

# 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-SD-05-C                      **Related File Number:** 12-B-05-UR  
**Application Filed:** 11/7/2005              **Date of Revision:**  
**Applicant:** THE SMITH COMPANY  
**Owner:** INCOMPLETE

### PROPERTY INFORMATION

**General Location:** Southwest end of Watergrove Rd., southwest of Copperstone Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 162 30.07                      **Jurisdiction:** County  
**Size of Tract:** 40.52 acres  
**Accessibility:** Access is via Harvey Rd., a local street with a pavement width of 20' within a 40' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** Property in the area is zoned PR and RA residential and A agricultural. Development consists of single family dwellings and agricultural uses.  
**Proposed Use:** Detached single family subdivision                      **Density:** 2.03 du/ac  
**Sector Plan:** Southwest 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:** Copperstone, Revised  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 85      **No. of Lots Approved:** 0  
**Variances Requested:**  
1. Horizontal curve variance from 250' to 100' at sta 59+02 & 53.56 on Watergrove Dr.  
2. Horizontal curve variance from 250' to 100' at sta 74+23 & 79+67 on Turning Leaf Ln.  
3. Horizontal curve variance from 250' to 150' at sta 76+97 on Turning Leaf Ln.  
4. Broken back curve tangent at sta 76+97 on Turning Leaf Ln. from 150' to 117.3'  
5. Vertical curve variance from 86.25' to 75' at sta 40+50 of Road X  
**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 variances 1-5 because the site's topography restricts 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 (Ord. 91-1-102).  
3. Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works.  
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
5. Provision of sight distance easements as required by the Knox County Dept. of Engineering and Public Works  
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation.  
7. Placing note # 13 from the original Concept Plan on the Final Plat which deals with restricting building within 50' of the rim of a sinkhole.  
8. Review of all building plans by the Knox County Code Administration Dept. for conformance with the appropriate building and fire codes particularly in regard to building separation for lots 1-32.  
9. Meeting all requirements of the approved Use-on-Review development plan.  
10. 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:** A concept plan for Copperstone Subdivision was approved by MPC on April 10, 2003. That plan proposed a detached single family subdivision containing 131 lots. The project was being developed with two differing lot sizes to accommodate the differing building types. There were 87 large lots that contained approximately .5 acre each. The other 44 lots in the project were smaller and the homes on those lots would be permitted to build up to the property line with a minimum of 5' separation between each dwelling. Since the approval of that concept plan, the subdivision has been partially developed and seventy-nine lots have been approved and recorded.

The applicant is now requesting to change the concept plan for the remaining acreage. The plan as approved would have permitted 52 additional dwellings on the site. The applicant is now proposing a concept plan for 85 lots on the remainder of this site. The larger lots in this unit will range in size from 10,000 to 15,000 sq. ft rather than the .5 acre lots approved previously. The small lots will be the same size as previously approved. The revised plan proposes 32 small lots and 53 of the larger lots.

With the combination of lot sizes and the retention of the existing large home on the tract, the development density of this project is 1.98 du/ac. Development at this density is well within the permitted density of the zoning and it is compatible with the other development found in the area.

**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 are in place to

serve this site.

2. The proposed detached single-family subdivision is consistent in use and density with the recent zoning and subdivision development in the area.

3. Access to this project will be limited to Harvey Rd. via the internal road system of the project.

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

1. The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.

2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

3. The recommended density of this site is 1-3 dwellings per acre. The proposed 1.98 du/ac is within the permitted zoning density.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Southwest County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

**MPC Action:**

Approved

**MPC Meeting Date:** 12/8/2005

**Details of MPC action:**

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**Summary of MPC action:**

APPROVE variances 1-5 because the site's topography restricts compliance with the Subdivision Regulations, and the variances will not create a traffic hazard

APPROVE the Concept Plan subject to 10 conditions

**Date of MPC Approval:**

12/8/2005

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**

