

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 3-SD-25-C Related File Number: 3-G-25-DP
Application Filed: 1/27/2025 Date of Revision:
Applicant: CHAD ROBERTS

PROPERTY INFORMATION

General Location: East side of Bishop Rd, southeast of 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 a pavement width that varies from 18 ft to 20 ft within a right-of-way width that varies from 40 ft to 61 ft.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Multifamily residential, single family residential - A (Agricultural), RA (Low Density Residential)
South: Single family residential - A (Agricultural), PR (Planned Residential) up to 3 du/ac
East: Single family residential - RA (Low Density Residential)
West: Agriculture/forestry/vacant land - A (Agricultural)
Proposed Use: Attached and detached residential subdivision Density: 4.49 du/ac
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 BISHOP RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 4.5 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: Meredith Park

No. of Lots Proposed: 25 No. of Lots Approved: 0

Variances Requested: VARIANCES

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

ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

1. Increase the intersection grade from 1% to 2% at the entrance road.
2. Reduction of private road right-of-way width from 50 ft to 40 ft.

ALTERNATIVE DESIGN STANDARD REQUIRING PLANNING COMMISSION APPROVAL

1. Reduction of private road pavement from 26 ft to 22 ft.

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Whitney Warner

Staff Recomm. (Abbr.): Approve the variance to reduce the intersection spacing between the site entrance and Tate Trotter Road from 300 ft to 190 ft.

A. Due to the existing topography and to provide adequate sight distance, the intersection of Road A at Bishop Road needs to be located at the proposed spacing of 190' south of Tate Trotter Road.

B. These conditions are a result of the configuration of Bishop Road and the existing topography, are not applicable to other property, and not created by any person having an interest in the property.

C. The granting of the variance will not be detrimental to public safety, health, or welfare because the placement of the proposed road maximizes sight distance. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the vertical curve length on Road A from K=25 to K=15, based on the following evidence of hardship.

- A. Due to the existing steeper topography along Road A coming from the intersection with Bishop Road, a reduction of the vertical curve length is needed to keep site grading balanced.
- B. These conditions are due to the steeper topography in this portion of the property, as Road A has been strategically located to optimize the sight distance.
- C. The granting of the variance will not be detrimental to public safety, health, or welfare because the shortened vertical curve meets American Association of State Highway and Transportation Officials (AASHTO) standards. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to allow Road A at STA 14+00 to serve lots 5 & 6 without a cul-de-sac, based on the following evidence of hardships.

- A. Due to the shape of the property, there is not sufficient room for a cul-de-sac. The 108-foot length of dead-end serving lots 5 & 6 provides adequate access to the 22-foot wide roadway and provides an alternate turn-around for emergency vehicles other than the Road B loop.
- B. The lot size, shape, and environmental constraints are unique to the property and are not applicable to other properties.
- C. Allowing this variance is not dangerous to public safety or welfare because an emergency vehicle turnaround is provided. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the alternative design standards based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 9 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. 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.
4. 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 as caused by the development, the developer will either enter into a memorandum of understanding (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.
5. Sight distance geometry and easement for Curve #2 on Road B are to be worked out with Knox County Department of Engineering and Public Works in order to maintain 150 ft of sight distance around the entire curve.
6. Providing a Type B landscape screen along property lines adjacent to Historic Alexander Bishop House and the northeast property line adjoining the Quail Run subdivision.
7. Internal private road speed limit to be reduced to 15 mph per Note #11 on site plan.
8. Meeting all applicable requirements of the Knox County zoning ordinance.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

Comments:

This is a revision of an expired concept on Bishop Road and Tate Trotter Road (1-SB-25-C/1-D-20-UR) for 25 lots, including 14 attached and 11 detached dwellings on approximately 5.56 acres. The most recent survey is for 5.37 acres, bringing the development density to 4.66 du/ac and out of compliance with the zoning ordinance. A condition has been added that no more than 24 dwelling units are permitted unless a new survey is approved and recorded verifying the subject property with the PR up to 4.5 du/ac zone is large enough to accommodate 1 additional dwelling unit.

Action:

Approved with Conditions

Meeting Date: 3/13/2025

Details of Action:

Summary of Action:

Approve the variance to reduce the intersection spacing between the site entrance and Tate Trotter Road from 300 ft to 190 ft.

- A. Due to the existing topography and to provide adequate sight distance, the intersection of Road A at Bishop Road needs to be located at the proposed spacing of 190' south of Tate Trotter Road.
- B. These conditions are a result of the configuration of Bishop Road and the existing topography, are not applicable to other property, and not created by any person having an interest in the property.
- C. The granting of the variance will not be detrimental to public safety, health, or welfare because the placement of the proposed road maximizes sight distance. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

Approve the variance to reduce the vertical curve length on Road A from K=25 to K=15, based on the following evidence of hardship.

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- B. These conditions are due to the steeper topography in this portion of the property, as Road A has been strategically located to optimize the sight distance.
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Approve the variance to allow Road A at STA 14+00 to serve lots 5 & 6 without a cul-de-sac, based on the following evidence of hardships.

- A. Due to the shape of the property, there is not sufficient room for a cul-de-sac. The 108-foot length of dead-end serving lots 5 & 6 provides adequate access to the 22-foot wide roadway and provides an alternate turn-around for emergency vehicles other than the Road B loop.
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Approve the alternative design standards based on the justifications provided by the applicant and the recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 9 conditions.

Date of Approval:

3/13/2025

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: