

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.
Staff Recomm. (Full): APPROVE the Concept Plan subject to 7 conditions:
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

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: