



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
SUBDIVISION REPORT - CONCEPT**

▶ **FILE #:** 10-SI-06-C

AGENDA ITEM #: 26

AGENDA DATE: 10/12/2006

▶ **SUBDIVISION:** COOPER MEADOWS (REVISED)

▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN

OWNER(S): EAGLE BEND REALTY

TAX IDENTIFICATION: 20 120.03 & 121

JURISDICTION: County Commission District 8

▶ **LOCATION:** Northwest side of E Emory Rd., northeast of Brackett Rd.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 10.92 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences and vacant land / A (Agricultural)
South: Residences / A (Agricultural)
East: Residences and vacant land / A (Agricultural)
West: Residences / A (Agricultural)

▶ **NUMBER OF LOTS:** 35

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via E. Emory Rd., a major arterial street with a 21' pavement width within a 65' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance on Cooper Meadows Ln. at STA 0+65, from 159' to 102'.

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to 7 conditions:

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 (Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Placing a note on the final plat that all lots will have access from the internal road system only.
5. Certification on the final plat by the applicant's surveyor that there is 450 feet of sight distance in both directions along E. Emory Rd. at the subdivision entrance. Vegetation removal will be required to obtain sight distance.
6. Including the replating of tax parcels 120.01 and 120.02 with the final plat in order to provide legal frontage for both parcels onto the public street (Cooper Meadows Ln.). This also requires the release of the existing access easement out to E. Emory Rd. for both parcels.

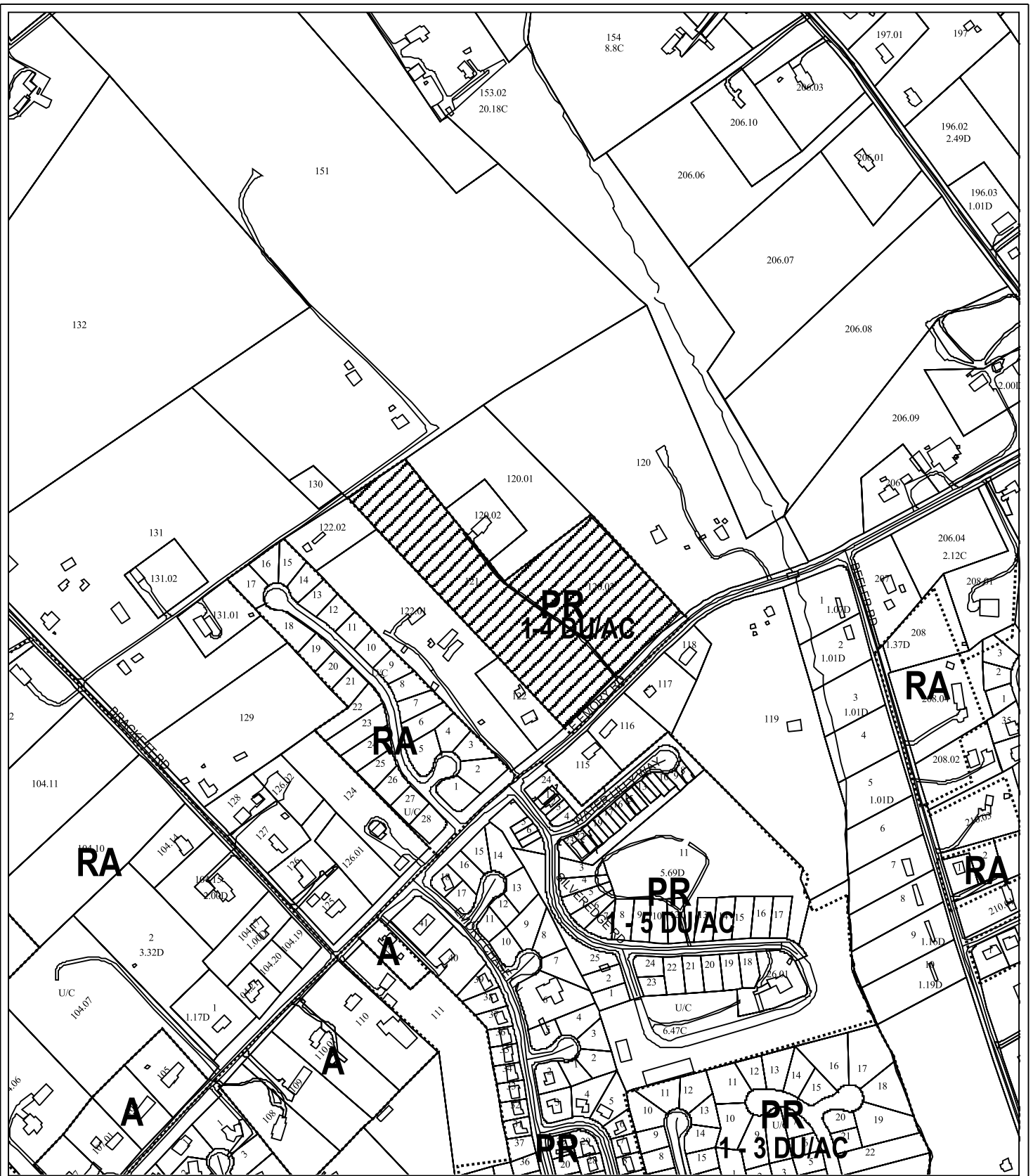
7. Meeting all requirements of the approved use-on-review development plan (1-F-06-UR).

COMMENTS:

The applicant has submitted a revision to the Cooper Meadows concept plan that was approved by the Planning Commission (1-SG-06-C/1-F-06-UR) on January 12, 2006. The proposed revision includes a change from a single cul-de-sac off of the main subdivision street to two cul-de-sac streets. The subdivision of this 10.92 acre tract still includes 35 detached residential lots at a density of 3.21 du/ac. The Knox County Commission approved the rezoning requests for this property to PR (Planned Residential) at up to 4 du/ac on November 21, 2005 and December 19, 2005.

The property for the subdivision includes an existing access easement for tax parcels 120.01 and 120.02 out to E. Emory Rd. The final plat for the subdivision needs to include the replating of tax parcels 120.01 and 120.02 in order to provide legal frontage for both parcels onto the proposed public street (Cooper Meadows Ln.). The existing access easement out to E. Emory Rd. also needs to be released at the time the final plat is recorded.

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-SI-06-C
CONCEPT PLAN

Subdivision: Cooper Meadows (Revised)

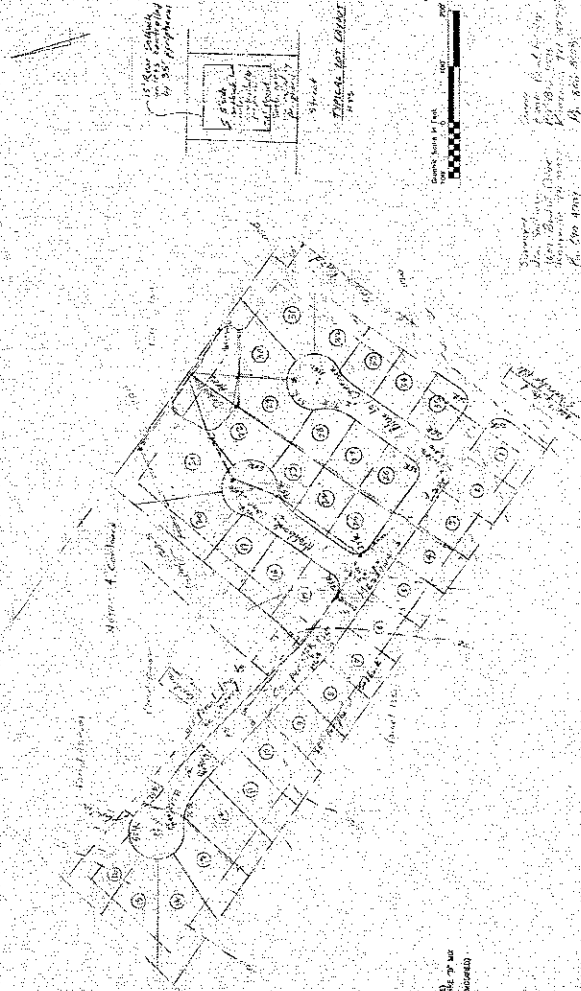
Map No: 20

