



Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Coppock Estates  
**Surveyor:** Robert G. Campbell and Associates  
**No. of Lots Proposed:** 13      **No. of Lots Approved:** 13  
**Variances Requested:** 1. Street grade variance between STA 10+75 and STA 12+50, from 12% to 13%.  
2. Street grade variance between STA 15+75 and STA 18+50, from 12% to 13%.  
3. Horizontal curve variance for "curve 1", from 250' to 150'.  
**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 - 3 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 8 conditions:  
**Staff Recomm. (Full):**  
1. Meeting all applicable requirements of the Knox County Health Department.  
2. Provision of street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).  
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. An off-site drainage easement may be required for this subdivision.  
4. Placing a note on the final plat that all lots will have access from the internal road system only except for Lot 4.  
5. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along Coppock Rd. at the subdivision entrance.  
6. 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.  
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
8. 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 24.38 acre tract into 13 lots at a density of 0.53 du/ac. Lots 1 - 12 are zoned A (Agricultural) which has a minimum lot size requirement of one acre. The lots range in size from 1.0 to 5.0 acres. Lot 13 which is zoned T (Transition) is the location of an existing business that makes highway markers. All lots will have access only to the internal street system except Lot 4 that has an existing driveway serving a residence and outbuilding.  
  
There is a sinkhole (closed contour area) located on Lot 1 near Coppock Rd. All structures will have to be located at least 50' from the top of the sinkhole. 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.  
  
All lots will be served by underground sewage disposal systems. A letter has been submitted from the Knox County Health Department stating that soils on the site are generally good for use with underground sewage disposal systems (copy attached).  
**MPC Action:** Approved      **MPC Meeting Date:** 10/12/2006  
**Details of MPC action:**  
**Summary of MPC action:** APPROVE variances 1 - 3 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 8 conditions:

Date of MPC Approval: 10/12/2006

Date of Denial:

Postponements: 8/10/2006-9/14/2006

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: