

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

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

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**File Number:** 12-SB-12-C                      **Related File Number:** 12-D-12-UR  
**Application Filed:** 10/29/2012                      **Date of Revision:**  
**Applicant:** COPPER TRACE, LLC C/O RUSSELL RACKLEY

### PROPERTY INFORMATION

**General Location:** Right side of Copper Ridge Rd., north of W. Emory Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 77 128, 128.01 & 128.02                      **Jurisdiction:** County  
**Size of Tract:** 53 acres  
**Accessibility:** Access is via Copper Ridge Rd., a local street with a 19' to 20' pavement width within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:** North: Vacant land / A (Agricultural)  
South: Residences / A (Agricultural)  
East: Residences and vacant land / PR (Planned Residential)  
West: Residences / A (Agricultural), A (Agricultural) / HZ (Historic Overlay) & PR (Planned Residential)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 1.92 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 Trace

No. of Lots Proposed: 102      No. of Lots Approved: 102

Variances Requested:

1. Broken back curve tangent variances on Road A, STA 7+60, from 150' to 131.38'.
2. Broken back curve tangent variances on Road A, STA 25+02, from 150' to 42.31'.
3. Vertical curve variance Road A at STA 2+74, from 339.75' to 271.83'.
4. Vertical curve variance Road A at STA 19+61, from 257' to 164.47'.
5. Vertical curve variance Road D at STA 4+36, from 148.5' to 95.13'.
6. Vertical curve variance Road D at STA 5+90, from 262.5' to 70.78'.
7. Right-of-way radius variance on the north side of Road A at the intersection with Copper Ridge Rd., from 25' to 0'.
8. Right-of-way radius variance on Road D at the cul-de-sac transition near the intersection of Road C from 75' to 5'.

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 variances 1-8 because the site's topography and existing site conditions restrict compliance with the Subdivision Regulations, and the variances will not create a traffic hazard.

APPROVE the concept plan subject to 10 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. Prior to obtaining design plan approval for the subdivision, providing field certification that 300 feet of sight distance is available in both directions along Copper Ridge Rd. at the proposed subdivision entrance.
4. No more than 35 building permits shall be issued for this subdivision until a design plan has been submitted to the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation for review and approval for the warranted intersection improvements at the intersection of Emory Road and Copper Ridge Rd. as identified in the Traffic Impact Study prepared by Cannon & Cannon, Inc. on November 8, 2012.
5. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) identified on the plat. Building 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. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes.
7. Obtaining off-site drainage easements as determined by the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. On the final plat, including a line of sight easement across Lot 17 in order to provide the needed sight distance for the curve in Road B.
10. Placing a note on the final plat that all lots will have access only to the internal street system.

Comments: The applicant is proposing to subdivide this 53 acre tract into 102 detached residential lots at a density of 1.92 du/ac. The concept plan that had previously been approved for this site in 2007 for 139 lots at a density of 2.62 du/ac has expired. The Knox County Commission approved the rezoning for this property to PR (Planned Residential) at up to 3 du/ac on September 25, 2006.

The proposed layout of the subdivision includes 18.33 acres of common area which is approximately 34.6% of the subdivision. Access points are provided from the street system to the common area

allowing for a future trail system. An amenity area is also proposed. The site is not located within the Knox County Schools Parental Responsibility Zone, and therefore, sidewalks are not required.

The applicant is requesting that the Planning Commission approve the reduction in the required peripheral boundary setback from 35' to 15' for this subdivision. The Knox County Zoning Ordinance allows the Planning Commission to reduce the peripheral setback down to 15' when the property adjoins residential zoning districts such as the PR (Planned Residential) and A (Agricultural) districts.

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., concluded that the traffic generated by the proposed development will have an impact on traffic operational conditions at the intersection of W. Emory Rd. and Copper Ridge Rd., and an eastbound left turn lane on W. Emory Rd. at this intersection would be needed. A condition is proposed that no more than 35 building permits shall be issued for this subdivision until a design plan has been submitted to the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation for review and approval for the warranted intersection improvements. While the applicant would be required to prepare the design plans for the intersection improvements, the applicant would not be responsible for any other costs associated with the intersection improvements. Any improvements at this intersection are under the jurisdiction of the Tennessee Department of Transportation.

There are four sinkholes/closed contour areas located on this property. The sinkholes and a 50' building setback from the top of the sinkholes/ closed contour areas shall be designated on the final plat. All lots in the area of these features 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' building setback area is acceptable, and the study is approved by the Knox County Department of Engineering and Public Works. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.

**Action:** **Meeting Date:** 12/13/2012

**Details of Action:**

**Summary of Action:**

**Date of Approval:**

**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:**