CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 10-SG-06-C Related File Number:

Application Filed: 9/5/2006 **Date of Revision:**

Applicant: BOB BISHOP

Owner: BOB BISHOP



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northeast side of Coppock Rd., southeast of Wood Rd.

Other Parcel Info.:

Tax ID Number: 12 PART OF 170 Jurisdiction: County

Size of Tract: 5.69 acres

Accessibility: Access is via Coppock Rd., a local street with a pavement width of 15' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: Property in the area is zoned A agricultural. Development in the area consist of detached dwellings

which have been construct on lots that are generally one acre in size or larger

Proposed Use: Detached residential subdivision Density:

Sector Plan: Northeast 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: A (Agricultural)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Coppock Meadows Subdivision Name:

Robert G. Campbell and Associates Surveyor:

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

None Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the concept plan subject to 8 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Health Department.

- 2. Provision of street name which is 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. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Coppock Rd. at the subdivision entrance.
- 5. Provision of a 25' pavement radius at the entrance to the development
- 6. Paving the proposed joint permanent easement per the requirements of the Knox County Dept. of Engineering and Public Works
- 7. Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 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 divide this 5.69 acre site into 5 lots. Each lot is shown to contain more than one acre. Sanitary sewers are not available in the area. This development will have to rely on individual septic systems. The Knox County Health Dept. has performed a preliminary soils analysis of this site. They have provided MPC staff with a letter that indicates the soil percolation rates will be satisfactory to support a septic system for each of the proposed lots.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed subdivision will have minimal impact on local services since all utilities, excluding sanitary sewer service, are in place to serve this site.
- 2. The proposed detached residential subdivision is consistent in use and density with the zoning and subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within the A (Agricultural) Zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies this property for Agricultural/rural residential use with a maximum density of 1 du/ac. The site is located in the Rural area as shown on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 11/9/2006

Details of MPC action:

Summary of MPC action: APPROVE the concept plan subject to 8 conditions

Date of MPC Approval: 11/9/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

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LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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