



Laura Edmonds <laura.edmonds@knoxplanning.org>

[Planning Commission Comment] Fwd: Pedigo Rd. development

2 messages

Mike Reynolds <mike.reynolds@knoxplanning.org>
Reply-To: mike.reynolds@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Mon, Dec 9, 2019 at 7:20 AM

Commissioners,

The forwarded email below is regarding the placement of the public notice sign on a secondary street (Copeland Drive) instead of the primary street (Pedigo Road). Mr. Temple is requesting the Planning Commission postpone the request for one month to allow additional time for residents to be properly noticed. I notified the applicant of this concern and reiterated the sign placement policy that states the sign is to be posted on the street that has more traffic when a property has more than one frontage. The applicant notified me the same day (December 6th) that they moved the sign to Pedigo Road accordingly.

Mr. Temple also mentions the landscape screening in phase 1 of the development, just north of the current application, has not been installed as required along the Pedigo Road frontage. Leo LaCamera with Knox County Engineering and Public Works stated that they will not release the bonds they are holding until the landscaping is installed. Similar landscape screening is proposed in phase 2 of the development which is on the December agenda.

Regards,
Mike

Mike Reynolds, AICP
Senior Planner
865.215.3827



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

----- Forwarded message -----

From: **JOHN TEMPLE** <temples2@comcast.net>
Date: Fri, Dec 6, 2019 at 4:39 PM
Subject: Re: Pedigo Rd. development
To: Mike Reynolds <mike.reynolds@knoxplanning.org>

Mike,

Hope the photos come through OK. The first is at the intersection of Greenwell and Copeland the small street on the back side of the property. The second is shooting up Copeland and you can see the sign about 100 yards up on the right. The last photo shoots from the sign location back toward Greenwell. This "very small" sign is in about the least impactful spot on the property. The affected property owners along Pedigo Road I'm sure don't even know it's there. I would like to request this case be deferred by the Planning Commission until the sign can be re-located to give proper notice to property owners along the major affected thoroughfares specifically Pedigo Road and in accordance with PC requirements. Also I will send photos of Phase One this weekend along Pedigo where no screening has taken place. Thank you

Thank you

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This message was directed to commission@knoxplanning.org**4 attachments**

IMG_0705.JPG
2864K



IMG_0706.JPG
2090K



IMG_0704.JPG
4735K



IMG_0711.JPG
4440K

Mike Reynolds <mike.reynolds@knoxplanning.org>
Reply-To: mike.reynolds@knoxplanning.org
To: Commission <commission@knoxplanning.org>

Mon, Dec 9, 2019 at 7:29 AM

Commissioners,

My apologies for the followup email as I realized I did not reference the file number for the case previously, it is 12-SA-19-C / 12-B-19-UR (The Highlands at Copeland).

Mike

Mike Reynolds, AICP
Senior Planner
865.215.3827



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[Quoted text hidden]

E. COPELAND DR 1100 →
↑ BISHOP RD 8000

← GREENWELL DR 1200
BISHOP RD 8000 →

STOP

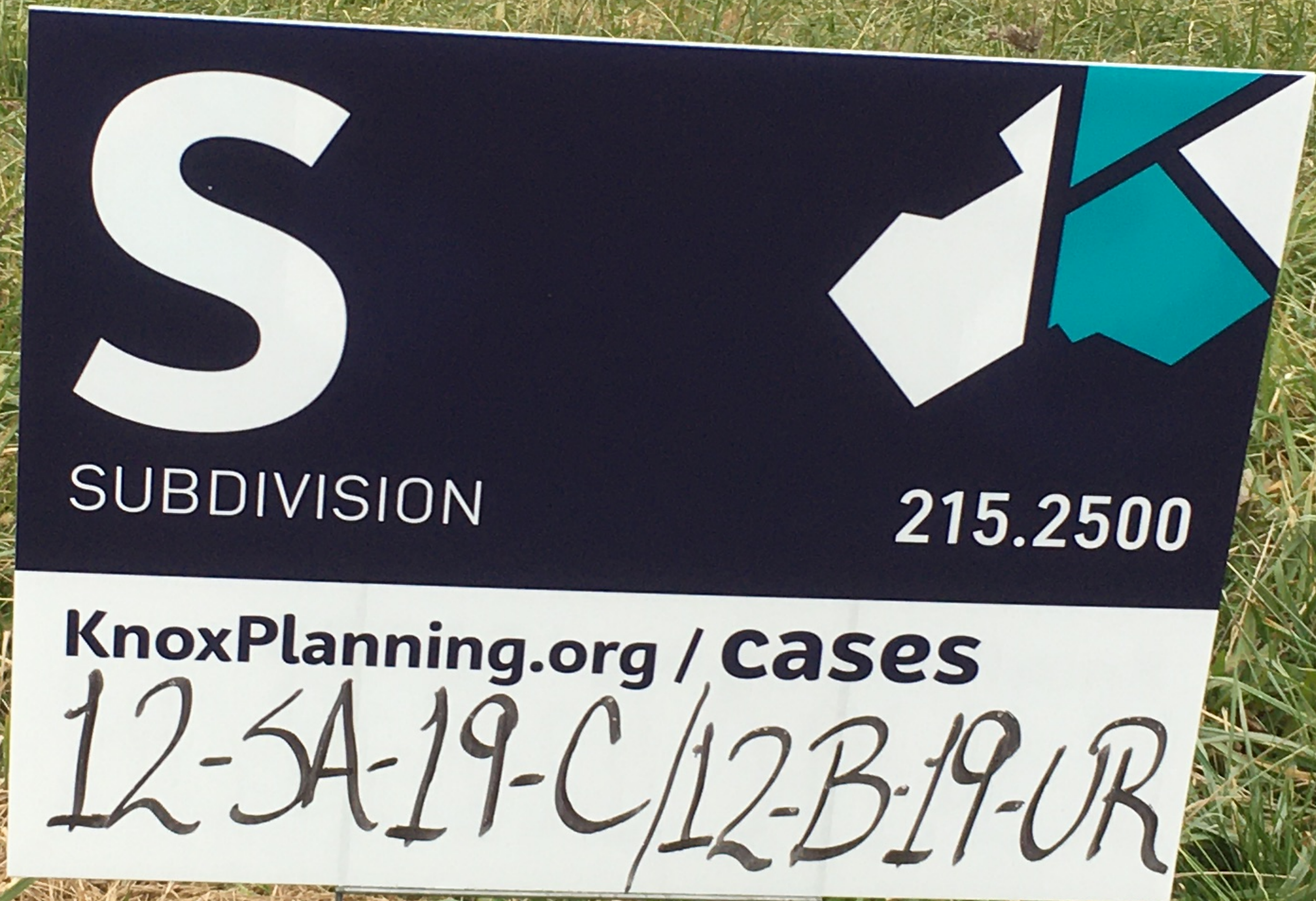
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NARROW ROAD

SPEED LIMIT 25

96
122



A sign with a dark blue top section and a white bottom section. The top section features a large white 'S' on the left and a stylized white and teal arrow pointing right on the right. Below the 'S' is the word 'SUBDIVISION' in white. Below the arrow is the phone number '215.2500' in white. The bottom section is white and contains the text 'KnoxPlanning.org / cases' in black, followed by '12-5A-19-C/12-B-19-UR' in black cursive script.

S
SUBDIVISION

215.2500

KnoxPlanning.org / cases
12-5A-19-C/12-B-19-UR

S
SUBDIVISION 215.2500
KnoxPlanning.org / cases
12-3A-19-C / 12-B-19-OR

