

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



**File Number:** 5-SA-22-C                      **Related File Number:** 5-C-22-UR  
**Application Filed:** 3/24/2022              **Date of Revision:**  
**Applicant:** URBAN ENGINEERING, INC.

## PROPERTY INFORMATION

**General Location:** South side of Copeland Drive at the corner of Façade Lane  
**Other Parcel Info.:**  
**Tax ID Number:** 46 188                      **Jurisdiction:** County  
**Size of Tract:** 11 acres  
**Accessibility:** Access is via E. Copeland Drive, a major collector with 22 ft of pavement width within 50 ft of right-of-way; and via Façade Lane, a local road with 22 ft of pavement width within a right-of-way of varying width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** North: Rural Residential and Single Family Residential -- A (Agricultural)  
South: Rural Residential and Single Family Residential -- A (Agricultural)  
East: Façade Ln and I-75 -- A (Agricultural)  
West: Single Family Residential and Vacant -- PR (Planned Residential)  
**Proposed Use:**    **Density:** 3 du/ac  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 0 E. Copeland Dr.  
**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: East Copeland Drive Subdivision

No. of Lots Proposed: 33      No. of Lots Approved: 0

Variances Requested: VARIANCES

1. Reduce the minimum intersection approach vertical curve for Road 'A' at E. Copeland Drive from K=25 to K=15.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum lot width for attached dwelling units on individual lots from 25ft to 20ft.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the requested variance and alternative design standard based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 8 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Prior to certification of the plat for the first phase of this subdivision, the total acreage of the development must be verified. The maximum number of residential lots must not exceed the maximum allowed by the PR up to 3 du/ac zoning.
4. Providing a note on the final plat that all structures are to be located outside of the 50-ft buffer (building setback) for sinkholes/closed contours unless a geotechnical study prepared by a registered engineer states that building within the 50-ft sinkhole/closed contour buffer (building setback) is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be reviewed and approved by Knox County Department of Engineering and Public Works prior to the approval of a plat for any proposed lots that do not have adequate building area outside the 50-ft buffer (building setback) area. Building construction is not permitted within the sinkhole/closed contour area or any required drainage easement for the sinkhole/closed contour area.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities, and drainage system.

Comments: This proposal is for a 33-lot attached residential subdivision on 11 acres at a density of 3 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac in June 2019 (6-J-19-RZ). The subdivision includes a single cul-de-sac road with access via E. Copeland Drive. The interior lots in the groups of townhouses are 20 feet wide, which is less than the standard 25-foot of road frontage required by the Subdivision Regulations. However, the Subdivision Regulations allow the Planning Commission to approve 20-foot lot frontages for attached house lots if guest parking is provided. There are 12 guest parking spaces proposed, which is approximately .36 guest spaces per unit. For comparison, the City of Knoxville Zoning Ordinance requires a minimum of .25 guest spaces per attached dwelling unit (townhouse). In addition to the off-street guest parking, a large segment of the road does not have dwelling units on one side of the street that can accommodate additional parking.

HILLSIDE PROTECTION

There are .87 acres of the 11-acre property within the Hillside Protection (HP) area, and .24 acres within the HP area proposed to be disturbed. The attached Hillside Protection area map shows that the slopes in the HP area are almost entirely less than 15 percent. According to the preliminary grading plan (sheet C-2), the 35-ft peripheral setback will largely be undisturbed.

**Action:** Approved **Meeting Date:** 5/12/2022

**Details of Action:**

**Summary of Action:** Approve the requested variance and alternative design standard based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 8 conditions.

**Date of Approval:** 5/12/2022 **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:**