



DEVELOPMENT PLAN REPORT

▶ **FILE #:** 4-F-26-DP **AGENDA ITEM #:** 45
 POSTPONEMENT(S): 4/9/2026 **AGENDA DATE:** 5/14/2026
 ▶ **APPLICANT:** NATIVE SUN LLC, CARL LANSDEN
 OWNER(S): Carl Lansden

TAX ID NUMBER: 105 O C 023, 02401 [View map on KGIS](#)
 JURISDICTION: County Commission District 3
 STREET ADDRESS: 1155 COPPERWOOD LN (1161 COPPERWOOD LN)
 ▶ **LOCATION:** South side of Middlebrook Pike and Copperwood Ln intersection
 ▶ **APPX. SIZE OF TRACT:** 3.63 acres
 GROWTH POLICY PLAN: Planned Growth Area
 ACCESSIBILITY: Access is via Copperwood Lane, a private cul-de-sac with a pavement width of 30 ft within a 115-ft right-of-way, and Middlebrook Pike, a median-divided minor arterial with a pavement width of 24 ft.
 UTILITIES: Water Source: West Knox Utility District
 Sewer Source: West Knox Utility District
 FIRE DISTRICT: Rural Metro Fire
 WATERSHED: Ten Mile Creek

▶ **ZONING:** PR(k) (Planned Residential) up to 11 du/ac, F (Floodway)
 PLACE TYPE: CMU (Corridor Mixed-use), SMR (Suburban Mixed Residential), SP (Stream Protection), HP (Hillside Ridgetop Protection)
 ▶ **EXISTING LAND USE:** Agriculture/Forestry/Vacant Land
 ▶ **PROPOSED USE:** 39-unit townhouse development
 DENSITY PROPOSED: 10.74 du/ac
 HISTORY OF ZONING: The property was rezoned from A (Agricultural), RB (General Residential), I (Industrial), and F (Floodway) zones to PR (Planned Residential) at 11 du/ac and F (Floodway) zones in 2025 (11-J-25-RZ).
 SURROUNDING LAND USE AND ZONING:
 North: Office, Commercial, single family residential - CA (General Business)
 South: Single family residential - RA (Low Density Residential), F (Floodway)
 East: Multifamily residential, agriculture/forestry/vacant land - RB (General Residential), CA (General Business)
 West: Transportation/communications/utilities, commercial, agriculture/forestry/vacant land - PR (Planned Residential) up to 6 du/ac, CA (General Business), F (Floodway)
 NEIGHBORHOOD CONTEXT: This area is comprised of residential and commercial uses. Residential uses are a mix of single family detached, attached, and multifamily dwellings. Commercial uses include retail, service, and office operations along Middlebrook Pike.

STAFF RECOMMENDATION:

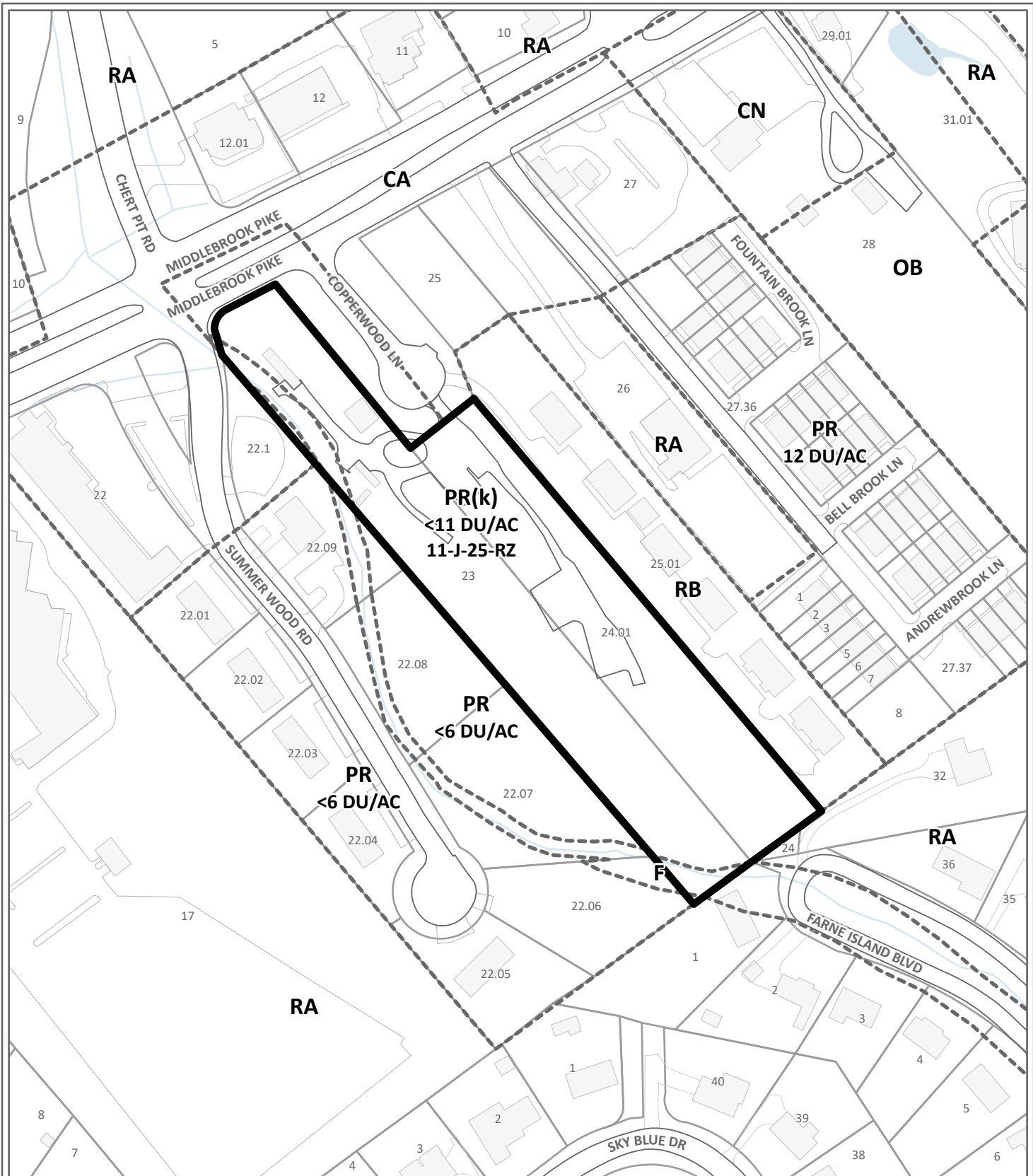
- ▶ **Postpone the Development Plan application for 30 days to be heard at the June 11, 2026 Planning Commission meeting as requested by the applicant.**

ESTIMATED TRAFFIC IMPACT: 258 (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: 3 (public school children, grades K-12)

The Planning Commission's approval or denial of this request is final, unless the action is appealed. For more information on the appeal process, contact Knoxville-Knox County Planning.



DEVELOPMENT PLAN

4-F-26-DP

Petitioner: Native Sun LLC, Carl Lansden



Townhouse development in F (Floodway), PR(k) (Planned Residential) up to 11 du/ac

