

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 1-B-25-DP Related File Number: 1-SA-25-C
Application Filed: 11/25/2024 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: 4.3 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:
Proposed Use: Attached residential subdivision Density: 3.26
Planning Sector: North County Plan Designation SR (Suburban Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The surrounding area in Powell primarily features single-family residential uses. There are larger agricultural lots and recently built subdivisions on the street, and the E Emory Road corridor and I-75 are nearby.

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: In 2022 the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac (applicant requested up to 4 du/ac, case # 7-S-22-RZ).

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:
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 development plan for up to 14 dwelling units on individual lots, subject to 2 conditions.
Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. The maximum height of the attached dwellings shall be 35 feet.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the criteria for approval of a development plan.

Comments:

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)
In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PR (Planned Residential) up to 3 du/ac.

A. The PR zone allows attached and detached houses as permitted uses. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The PR zoning allows consideration of up to 3 du/ac. The proposed subdivision has a density of 2.99 du/ac.

C. The PR zone established a maximum height for detached houses, but all other uses have a maximum height established by the Planning Commission. Staff recommend a maximum height of 35 ft for the attached houses, consistent with the other residential houses in the subdivision and the general area.

2) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. The development provides an average 50-ft stream buffer along the north side of the Copper Ridge Branch, consistent with Policy 7, encouraging development that conserves and connects natural features and habitat. The southern side of the stream is not impacted by this proposal.

B. The attached houses are one-story with pitched roofs, which is consistent with Policy 2, ensuring that development is sensitive to existing community character. Houses in the area are a mix of 1 and 2 stories.

3) COMPREHENSIVE PLAN - FUTURE LAND USE MAP

A. The development is located in the SR (Suburban Residential) place type, which recommends single-family residential as a "primary use" and attached residential as a "secondary use." While this development consists of 14 attached houses, it introduces this housing type in an area that is entirely single-family houses.

B. The one-story attached houses are consistent with the SR place type recommendation in that they have the scale of a single-family home.

4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area. The purposes of the Planned Growth Area designation are to encourage a reasonably compact pattern of development, promote expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to provision of adequate roads, utilities, schools, drainage and other public facilities and services. – The proposed development is consistent with the growth plan.

Action: Approved with Conditions

Meeting Date: 1/9/2025

Details of Action:

Summary of Action: Approve the development plan for up to 14 dwelling units on individual lots, subject to 2 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: