CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 8-SE-06-C Related File Number:

Application Filed: 7/10/2006 **Date of Revision:**

Applicant: GARY HIBBEN

Owner: GARY HIBBEN



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX• 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southwest side of Coppock Rd., south of Warren Ln.

Other Parcel Info.:

Tax ID Number: 12 138.01 Jurisdiction: County

Size of Tract: 24.38 acres

Accessibility: Access is via Coppock Rd., a local street with a 15.5' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and existing business

Surrounding Land Use: North: Rural residential / A (Agricultural)

South: Rural residential and vacant land / A (Agricultural)

East: Rural residential / A (Agricultural) West: Vacant land / A (Agricultural)

Proposed Use: Detached residential subdivision and existing business Density: 0.53 du/ac

Sector Plan: Northeast County Sector Plan Designation:

Growth Policy Plan: Rural 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: A (Agricultural) & T (Transition)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

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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.

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:

Comments:

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:

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Date of MPC Approval:	10/12/2006	Date of Deni	al:	Postponements:	8/10/2006-9/14/2006
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:				
LEGISLATIVE ACTION AND DISPOSITION					
Legislative Body:	Knox County Chance	ry Court			
Date of Legislative Action:			Date of Legislative Acti	on, Second Reading	g:
Ordinance Number:			Other Ordinance Numb	er References:	
Disposition of Case:			Disposition of Case, Se	econd Reading:	

If "Other":
Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

If "Other":

Amendments:

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