Original Print Date: 3/18/2026

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

Map No: 105

Jurisdiction: County

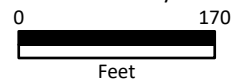


Exhibit A. Contextual Images



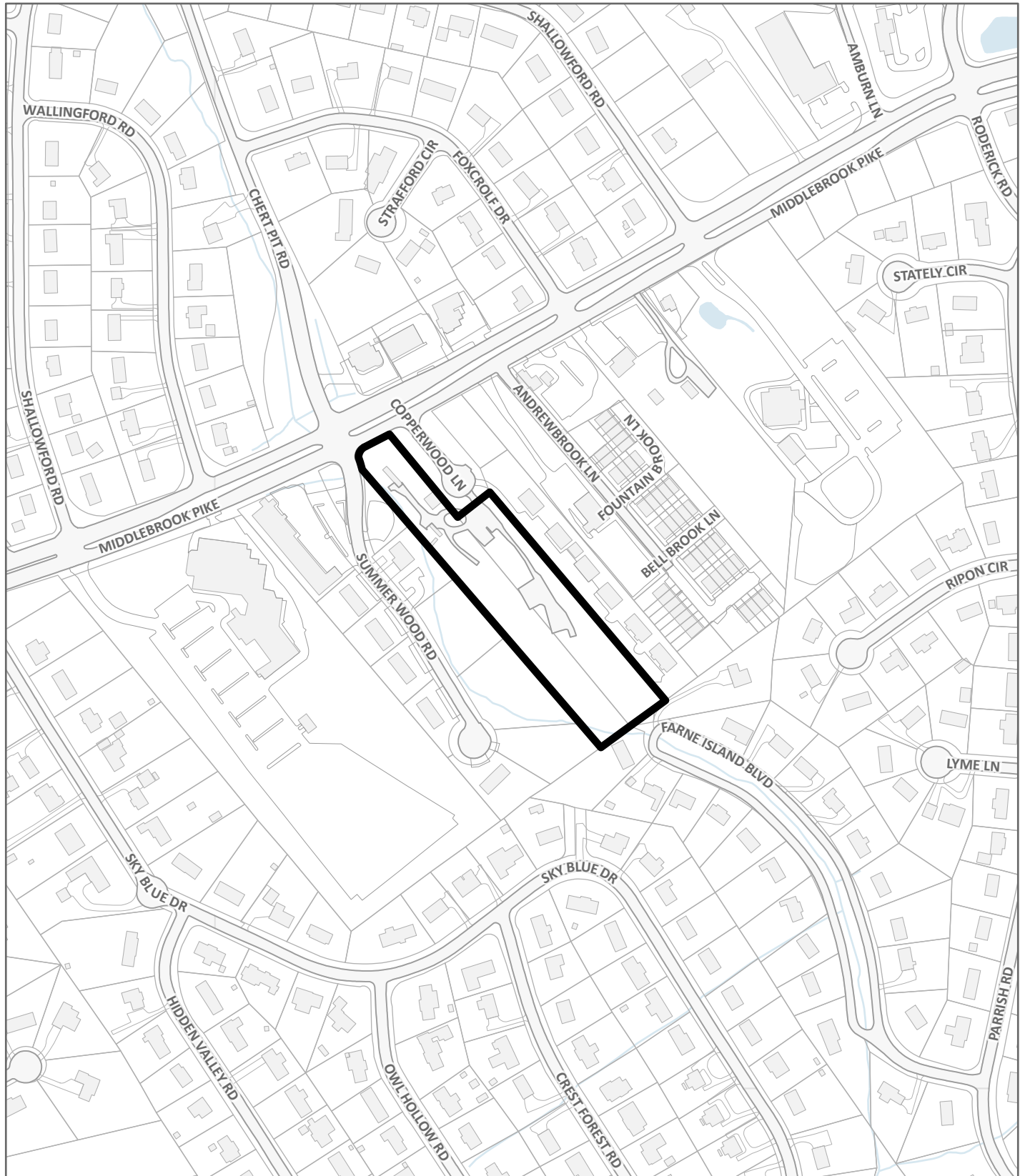
AERIAL MAP



Case boundary



Exhibit A. Contextual Images



LOCATION MAP

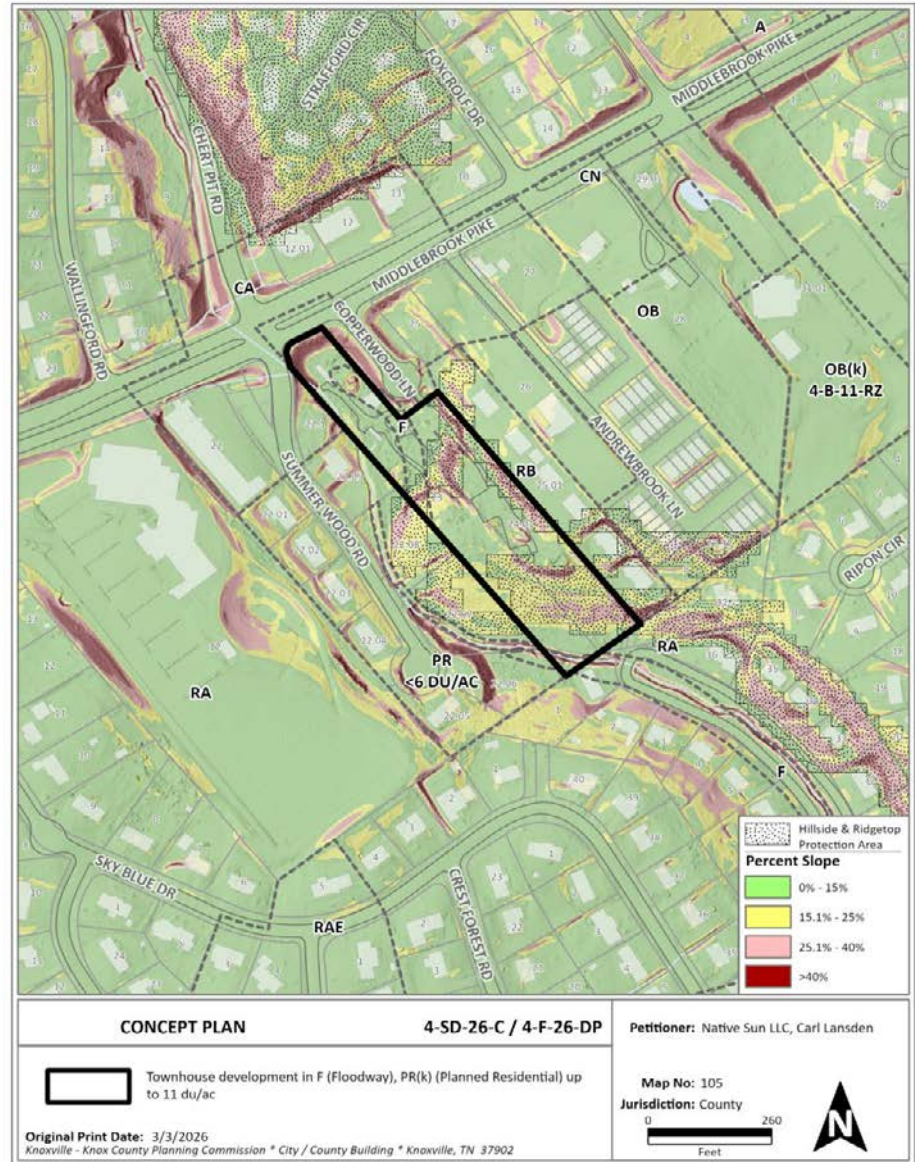
4-F-26-DP



Case boundary



CATEGORY	ACRES	RECOMMENDED DISTURBANCE BUDGET (Percent)	DISTURBANCE AREA (Acres)
Total Area of Site	3.61		
Non-Hillside	2.22	N/A	
0-15% Slope	0.27	100%	0.27
15-25% Slope	0.60	50%	0.30
25-40% Slope	0.34	20%	0.07
Greater than 40% Slope	0.18	10%	0.02
Ridgetops			
Hillside Protection (HP) Area	1.39	Recommended disturbance budget within HP Area (acres)	0.66
		Percent of HP Area	47.3%





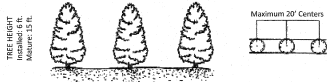
Design Guidelines Landscape Screening

Type "C" Screen: Partial

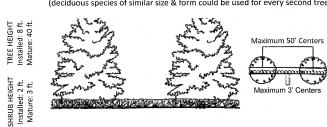
APPROPRIATE LOCATION: Between parking lots and public streets; boundaries of industrial and office development

NOTE: Landscape buffer strips should be a minimum of 8 feet in width, and sown with grass or ground cover for their full width, allowing for much at the base of plantings.

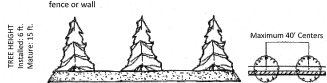
• A row of small evergreen trees



• A row of large broad leaf evergreen trees with a 3 ft. high wall or hedge



• A row of evergreen conifers with a 3 ft. high earth berm or solid fence or wall



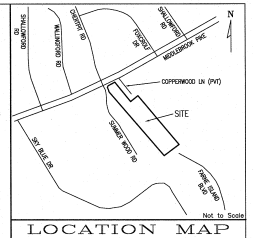
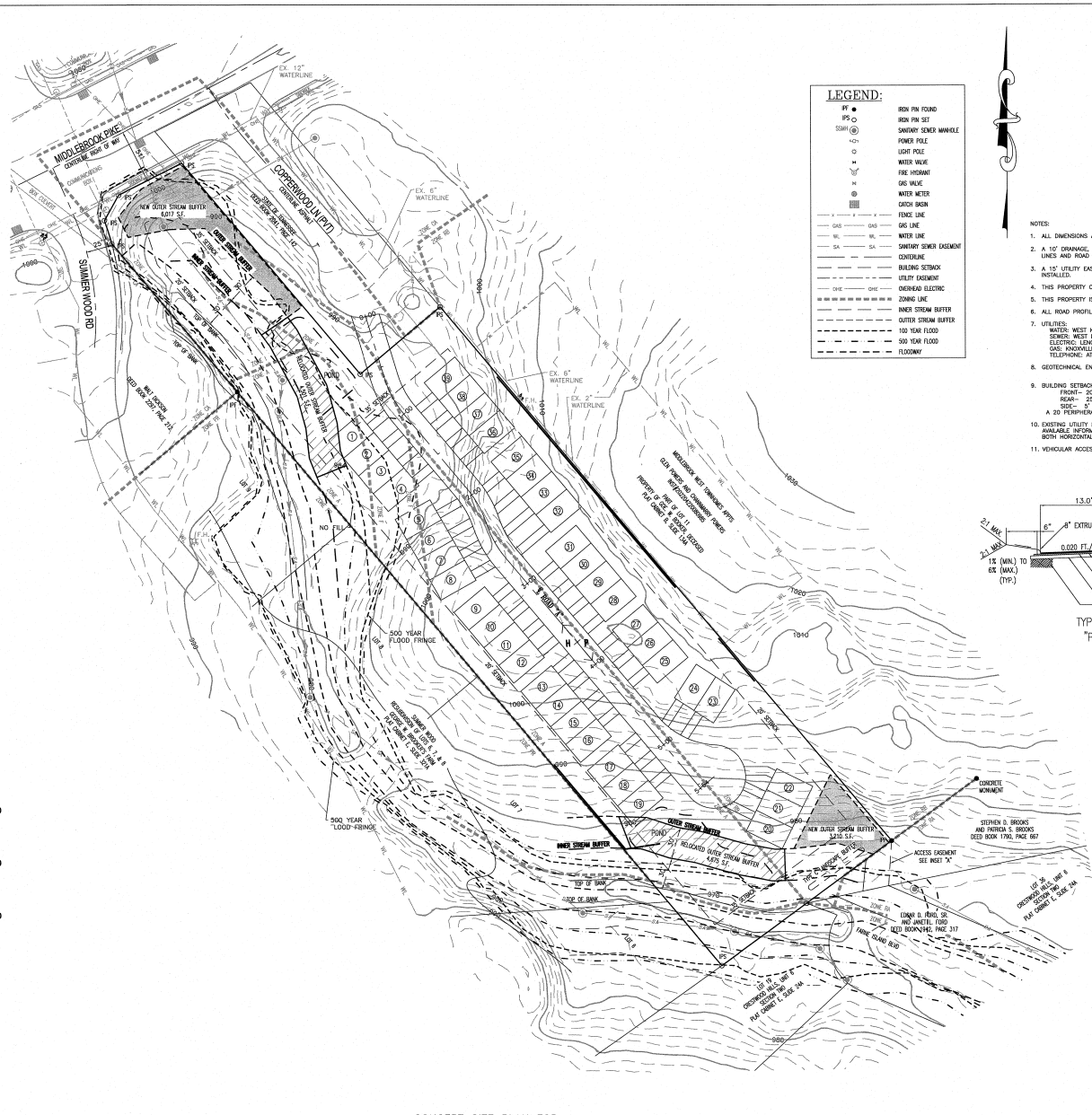
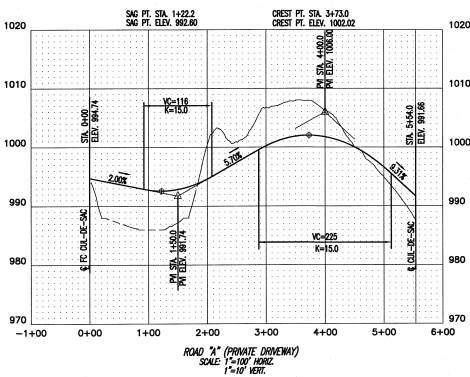
INTRODUCTION
Landscape screening reduces the impact of intense development upon adjacent lands uses by providing visual separation, reducing the transmission of glare and air pollution, and limiting access. Screening also promotes the aesthetic appeal of a neighborhood and promotes higher property values.

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 quality of landscaping.

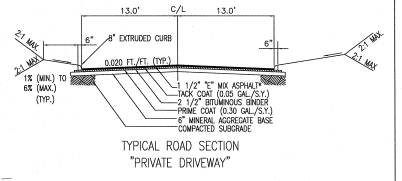
Planning uses these guidelines to illustrate desirable levels of screening appropriate to various site planning situations. Creative alternatives which achieve a comparable effect are encouraged.

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

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400 Main Street, Suite 403 | Knoxville, TN 37902 | 865.215.2500



- 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 10' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS PROPERTY CONTAINS APPROXIMATELY 3.83 ACRES OF ONE LOT CONTAINING 39 UNITS.
 - THIS PROPERTY IS ZONED RP PLANNED RESIDENTIAL & F.
 - ALL ROAD PROFILES ARE BASED ON LINDAR CONTOURS.
 - UTILITIES:
WATER: WEST KNOX UTILITY DISTRICT
SEWER: WEST KNOX UTILITY DISTRICT
ELECTRIC: LEONOR CITY UTILITY BOARD
GAS: KNOXVILLE UTILITIES BOARD
TELEPHONE: AT&T
 - GEOTECHNICAL ENGINEER SHALL CERTIFY THE SLOPE STABILITY ON ALL FILL SLOPES.
 - BUILDING SETBACKS ARE AS FOLLOWS:
FRONT- 20'
SIDE- 25'
REAR- 5'
A 20' PERMANENT SETBACK SUPERSEDES ALL OTHER SETBACKS
 - EXISTING UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON AVAILABLE INFORMATION. CONTRACTOR IS RESPONSIBLE TO FIELD LOCATE ALL UTILITIES, BOTH HORIZONTALLY AND VERTICALLY PRIOR TO CONSTRUCTION.
 - VEHICULAR ACCESS IS LIMITED TO INTERIOR ROAD SYSTEM ONLY.



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 PROVIDE CONCEPT PLAN FOR THE ABOVE DESCRIBED PROJECT. I HAVE REVIEWED THE PROJECT AND ESTIMATED THE PROJECT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROVISIONS OF THE TENNESSEE ENGINEERING BOARD. I HAVE REVIEWED THE PROJECT AND ESTIMATED THE PROJECT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROVISIONS OF THE TENNESSEE ENGINEERING BOARD.
David B. Hill
PROFESSIONAL ENGINEER
TENNESSEE LICENSE NO. 101268 DATE: 3-14-24



OWNER/DEVELOPER
NATIVE SUN LLC C/O CARL
LANSDEN
1201 CLUNCH AVENUE
KNOXVILLE, TN 37918
PHONE: 865-414-8492

CONCEPT SITE PLAN FOR

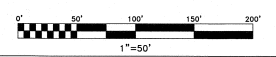
CONCEPT SITE PLAN FOR
NATIVE SUN LLC, ON MIDDLEBROOK PIKE
TAX MAP 105, INSET O, GROUP C, PARCELS 023 & 024.01
6TH CIVIL DISTRICT, KNOX COUNTY, TENNESSEE

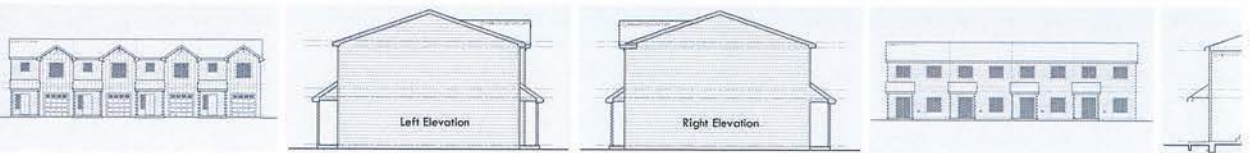
25752-CP
SHEET 1 OF 1 SHEET(S)
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BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
1534 PATERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@hnp-p.com

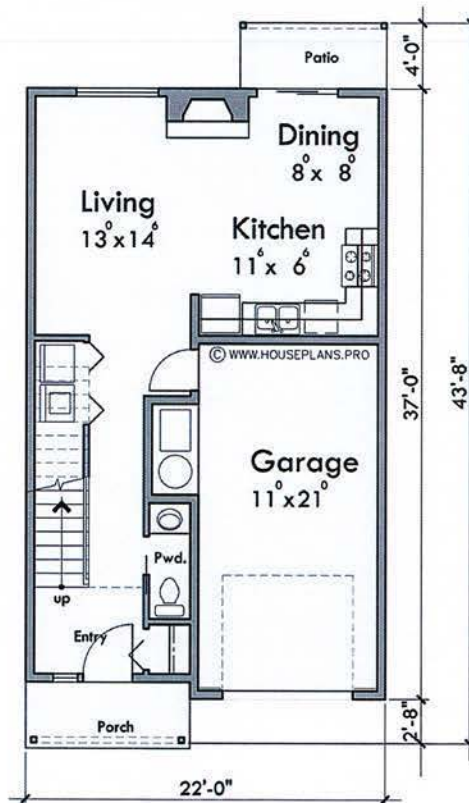
DESIGNED	DBH	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DRAWN	XXX							
CHECKED	DBH	1/3/19/26	KNOX PLANNING COMMENTS					

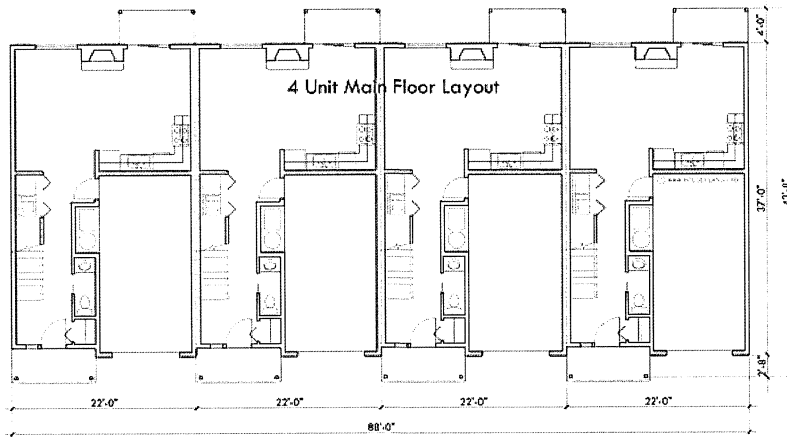
SCALE	DATE
HORIZONTAL: 1" = 50' VERTICAL: 2" INTERVAL	1/6/26



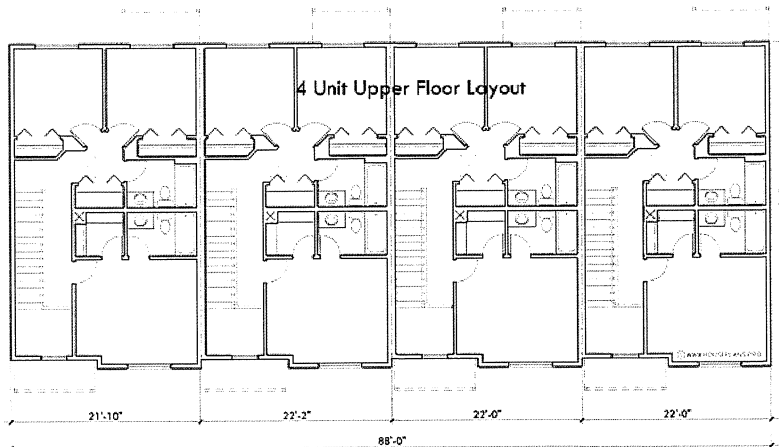
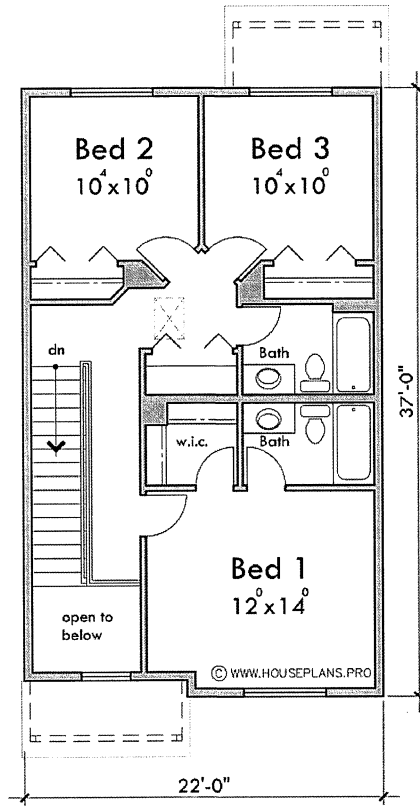


Main Floor Plan





Upper Floor Plan



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.

03/28/2026

04/10/2026

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


Applicant Signature

DAVID HARBIN
Applicant Name

2.23.26
Date