Jurisdiction: County

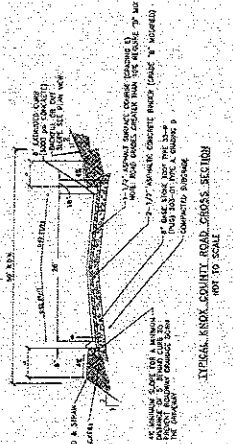
 Approval of a Concept Plan

Original Print Date: 10/02/06 Revised: 10/03/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

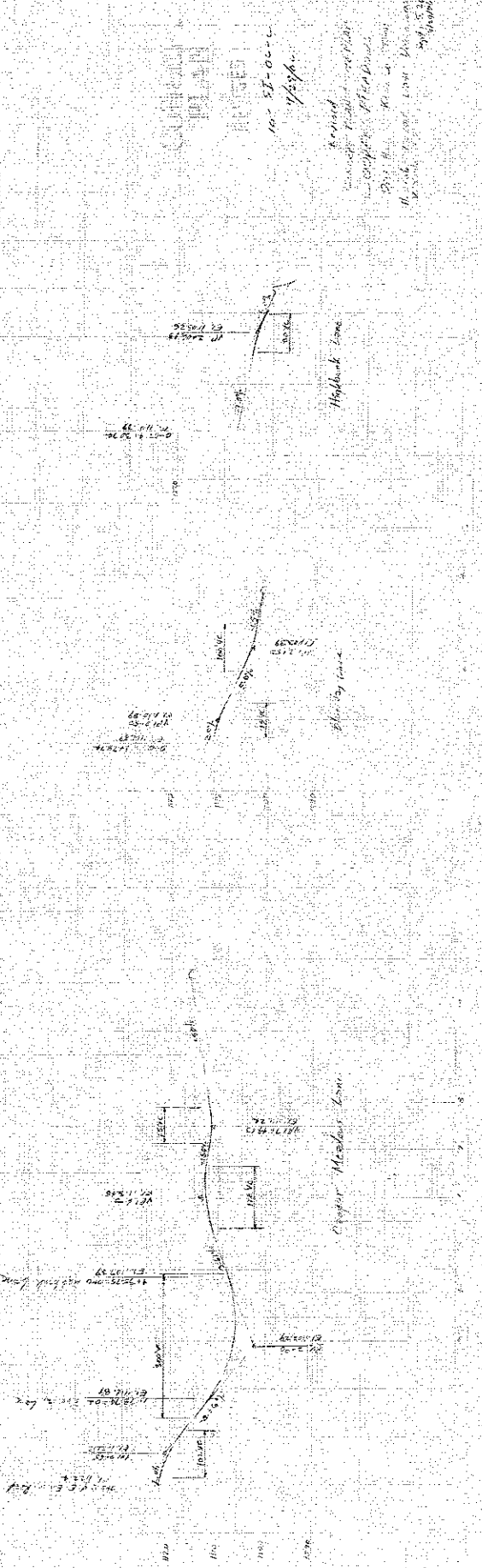




- 1. All lots within subdivision to be subdivided into 1/2 acre lots.
- 2. All lots within subdivision to be subdivided into 1/4 acre lots.
- 3. All lots within subdivision to be subdivided into 1/8 acre lots.
- 4. All lots within subdivision to be subdivided into 1/16 acre lots.
- 5. All lots within subdivision to be subdivided into 1/32 acre lots.
- 6. All lots within subdivision to be subdivided into 1/64 acre lots.
- 7. All lots within subdivision to be subdivided into 1/128 acre lots.
- 8. All lots within subdivision to be subdivided into 1/256 acre lots.
- 9. All lots within subdivision to be subdivided into 1/512 acre lots.
- 10. All lots within subdivision to be subdivided into 1/1024 acre lots.



CONSTRUCTION OF COUNTY ROAD
The County Engineer shall be responsible for the design and construction of the County Road. The County Engineer shall also be responsible for the maintenance and repair of the County Road.



2-90-IS-01