

▶ **FILE #:** 10-SG-06-C

AGENDA ITEM #: 13

AGENDA DATE: 11/9/2006

▶ **SUBDIVISION:** COPPOCK MEADOWS

▶ **APPLICANT/DEVELOPER:** BOB BISHOP

OWNER(S): BOB BISHOP

TAX IDENTIFICATION: 12 PART OF 170

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northeast side of Coppock Rd., southeast of Wood Rd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 5.69 acres

▶ **ZONING:** A (Agricultural)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned A agricultural. Development in the area consist of detached dwellings which have been construct on lots that are generally one acre in size or larger

▶ **NUMBER OF LOTS:** 5

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

ACCESSIBILITY: Access is via Coppock Rd., a local street with a pavement width of 15' within a 40' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the concept plan subject to 8 conditions**

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
4. 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.
5. Provision of a 25' pavement radius at the entrance to the development
6. Paving the proposed joint permanent easement per the requirements of the Knox County Dept. of Engineering and Public Works
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 divide this 5.69 acre site into 5 lots. Each lot is shown to contain more than one acre. Sanitary sewers are not available in the area. This development will have to rely on individual septic

systems. The Knox County Health Dept. has performed a preliminary soils analysis of this site. They have provided MPC staff with a letter that indicates the soil percolation rates will be satisfactory to support a septic system for each of the proposed lots.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities, excluding sanitary sewer service, are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the zoning and subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within the A (Agricultural) Zone and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northeast County Sector Plan identifies this property for Agricultural/rural residential use with a maximum density of 1 du/ac. The site is located in the Rural area as shown on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC's approval or denial of this request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal application is filed.



**10-SG-06-C
CONCEPT PLAN**

Subdivision: Coppock Meadows
 Map No: 12
 Jurisdiction: County

 Approval of a Concept Plan

Original Print Date: 10/02/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

