

# CASE SUMMARY

**APPLICATION TYPE: SUBDIVISION**

## CONCEPT PLAN

**File Number:** 10-SJ-06-C                      **Related File Number:** 10-P-06-UR  
**Application Filed:** 9/5/2006                      **Date of Revision:**  
**Applicant:** JIM SULLIVAN  
**Owner:** EAGLE BEND REALTY

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:** North side of W. Emory Rd., just east of Copper Ridge Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 77 136.01                      **Jurisdiction:** County  
**Size of Tract:** 39.9 acres  
**Accessibility:** Access is via W. Emory Rd., a major arterial with a 23' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Residences / RA (Low Density Residential)  
South: Vacant land / A (Agricultural) & F (Floodway)  
East: Residences and vacant land / RA (Low Density Residential) & A (Agricultural)  
West: Vacant land and residences / A (Agricultural)  
**Proposed Use:** Detached residential subdivision                      **Density:** 2.93 du/ac  
**Sector Plan:** Northwest 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:**

Requested Plan Category:

### **SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Copper Ridge (Revised)  
**Surveyor:** Sullivan  
**No. of Lots Proposed:** 117      **No. of Lots Approved:** 117  
**Variances Requested:** 1. Vertical curve variance on Juneau Ln. at STA 2+75, from 450' to 278'.  
**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 12 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 (County Ord. 91-1-102).
3. Constructing a left turn lane on W. Emory Rd. at the entrance to the subdivision as recommended in Traffic Impact Study prepared by Cannon & Cannon, Inc. The design details for the turn lane shall be submitted for review and approval at the design plan stage of the subdivision.
4. Obtaining a street connection permit from the Tennessee Department of Transportation.
5. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
6. Adding a line of sight easements across Lots 77 and 78 and Lots 93 and 94 on the final plat in order to provide the needed sight distance for the curves in the proposed streets. Documentation shall be provided with the application for final plat approval that Lots 78 and 93 have a buildable area outside of the sight distance easement and required setbacks.
7. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkhole (closed contour area) identified on the plat. 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 may be required for any structures within the 50' sinkhole buffer.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkhole.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Placing a note on the final plat that all lots will have access only to the internal street system.
11. Meeting all requirements of the approved use on review development plan.
12. 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 has submitted a revision to the Copper Ridge concept plan that was approved by the Planning Commission (4-SM-05-C/4-R-05-UR) on April 14, 2005. The proposed revision includes a change of one of the cul-de-sacs off of the main subdivision street into two cul-de-sac streets. The subdivision of this 39.9 acre tract also includes one additional lot for a total of 117 detached residential lots at a density of 2.93 du/ac. The Knox County Commission approved the rezoning request for this property to PR (Planned Residential) at up to 3 du/ac on March 28, 2005.

Due to the number of proposed lots, a traffic impact study was prepared and submitted for Staff review. The traffic study that was prepared by Cannon & Cannon, Inc., recommends the addition of a left turn lane on W. Emory Rd. at the entrance to the subdivision (see attachment). The design details for the turn lane shall be submitted for review and approval at the design plan stage of the subdivision.

There is a sinkhole located on this property in the area of Lots 22 - 26. The sinkhole and a 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 may be required for any structures within the 50' sinkhole buffer.

**MPC Action:** Approved

**MPC Meeting Date:** 10/12/2006

- Details of MPC action:**
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**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 12 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:**

**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:**