

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 12-SD-22-C Related File Number: 12-D-22-DP
Application Filed: 10/24/2022 Date of Revision:
Applicant: ROBERT G. CAMPBELL & ASSOCIATES

PROPERTY INFORMATION

General Location: Southeast side of Bishop Rd and Greenwell Dr, southwest of Pedigo Rd
Other Parcel Info.:
Tax ID Number: 47 057 Jurisdiction: County
Size of Tract: 4.8 acres
Accessibility: Access is via Bishop Road/Greenwell Drive, a major collector with an 18-ft to 20-ft pavement width within a 36-ft to 55-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Agricultural/forestry/vacant -- PR (Planned Residential) up to 3 du/ac
South: Single family residential, rural residential -- A (Agricultural)
East: Rural residential -- A (Agricultural)
West: Rural residential -- A (Agricultural)
Proposed Use: Attached residential subdivision Density: 2.92 du/ac
Sector Plan: North County Sector Plan Designation: LDR (Low Density 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)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Copper Branch Place
No. of Lots Proposed: 14 No. of Lots Approved: 0
Variances Requested: None required
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 Concept Plan subject to 6 conditions.
Staff Recomm. (Full):
1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
2) Certifying that the minimum sight distance is available at each access point per Section 3.04.J.5. & 6. of the Subdivision Regulations, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase. Driveways may be required to relocate or consolidate in locations that do meet the sight distance requirement.
3) Provide a turnaround at the end of each Shared Permanent Access Easement (SPAЕ) to accommodate the largest vehicle anticipated to regularly use the SPAЕ, with review and approval by Knox County Engineering and Public Works during the design plan phase.
4) All lots with a shared or individual driveway accessing Bishop Road or Greenwell Drive must provide a vehicle turnaround per Section 3.02.A.9. of the Subdivision Regulations.
5) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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 proposal is for a 14-lot attached residential subdivision on 4.8 acres at a density of 2.92 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac in August 2022 (7-S-22-RZ).

Bishop Road and Greenwell Drive have a hill crest at the intersection with E. Copeland Drive that could impact the sight distance for the proposed access points to the east and west of this intersection. The Subdivision Regulations require that SPAЕ and new lots with access to an existing public street must meet the intersection sight distance standards in Section 3.04.J.5.

Action: Approved Meeting Date: 12/8/2022

Details of Action:

Summary of Action: Approve the Concept Plan subject to 6 conditions.

Date of Approval: 12/8/2022 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:
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: