

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 11-SA-25-C **Related File Number:** 11-C-25-DP
Application Filed: 9/29/2025 **Date of Revision:**
Applicant: S & E PROPERTIES, LLC

PROPERTY INFORMATION

General Location: East side of N Campbell Station Rd, north of Yarnell Rd
Other Parcel Info.:
Tax ID Number: 117 02101 **Jurisdiction:** County
Size of Tract: 60.98 acres
Accessibility: Access is via N Campbell Station Road, a minor arterial with 20 ft of pavement width within a right-of-way width of 65 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: 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: Agriculture/forestry/vacant land - A (Agricultural)
West: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 2.7 du/ac, A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 1.9 du/ac
Planning Sector: Northwest County **Plan Designation:** SR (Suburban Residential), RC (Rural Conservation), HP (H)
Growth Policy Plan: Planned Growth Area, Rural Area
Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 N CAMPBELL STATION RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential), up to 2 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 0 North Campbell Station Road

No. of Lots Proposed: 116 No. of Lots Approved: 0

Variances Requested: VARIANCES

1. Reduce the minimum broken back curve tangent length on Road 'A' from 150 ft to 53.61 ft at STA 1+25.69.

ALTERNATIVE DESIGN STANDARDS REQUIRING PLANNING COMMISSION APPROVAL

1. Reduce the minimum horizontal curve radius on Road 'B' from 250 ft to 200 ft at STA 0+81.88.
2. Reduce the minimum horizontal curve radius on Road 'B' from 250 ft to 225 ft at STA 6+61.62.
3. Increase the maximum public road grade on Road 'C' from 12 percent to 15 percent.

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

1. Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Road 'B' at Road 'A'.
2. Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Road 'C' at Road 'B'.
3. Increase the maximum intersection grade from 1 percent to 2 percent at the intersection of Road 'D' at Road 'A'.
4. Reduce the minimum public right-of-way width from 50 ft to 40 ft on Road 'D'.
5. Reduce the minimum pavement width from 26 ft to 20 ft on Road 'D'.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.):

1. Approve the variance to reduce the minimum broken back curve tangent length on Road 'A' from 150 ft to 53.61 ft at STA 1+25.69, based on the following evidence of hardship.
 - A) The reduced tangent between horizontal curves allows for less impact on the streams that bisect the property.
 - B) The streams are preexisting conditions on the site and limit the flexibility of road geometry.
 - C) Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare, nor is it anticipated to impact adjacent properties. The Knox County Department of Engineering and Public Works recommends approval of this variance based on the justification provided by the applicant.

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

Approve the Concept Plan subject to 9 conditions.

Staff Recomm. (Full):

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. Implementing the recommendations of the N Campbell Station Road Subdivision Transportation Impact Study (AJAX Engineering, 9/29/2025), as revised and approved by Planning Commission staff and Knox County Engineering and Public Works (see Exhibit B).
4. 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 an 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.
5. Install sidewalks per Chapter 54, Article IV of the Knox County Code. The location of the sidewalks will be determined by Knox County Engineering and Public Works during the design plan phase.
6. Submitting a new application for any new development or subdivision of the "Future Development" noted on the plans.

- 7. The community mail kiosk(s) shall be reviewed and approved by Knox County Engineering and Public Works during the design plan phase, including but not limited to the location and associated parking.
- 8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 9. Before certification of the final plat for the subdivision, establish 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.

Comments:

This proposal is for a 116-lot detached residential subdivision on this 60.98-acre site at a density of 1.9 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2 du/ac in 2021 (3-F-21-RZ).

There are 2.92 acres in the southwest portion of the site with frontage on N. Campbell Station Road labeled as "Future Development". With this removed from the total development area, the 58.06 acres dedicated for the subject property results in a density of 1.99 du/ac (net density). All following statistics presented in this report is based on the 58.06 acres associated with this subdivision unless otherwise noted.

VARIANCE

The variance request is to reduce the tangent length between broken back curves, which are two horizontal curves of the same direction. The request is near the entrance to the subdivision on Road 'A' and the curve closest to N. Campbell Station Road is very slight and will be perceived as a deflection in the road rather than curve. Staff is recommending approval.

Action:

Approved with Conditions

Meeting Date: 11/13/2025

Details of Action:

Summary of Action:

- 1. Approve the variance to reduce the minimum broken back curve tangent length on Road 'A' from 150 ft to 53.61 ft at STA 1+25.69, based on the following evidence of hardship.
 - A) The reduced tangent between horizontal curves allows for less impact on the streams that bisect the property.
 - B) The streams are preexisting conditions on the site and limit the flexibility of road geometry.
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Approve the alternative design standards based on the justification provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 9 conditions.

Date of Approval:

11/13/2025

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville-Knox County Planning Commission

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: