

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

KNOXVILLE • KNOX COUNTY

M P C

METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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F A X • 215 • 2068
www.knoxmpc.org

File Number:	8-SG-05-C	Related File Number:	8-I-05-UR
Application Filed:	7/11/2005	Date of Revision:	
Applicant:	GOLDIE HOBBY		
Owner:	GOLDIE HOBBY		

PROPERTY INFORMATION

General Location: Northwest side of E. Copeland Dr., east of Bowman Hollow Rd.

Other Parcel Info.:

Tax ID Number: 46 176, 177, 177.01, & OTHER: 046DA001 AND 046DA0 **Jurisdiction:** County

Size of Tract: 21 acres

Accessibility: Access is via E. Copeland Dr., a major collector street with a 17' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences and vacant land

Surrounding Land Use:
 North: Vacant land / A (Agricultural)
 South: Residences / A (Agricultural)
 East: Residence and vacant land / A (Agricultural)
 West: Residence and vacant land / A (Agricultural)

Proposed Use: Detached single-family subdivision **Density:** 2.95 du/ac

Sector Plan: North 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: 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: Copeland Hills

Surveyor: The Campbell Co.

No. of Lots Proposed: 62 No. of Lots Approved: 62

Variances Requested: 1. Horizontal curve variance on Road A at STA 13+60.79 from 250' to 125'.
2. Vertical curve variance on Road A at STA 1+05 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 & 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 11 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. Adding a line of sight easement across Lots 37 and 38 on the final plat in order to provide the needed sight distance for the curves in Road A.
4. Certification on the final plat by the applicant's surveyor that there is 300 feet of sight distance in both directions along E. Copeland Dr. at the subdivision entrance.
5. Incorporating the strip of land located on the southwest side of Road A at the entrance into the adjoining property so that parcel will have access to the public street (Road A).
6. Providing documentation to Planning Commission staff prior to submitting the final plat that Lots 19, 30, 32 and 53 will have an adequate building site.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Placing a note on the final plat that all lots will have access only to the internal street system.
9. Adding a note on the final plat that if any building construction is proposed within the 50' setback area around the sinkhole, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in the setback area is subject to approval by the County following review of the report. Engineered footings may be required for these areas.
10. Meeting all requirements of the approved use on review development plan.
11. 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 21 acre site into 62 detached single-family lots at a density of 2.95 du/ac. The Planning Commission recommended approval of a sector plan amendment to low density residential and a rezoning to PR (Planned residential) at a density of 1-3 du/ac on July 14, 2005 (7-T-05-RZ/7-F-05-SP). The Knox County Commission approved the requests on August 22, 2005.

The applicant has shown a strip of land located on the southwest side of Road A at the entrance that would prohibit access from the adjoining property to the proposed public street (Road A). While this area is needed to establish a graded slope for the street, the property needs to be added to the adjacent property so that the property would have access to the new street as an option to access to E. Copeland Dr. Staff has added this as a condition of approval.

There is one sinkhole located on this site in the area of Lot 62. The sinkhole and a 50' setback has been identified on the concept plan. If any building construction is proposed within the 50' setback area around the sinkhole, a geotechnical report must be prepared by a registered engineer to determine soil stability and that report must be submitted to the Knox County Department of Engineering and Public Works for consideration. Any construction in the setback area is subject to approval by the County following review of the report. Engineered footings may be required for these areas.

MPC Action: Approved

MPC Meeting Date: 9/8/2005

- Details of MPC action:**
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Summary of MPC action: APPROVE variances 1 & 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 11 conditions

Date of MPC Approval: 9/8/2005

Date of Denial:

Postponements: 8/11/2005

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: