

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 2-SG-07-C **Related File Number:** 2-G-07-UR
Application Filed: 1/2/2007 **Date of Revision:**
Applicant: SUNDOWN PROPERTIES
Owner: SUNDOWN PROPERTIES

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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: East 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 19' to 20' of pavement within a 40' 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: Vacant land / PR (Planned Residential)
West: Residences and vacant land / A (Agricultural) & PR (Planned Residential)
Proposed Use: Detached residential subdivision **Density:** 2.62 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: Cagle Property Subdivision

Surveyor: Williams

No. of Lots Proposed: 139 **No. of Lots Approved:** 139

Variations Requested:

1. Broken back curve tangent variances on Road C, STA 8+60, from 150' to 124.5'
2. Broken back curve tangent variances on Road C, STA 16+94, from 150' to 120.9'
3. Broken back curve tangent variances on Road C, STA 21+78, from 150' to 133.5'
4. Broken back curve tangent variances on Road C, STA 27+33, from 150' to 121'
5. Broken back curve tangent variances on Road C, STA 35+53, from 150' to 130'
6. Vertical curve variance Road B at STA 5+89.57, from 287.5' to 172.5'
7. Vertical curve variance Road C at STA 0+60.67, from 87.5' to 52.5' 100' to 60'
8. Vertical curve variance Road C at STA 19+33.84, from 437.5' to 262.5'
9. Vertical curve variance Road C at STA 36+88.22, from 200' to 120'
10. Vertical curve variance Road E at STA 2+53.15, from 325' to 204.38'
11. Vertical curve variance Road G at STA 4+44.37, from 200' to 160'
12. Vertical curve variance Road E at STA 0+60.78, from 135' to 90'
13. Vertical curve variance Road G at STA 0+69.27, from 135' to 110'
14. Vertical curve variance Road F at STA 0+57.50, from 127.5' to 85'

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 1-14 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 11 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. 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. 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.
4. Combining Lots 58 and 113 with the adjoining lots since building sites do not exist on those lots outside of the sinkholes/closed contour areas.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes.
6. Obtaining off-site drainage easements as determined by the Knox County Department of Engineering and Public Works.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Revising the concept plan to show how legal access is provided to Tax Parcel 077 12804. It appears that this lot was subdivided on November 29, 2006 by deed only and did not go through the platting process as required. It needs to be determined if access should be provided to Road A.
9. Placing a note on the final plat that all lots will have access only to the internal street system.
10. Meeting all requirements of the approved use-on-review development plan.
11. 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 is proposing to subdivide this 53 acre tract into 139 detached residential lots at a density of 2.62 du/ac. The Knox County Commission approved the rezoning request for this property to PR (Planned Residential) at up to 3 du/ac on September 25, 2006.

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. It was determined that a left turn lane on W. Emory Rd. at this intersection is currently justified. 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 the 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. Engineered footings may be required for any structures within the 50' sinkhole buffer. Since building sites do not exist on Lots 58 and 113 outside of the closed contours the two lots need to be combined with the adjoining lots.

MPC Action:

Approved

MPC Meeting Date: 2/8/2007

Details of MPC action:

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. 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. 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.
4. Combining Lots 58 and 113 with the adjoining lots since building sites do not exist on those lots outside of the sinkholes/closed contour areas.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes.
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Summary of MPC action:

APPROVE variances 1-14 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 11 conditions

Date of MPC Approval:

2/8/2007

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: