CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	4-SM-05-C	Related File Number:	4-R-05-UR
Application Filed:	3/14/2005	Date of Revision:	
Applicant:	JIM SULLIVAN		
Owner:	EAGLE BEND REALTY		

PROPERTY INFORMATION

General Location:	North side of W. Emory Rd, east of Copper Ridge Rd.		
Other Parcel Info.:			
Tax ID Number:	77 13601	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 single-family subdivision		Density: 2.91 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:



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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Copper Ridge		
Surveyor:	Sullivan		
No. of Lots Proposed:	116	No. of Lots Approved:	116
Variances Requested:	 Vertical curve variance on Road A at station 1+00, from 225' to 180'. 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):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). 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. Obtaining a street connection permit from the Tennessee Department of Transportation. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works. 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. 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. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Placing a note on the final plat that all lots will have access only to the internal street system. Meeting all applicable requirements of the Knox County Department plan. A final plat application based on this concept plan will not b
Comments:	 Certification of design plan approval has been submitted to the MPC start. 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

	of the property. Duri	of this request, the developer must prepa ing the design plan phase, grading, drain utilities must satisfy technical engineering	
MPC Action:	Approved		MPC Meeting Date: 4/14/2005
Details of MPC action:	 Approved MPC Meeting Date: 4/14/2005 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102). Constructing a left turn lane on W. Emory Rd. at the entrance to the subdivision as recommended 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. Obtaining a street connection permit from the Tennessee Department of Transportation. Installation of traffic calming devices as required by the Knox County Department of Engineering a Public Works. Adding a line of sight easement across Lot 84 on the final plat in order to provide the needed sigh distance for the curve in Road C. 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 Engineerin and Public Works. Engineered footings may be required for any structures within the 50' sinkhole bu 8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Engineering and Public Works. Meeting an ote on the final plat that all lots will have access only to the internal street system. Meeting all requirements of the approved use on review development plan. A final plat application based on this concept plan will not be accepted for review by the MPC umit and public to the sink holes. 		hiform Street Naming and Addressing hice to the subdivision as recommended in the design details for the turn lane shall be the subdivision. Department of Transportation. hox County Department of Engineering and plat in order to provide the needed sight to be located at least 50' from the top of struction within the 50' setback may be gineer states that building within the 50' to Knox County Department of Engineering any structures within the 50' sinkhole buffer. ired permits from the Tennessee on to the sinkholes. epartment of Engineering and Public ss only to the internal street system. development plan.
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: