFILL MATERIAL ABOVE THE SPRING LINE SHALL BE AGGREGATE BASE, TYPE 'A', GRADE 'D'.
  3. TRENCH DESIGN AND SAFETY FOR PIPELINE CONSTRUCTION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL CONFORM WITH ALL APPLICABLE LOCAL, STATE, AND OSHA REGULATIONS.
  4. COMPACT BACKFILL STONE TO 100% OF THE STANDARD PROCTOR DENSITY AT 2% LESS THAN THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY AASHTO T99 METHOD D.

**TYPE 3 (PAVED AREAS)**

**2 PIPE BEDDING AND BACKFILL**

SCALE: NOT TO SCALE



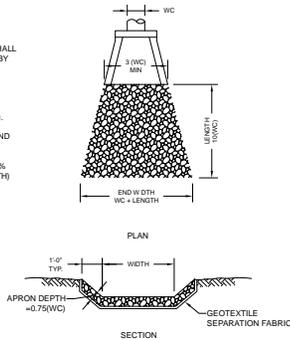
- NOTES:
1. MINIMUM REINFORCING WIRE REINFORCEMENT 4 x 4 W7 x W7
  2. SHERMAN DIXIE PRECAST HEADWALL, DRAWING ET-001 OR EQUAL

**HEADWALL DETAIL**

**3 PRECAST HEADWALL, TYP.**

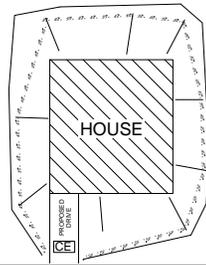
SCALE: NOT TO SCALE

- NOTES:
- GEOTEXTILE SEPARATION FABRIC SHALL BE GEOTEX 801 (8 OZ. NON-WOVEN) BY PROPEX OR EQUAL.
  - RIPRAP MAXIMUM DIAMETER, DMAX, SHALL BE 0.50(WC).
  - APRON DEPTH, D, SHALL BE 0.75(WC).
  - ALL ROCK SHALL BE HANDPLACED AND IN A MANNER TO MINIMIZE VOIDS.
  - THE RIPRAP APRON SHALL BE AT 0.0% GRADE (NO SLOPE ALONG ITS LENGTH).



**4 RIP RAP APRON**

SCALE: NOT TO SCALE



- NOTE:
- GRAVEL CONSTRUCTION EXIT TO EACH BUILDING SITE
  - INSTALL SILT FENCE AND/OR HAY BALES ALONG LOWER SIDES OF LOT
  - EXTEND PIPES FROM GUTTER DOWNSPOUTS TO STABILIZED AREA UNTIL YARD AREAS ARE STABILIZED.
  - EXCAVATE SUMPS AS NECESSARY TO COLLECT EXCESS SEDIMENT

**5 LOT LEVEL EROSION CONTROL, TYP.**

SCALE: NOT TO SCALE

DEVELOPER: MIKE STEVENS HOMES  
9515 BLUEGRASS RD.  
KNOXVILLE, TN 37922  
(865) 635-4855

UTILITIES: FIRST UTILITY DISTRICT  
122 DURWOOD RD.  
KNOXVILLE, TN 37922  
(865) 966-9741

ENGINEER: ROBERT G. CAMPBELL & ASSOCIATES, L.P.  
7523 TAGGART LN.  
KNOXVILLE, TN 37938  
(865) 947-5998  
621 WALL STREET  
SEVIERVILLE, TN 37862  
(865) 429-4883



NO.	DATE	DESCRIPTION	BY	CHKD.
		REVISIONS		

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

CLUBHOUSE VILLAS  
KNOX COUNTY, TN

DETAILS

DESIGNED BY	CHECKED BY	SCALE	SHEET
RGC/A		N.T.S.	NO. 5
DRAWN BY	DATE	FILE NO.	OF 5 SHEETS
CLD / CAW	01/09/2026	25108	

NOT FOR CONSTRUCTION



# Alternative Design Standards

The minimum design and performance standards shall apply to all subdivisions unless an alternative design standard is permitted within Article 3 Section 3.01.D, Application of Alternative Design Standards, or Article 4.01.C, Street Standards (within Hillside and Ridgetop Areas).

There are some alternative design standards that require Planning Commission approval, and some that can be approved by the Engineering Departments of the City or County. However, the City or County Engineering Departments, as applicable, will provide review comments on any alternative design proposed. These comments will be provided during the review process.

### Alternative Design Standards Requiring Planning Commission Approval

- Section 3.03.B.2 - Street frontage in the PR (Planned Residential) zone, Knox County
- Section 3.03.E.1.e – Maximum grade of private right-of-way
- Section 3.03.E.3.a – Pavement width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.H.2 – Maximum grade, public streets
- Section 3.04.I.1.b.1 – Horizontal curves, local streets in Knox County

### Alternative Design Standards Approved by the Engineering Departments of the City of Knoxville or Knox County

- Section 3.03.E.3.a – Right-of-way width reduction, private rights-of-way serving 6 or more lots
- Section 3.04.A.3.c – Right-of-way dedication, new subdivisions
- Section 3.04.F.1 – Right-of-way reduction, local streets
- Section 3.04.G.1 – Pavement width reduction, local streets
- Section 3.04.H.3 – Intersection grade, all streets
- Section 3.04.J.2 – Corner radius reduction in agricultural, residential, and office zones
- Section 3.04.J.3 – Corner radius reduction in commercial and industrial zones
- Section 3.11.A.2 – Standard utility and drainage easement

***By signing this form, I certify that the criteria for a variance have been met for each request, and that any and all requests needed to meet the Subdivision 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.***

	Ken Bowman	01/20/26
Signature	Printed Name	Date

For each alternative design standard requested, identify how the proposed alternative design either meets the intent of the standard in the Subdivision Regulations or meets an alternative, nationally recognized engineering standard such as The American Association of State Highway and Transportation Officials (AASHTO) or Public Right-of-Way Accessibility Guidelines (PROWAG).

### 1. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce required street frontage to 20' for lots 6, 7, and 9

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES  NO

Engineering Comments:

*Steve Elliott*

### 2. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce pavement width from 26' to 20'

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES  NO

Engineering Comments:

### 3. ALTERNATIVE DESIGN STANDARD REQUESTED:

Reduce ROW width from 50' to 40'

Approval required by: Planning Commission  Engineering

Engineering supports the alternative design standard requested

(to be completed during review process): YES  NO

Engineering Comments:

#### **4. ALTERNATIVE DESIGN STANDARD REQUESTED:**

**Approval required by:** Planning Commission  Engineering

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES  NO

**Engineering Comments:**

#### **5. ALTERNATIVE DESIGN STANDARD REQUESTED:**

**Approval required by:** Planning Commission  Engineering

**Engineering supports the alternative design standard requested**

**(to be completed during review process):** YES  NO

**Engineering Comments:**

# 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). The contact information you provide in your application may be used for that purpose. 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.*

01/31/2026

02/13/2026

~~12/26/2025~~

~~01/09/2026~~

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



Ken Bowman

11/24/2025

Applicant Signature

Applicant Name

Date