

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 1-SF-05-C      **Related File Number:** 1-G-05-UR  
**Application Filed:** 12/13/2004      **Date of Revision:**  
**Applicant:** COPELAND, LLC  
**Owner:** NOVA, INC.

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N  
T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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### PROPERTY INFORMATION

**General Location:** Northwest end of Dogwood Glen Ln., northwest of E Copeland Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 46 160      **Jurisdiction:** County  
**Size of Tract:** 21.6 acres  
**Accessibility:** Access is via Dogwood Glen Ln., a local street with a pavement width of 26' within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Vacant land and residences / RA (Low Density Residential)  
South: Residences / PR (Planned Residential)  
East: Residences and vacant land / A (Agricultural)  
West: Residences / A (Agricultural)  
**Proposed Use:** Detached single-family subdivision      **Density:** 1.44 du/ac  
**Sector Plan:** North County      **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:**  
**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:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Copeland View, Unit 3  
**Surveyor:** Batson, Himes, Norvell & Poe  
**No. of Lots Proposed:** 31      **No. of Lots Approved:** 31  
**Variances Requested:** 1. Horizontal curve variance on Dogwood Glen Ln. at station 15+75, from 250' to 225'.  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

**Other Bus./Ord. Amend.:**

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Tom Brechko  
**Staff Recomm. (Abbr.):** APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.  
  
APPROVE the Concept Plan subject to 8 conditions  
**Staff Recomm. (Full):**  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) on Lots 25, 77 and 78, as determined by the Tennessee Department of Environment and Conservation. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings are required for any structures within the 50' sinkhole buffer. If the developer cannot document that a building site exists on each of these lots outside of the sinkhole buffer, the geotechnical study will be required prior to approval of the final plat.  
3. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes.  
4. Prior to design plan approval, the applicant's surveyor or engineer shall provide documentation acceptable to the Knox County Department of Engineering and Public Works that there is 300 feet of sight distance in both directions along E. Copeland Rd. from Dogwood Glen Ln.  
5. Addressing off-site drainage across Lot 1 of Silver Mine Subdivision (for drainage outfall for proposed detention basin) to the satisfaction of the of the Knox County Department of Engineering and Public Works at the Design Plan stage of the subdivision.  
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
7. Meeting all requirements of the approved Use-on-Review development plan.  
8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Comments:** The applicant is proposing to subdivide this 21.6 acre undeveloped portion of Copeland View Subdivision (located on the north side of E. Copeland Dr.) into 31 detached single-family lots at a density of 1.44 du/ac. A Concept Plan (3-SH-03-C & 3-G-03-UR) was approved for this Subdivision on April 10, 2003 for total of 71 lots. This Concept Plan revision will increase the total number of lots to 78 on 36.8 acres at a density of 2.12 du/ac. The property is zoned PR (Planned Residential) at a density of 1 - 3 du/ac.

There is one sinkhole located in this unit of the subdivision in the area of lots 25, 77 and 78. The sinkhole and 50' building setback from the top of the sinkhole (closed contour area) shall be designated on the final plat. All lots in the area of the sinkhole must have a suitable building area outside of the setback area. An option would be to have a geotechnical study conducted by a registered engineer that would identify that building within the 50' sinkhole buffer is acceptable, and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings are required for any structures within the 50' sinkhole buffer.

**MPC Action:** Approved      **MPC Meeting Date:** 1/13/2005

**Details of MPC action:**  
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.  
2. Placing a note on the final plat that all structures will have to be located at least 50' from the top of

the sinkholes (closed contour areas) on Lots 25, 77 and 78, as determined by the Tennessee Department of Environment and Conservation. Construction within the 50' setback may be permitted if a geotechnical study prepared by a registered engineer states that building within the 50' sinkhole buffer is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. Engineered footings are required for any structures within the 50' sinkhole buffer. If the developer cannot document that a building site exists on each of these lots outside of the sinkhole buffer, the geotechnical study will be required prior to approval of the final plat.

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5. Addressing off-site drainage across Lot 1 of Silver Mine Subdivision (for drainage outfall for proposed detention basin) to the satisfaction of the of the Knox County Department of Engineering and Public Works at the Design Plan stage of the subdivision.

6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

7. Meeting all requirements of the approved Use-on-Review development plan.

8. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

**Summary of MPC action:** APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.  
APPROVE the Concept Plan subject to 8 conditions

**Date of MPC Approval:** 1/13/2005

**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:**