

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Copper Ridge

Surveyor: Sullivan

No. of Lots Proposed: 116 **No. of Lots Approved:** 116

Variances Requested: 1. Vertical curve variance on Road A at station 1+00, from 225' to 180'.
2. Horizontal curve variance on Road C at station 2+00, from 250' to 125'.

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 and 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances 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 easement across Lot 84 on the final plat in order to provide the needed sight distance for the curve in Road C.
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 sinkholes.
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 is proposing to subdivide this 39.09 acre tract into 116 lots at a density of 2.91 du/ac. The Planning Commission recommended approval of a rezoning request (2-A-05-RZ) for this property to PR (Planned Residential) at a density of 1 - 3 du/ac on February 10, 2005. Knox County Commission approved the rezoning request 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 21 - 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.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved

MPC Meeting Date: 4/14/2005

Details of MPC action:

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4. Obtaining a street connection permit from the Tennessee Department of Transportation.
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8. 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 and 2 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 conditions

Date of MPC Approval: 4/14/2005

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: