

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



**File Number:** 1-SA-25-C                      **Related File Number:** 1-B-25-DP  
**Application Filed:** 11/25/2024                      **Date of Revision:**  
**Applicant:** ROBERT ROBERT G. CAMPBELL & ASSOCIATES CAMPBELL

## PROPERTY INFORMATION

**General Location:** Southeast side of Bishop Rd and Greenwell Dr, southwest side of Pedigo Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 47 057    **Jurisdiction:** County  
**Size of Tract:** 4.68 acres  
**Accessibility:** Access is via Greenwell Drive, a major collector street with a pavement width ranging from 18-19 ft within 40-55 ft of right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:** North: Agriculture/forestry/vacant land, single-family residential - A (Agricultural), PR (Planned Residential) up to 3 du/ac  
South: Single-family residential, rural residential - A (Agricultural)  
East: Rural residential - A (Agricultural)  
West: Rural residential, single-family residential - A (Agricultural), PR (Planned Residential) up to 3 du/ac  
**Proposed Use:** Attached residential subdivision    **Density:** 2.99  
**Planning Sector:** North County                      **Plan Designation** SR (Suburban Residential)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 0 GREENWELL DR  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) up to 3 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: Copper Branch Place

No. of Lots Proposed: 14                      No. of Lots Approved: 0

Variances Requested: VARIANCES

1. Reduce the minimum intersection separation from 300 ft to 70.5 ft between Road A and E. Copeland Drive.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL:

1. Reduce the minimum private right-of-way pavement width from 26 ft to 24 ft.

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 3 percent on Road A at Greenwell Drive.
- 2. Reduce the intersection curb radii from 25 ft to 15 ft for the portion within the private right-of-way.
- 3. Reduce the minimum private right-of-way width from 50 ft to 40 ft.

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.): Approve the variance to reduce the minimum intersection separation from 300 ft to 70.5 ft between Road A and E. Copeland Drive., based on the following evidence of hardships.

- A) The proposed spacing provides optimal sight distance and avoids an existing power pole.
- B) The existing topography, drainage features, utility locations, and sight distance limit the entrance location.
- C) Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare because the proposed spacing provides optimal sight distance. 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 standard 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 6 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. 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, 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.
- 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 6. 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 subdivision is for 14 attached residential lots on 4.68 acres zoned PR (Planned Residential) up to 3 du/ac. In 2022, a 14-lot subdivision was approved with multiple access points to Greenwell Drive (12-SD-22-C / 12-D-22-DP). Because of sight distance limitations along the frontage, the access points were consolidated into a single access 70.55 ft east of the E. Copeland Drive intersection. This requires a variance to reduce the intersection separation from 300 ft. This access location maximizes sight distance in both directions.

The applicant requests a reduction of the private right-of-way width from 50 ft to 40 ft and pavement width from 26 ft to 24 ft. A stream and sewer line to the property's rear limit the area where access and houses can be located.

The applicant is requesting an intersection grade of up to 3 percent. The Subdivision Regulations require a maximum intersection grade of 1 percent but allow Knox County Engineering and Public Works to approve up to 3 percent as an alternative design standard.

**Action:** Approved with Conditions **Meeting Date:** 1/9/2025

**Details of Action:**

**Summary of Action:** Approve the variance to reduce the minimum intersection separation from 300 ft to 70.5 ft between Road A and E. Copeland Drive., based on the following evidence of hardships.  
A) The proposed spacing provides optimal sight distance and avoids an existing power pole.  
B) The existing topography, drainage features, utility locations, and sight distance limit the entrance location.  
C) Approval of the variance is not anticipated to be detrimental to public safety, health, or welfare because the proposed spacing provides optimal sight distance. 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 standard 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 6 conditions.

**Date of Approval:** 1/9/2025 **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:**