

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 1-SC-23-C Related File Number: 1-B-23-DP
Application Filed: 11/28/2022 Date of Revision:
Applicant: ROBERT G. CAMPBELL & ASSOCIATES

PROPERTY INFORMATION

General Location: Northeast side of Greenwell Dr., northwest of Crystal Point Dr.
Other Parcel Info.:
Tax ID Number: 37 142.15 Jurisdiction: County
Size of Tract: 4.09 acres
Accessibility: Access is via Greenwell Rd., a major collector street with an 17-ft pavement width within a 60-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential - PR (Planned Residential) up to 2.1 du/ac
South: Single family residential - A (Agricultural)
East: Rural residential - A (Agricultural)
West: Single family residential, agriculture/forestry/vacant - A (Agricultural)
Proposed Use: Detached residential subdivision Density: 2.93
Sector Plan: North County Sector Plan Designation: LDR (Low Density Residential), HP (Hillside Protec
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 0 GREENWELL 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: LDR (Low Density Residential), HP (Hillside Protection)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Parker's Forest

No. of Lots Proposed: 12 **No. of Lots Approved:** 12

Variances Requested: VARIANCES

1) Reduce the minimum vertical curve length from K=25 to K=20 at STA 10+65. Applicant requested K=15.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL

** See the Requested Variances and Alternative Design Standards memo attached to the staff report.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Jessie Hillman

Staff Recomm. (Abbr.): Approve the variance based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to the following 5 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting other relevant utility provider requirements.
2. Provision of street names which are consistent with the Uniform Street Naming and Numbering System for Knox County (Ord. 91-1-102).
3. Certification on the development plan by the applicant's surveyor that minimum sight distance in both directions on Greenwell Rd. is being met during the design plan phase.
4. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works.
5. If any building construction is proposed within the 50' buffer area around the designated sinkholes/depressions (including the depressions), a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in these areas is subject to approval by the County following a review of the report. Engineered footings must be designed for these areas. For those lots that do not have a building site outside of the 50' buffer, approval by Knox County will be required prior to final plat approval. The sinkholes/depressions and 50' buffer shall be designated on the final plat even if they are approved to be filled.

Comments:

The applicant is requesting approval of a 12-unit residential subdivision called Parker's Forest on this 4.09-acre site. The approved PR zoning permits up to 3 du/ac. The development will have access to Greenwell Road and have a public interior roadway. The applicant will be required to certify sight distance prior to approval of the development plan.

Applicant requested a vertical curve reduction at the entrance to a K=15. Knox County Engineering will only approve a K=20. See attached Requested Variances and Alternative Design Standards memo.

Action: Approved with Conditions

Meeting Date: 1/12/2023

Details of Action:

Summary of Action: Approve the variance based on the recommendations of the Knox County Department of Engineering and Public Works.

APPROVE the Concept Plan subject to the following 5 conditions:

Date of Approval: 1/12/2023

Date of Denial:

Postponements:

Date of Withdrawal:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: