



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Cooper Meadows  
Surveyor: Sullivan  
No. of Lots Proposed: 35      No. of Lots Approved: 35  
Variances Requested: None  
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 the Concept Plan subject to 9 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Including a line of sight easement on the final plat across Lots 29 and 30 in order to provide the needed sight distance for the curve in Road B.
5. Placing a note on the final plat that all lots will have access from the internal road system only.
6. Certification on the final plat by the applicant's surveyor that there is 450 feet of sight distance in both directions along E. Emory Rd. at the subdivision entrance.
7. Including the replating of tax parcels 120.01 and 120.02 with the final plat in order to provide legal frontage for both parcels onto the public street (Road A). This also requires the release of the existing access easement out to E. Emory Rd. for both parcels.
8. Meeting all requirements of the approved use-on-review development plan.
9. 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 10.92 acre tract into 35 detached single-family lots at a density of 3.21 du/ac. The Planning Commission had recommended approval of rezoning requests to PR (Planned Residential) at 1-4 du/ac for this property in October (10-F-05-RZ) and November (11-N-05-RZ) of 2005. The Knox County Commission approved the rezoning requests on November 21, 2005 and December 19, 2005.

The property for the subdivision includes an existing access easement for tax parcels 120.01 and 120.02 out to E. Emory Rd. The final plat for the subdivision needs to include the replating of tax parcels 120.01 and 120.02 in order to provide legal frontage for both parcels onto the proposed public street (Road A). The existing access easement out to E. Emory Rd. also needs to be released at the time the final plat is recorded.

MPC Action: Approved

MPC Meeting Date: 1/12/2006

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Including a line of sight easement on the final plat across Lots 29 and 30 in order to provide the needed sight distance for the curve in Road B.
5. Placing a note on the final plat that all lots will have access from the internal road system only.
6. Certification on the final plat by the applicant's surveyor that there is 450 feet of sight distance in both directions along E. Emory Rd. at the subdivision entrance.
7. Including the replating of tax parcels 120.01 and 120.02 with the final plat in order to provide legal frontage for both parcels onto the public street (Road A). This also requires the release of the existing access easement out to E. Emory Rd. for both parcels.
8. Meeting all requirements of the approved use-on-review development plan.

9. 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 the Concept Plan subject to 9 conditions:

**Date of MPC Approval:** 1/12/2006

**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:**