

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



File Number: 1-SB-20-C                      Related File Number: 1-D-20-UR  
Application Filed: 11/22/2019              Date of Revision:  
Applicant: CANNON & KUIPERS, LLC

## PROPERTY INFORMATION

General Location: East side of Bishop Rd. at Tate Trotter Rd.  
Other Parcel Info.:  
Tax ID Number: 47 062                      Jurisdiction: County  
Size of Tract: 5.56 acres  
Accessibility: Access is via Bishop Road, a major collector road, with approximately 19 ft wide pavement and a required 60 ft right-of-way (per the Major Road Plan).

## GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land  
Surrounding Land Use: North: Residences and vacant land - A (Agricultural)  
South: Residences and historic house - PR (Planned Residential)  
East: Residences - RA (Low-Density Residential)  
West: Residences - A (Agricultural)  
Proposed Use: Attached and Detached Residential Subdivision                      Density: 4.496  
Sector Plan: North County                      Sector Plan Designation:  
Growth Policy Plan: Planned Growth Area  
Neighborhood Context:

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

Street: 0 Bishop Rd.  
Location:  
Proposed Street Name:  
Department-Utility Report:  
Reason:

## ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)  
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: Meredith Park

No. of Lots Proposed: 25                      No. of Lots Approved: 25

Variances Requested: VARIANCES REQUIRING PLANNING COMMISSION APPROVAL:  
1. Reduce intersection spacing between the site entrance and Tate Trotter Road from 300 ft. to 190 ft for subdivision entrance.  
2. Reduce vertical curve length on Road A from K=25 (150 ft) to K=15 (90 ft).  
3. Allow Road A at STA 14+00 to serve lots 5 & 6 without a cul-de-sac.

WAIVER REQUIRING PLANNING COMMISSION APPROVAL:  
1. Reduction of private road pavement to 22 ft and right-of-way to 40 ft.

WAIVER APPROVED BY KNOX COUNTY DEPT. OF ENGINEERING AND PUBLIC WORKS:  
1. Intersection grade waivers for Road A & B, shown on the profiles.

S/D Name Change:

### **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

### **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Tarren Barrett

Staff Recomm. (Abbr.): APPROVE variances 1-3 and waiver 1 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to the 9 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
2. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
3. Provision of street names which are consistent with the Uniform Street Naming and Addressing System in Knox County (Ord. 91-1-102).
4. Installation of 2 different evergreen trees as indicated on the development plan. A landscaping plan must be provided to Planning staff for review and approval before Design Plan approval. Trees should be selected from the City of Knoxville's Tree List. A final plat application will not be accepted for reviewed by Planning staff until this landscaping is installed or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
5. Sight distance geometry and easement for Curve #2 on Road B to be worked out with Knox County Dept. of Engineering and Public Works in order to maintain 150 ft of sight distance around the entire curve.
6. Internal private road speed limit to be reduced to 15 mph per Note #11 on site plan.
7. Following design plan approval and prior to the submission of the final plat to the Planning Commission for review, conducting a preliminary site grading/stripping of the property under the supervision of an archaeologist to assure that any unmarked graves on the site are left undisturbed in regards to the Curd Cemetery location as noted on KGIS. A location of a cemetery is marked on a recorded plat for Mendonhall Estates, but it is unclear if this cemetery is the Curd Cemetery, related to the Historic Curd House adjoining this property. The preliminary site grading/stripping investigation area shall include the proposed right-of-way for Road A and B (See attached Concept Plan) and lots 4-7. The timing and details of the preliminary site grading/stripping is subject to the approval of Knox County Dept. of Engineering and Public Works. Submit a report on the results of the preliminary site grading/stripping from the archaeologists to Planning staff for review and approval prior to any further site alteration. If any grave sites are discovered on this parcel, Planning staff will determine if any expansion of the preliminary grading/stripping area is needed, what modifications to the concept plan will be required, and if the concept plan will have to be resubmitted to the Planning Commission for approval.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of all common areas, amenities, private road maintenance, and stormwater/drainage facilities.
9. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision

Regulations.

**Comments:**

The applicant is proposing to subdivide this 5.56-acre tract into 25 residential lots (11 detached and 14 attached) and common area at a density of 4.496 du/ac. This property which is zoned PR < 4.5 du/ac (Low Density Residential) is located on the east side of Bishop Rd. just south of Tate Trotter Rd. The proposed subdivision will be served by private streets with access out to Bishop Rd. The project engineer has certified on the concept plan that 300 ft of sight distance is available in both directions along Bishop Rd. at the proposed subdivision entrance. A stream exists at the northwest corner of the site adjacent to Bishop Rd. and stream buffers are identified on the site plan.

The proposed subdivision may contain an undocumented cemetery (Curd Cemetery), which is located on KGIS database in the southwest corner of the site and linked to the Alexander Bishop House adjacent to the site. Concern has been raised about the impact this proposed subdivision may have on the cemetery and possible unmarked grave sites that may be located outside the boundary of the cemetery. Staff has recommended a condition that would require resubmission of a concept plan if a cemetery is discovered.

The applicant has requested a reduction of the peripheral setback from 35 ft to 25 ft.

**Action:** Approved **Meeting Date:** 1/9/2020

**Details of Action:**

**Summary of Action:** APPROVE variances 1-3 and waiver 1 because topographic constraints and site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the concept plan subject to the 9 conditions:

**Date of Approval:** 1/9/2020 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Chancery Court

**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:**