# CASE SUMMARY

# APPLICATION TYPE: SUBDIVISION

#### CONCEPT PLAN

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

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

Applicant: JIM SULLIVAN

Owner: EAGLE BEND REALTY



Suite 403 • City County Building 4 0 0 M a i n S t r e e t 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: Northwest side of E Emory Rd., northeast of Brackett Rd.

Other Parcel Info.:

Tax ID Number: 20 120.03 & 121 Jurisdiction: County

Size of Tract: 10.92 acres

Accessibility: Access is via E. Emory Rd., a major arterial street with a 21' pavement width within a 65' right-of-way.

## **GENERAL LAND USE INFORMATION**

Existing Land Use: Vacant land

Surrounding Land Use: North: Residences and vacant land / A (Agricultural)

South: Residences / A (Agricultural)

East: Residences and vacant land / A (Agricultural)

West: Residences / A (Agricultural)

Proposed Use: Detached residential subdivision Density: 3.21 du/ac

Sector Plan: Northeast County Sector Plan Designation:

Growth Policy Plan: Planned Growth 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:** 

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#### **Requested Plan Category:**

# SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Cooper Meadows (Revised)

Surveyor: Sullivan

No. of Lots Proposed: 35 No. of Lots Approved: 35

Variances Requested: 1. Vertical curve variance on Cooper Meadows Ln. at STA 0+65, from 159' to 102'.

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 7 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. Placing a note on the final plat that all lots will have access from the internal road system only.

5. 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. Vegetation removal will be required to

obtain sight distance.

6. 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 (Cooper Meadows Ln.). This also requires the release of

the existing access easement out to E. Emory Rd. for both parcels.

7. Meeting all requirements of the approved use-on-review development plan (1-F-06-UR).

**Comments:** The applicant has submitted a revision to the Cooper Meadows concept plan that was approved by the

Planning Commission (1-SG-06-C/1-F-06-UR) on January 12, 2006. The proposed revision includes a change from a single cul-de-sac off of the main subdivision street to two cul-de-sac streets. The subdivision of this 10.92 acre tract still includes 35 detached residential lots at a density of 3.21 du/ac. The Knox County Commission approved the rezoning requests for this property to PR (Planned

Residential) at up to 4 du/ac 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 (Cooper Meadows Ln.). 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: 10/12/2006

**Details of MPC action:** 

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 7 conditions:

Date of MPC Approval: 10/12/2006 Date of Denial: Postponements:

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

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Chancery Court

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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:

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