



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

▶ **FILE #:** 10-SJ-06-C **AGENDA ITEM #:** 27
10-P-06-UR **AGENDA DATE:** 10/12/2006

▶ **SUBDIVISION:** COPPER RIDGE (REVISED)
▶ **APPLICANT/DEVELOPER:** JIM SULLIVAN
OWNER(S): EAGLE BEND REALTY

TAX IDENTIFICATION: 77 136.01
JURISDICTION: County Commission District 6

▶ **LOCATION:** North side of W. Emory Rd., just east of Copper Ridge Rd.

SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 39.9 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences / RA (Low Density Residential)
South: Vacant land / A (Agricultural) & F (Floodway)
East: Residences and vacant land / RA (Low Density Residential) & A (Agricultural)
West: Vacant land and residences / A (Agricultural)

▶ **NUMBER OF LOTS:** 117

SURVEYOR/ENGINEER: Jim Sullivan

ACCESSIBILITY: Access is via W. Emory Rd., a major arterial with a 23' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Vertical curve variance on Juneau Ln. at STA 2+75, from 450' to 278'.

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 12 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 (County Ord. 91-1-102).
3. Constructing a left turn lane on W. Emory Rd. at the entrance to the subdivision as recommended in Traffic Impact Study prepared by Cannon & Cannon, Inc. The design details for the turn lane shall be submitted for

review and approval at the design plan stage of the subdivision.

4. Obtaining a street connection permit from the Tennessee Department of Transportation.
5. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
6. Adding a line of sight easements across Lots 77 and 78 and Lots 93 and 94 on the final plat in order to provide the needed sight distance for the curves in the proposed streets. Documentation shall be provided with the application for final plat approval that Lots 78 and 93 have a buildable area outside of the sight distance easement and required setbacks.
7. 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.
8. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkhole.
9. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
10. Placing a note on the final plat that all lots will have access only to the internal street system.
11. Meeting all requirements of the approved use on review development plan.
12. 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.

► **APPROVE the development plan for up to 117 detached residential dwellings on individual lots subject to 2 conditions.**

1. Meeting all applicable requirements of the approved Concept Subdivision plan.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review

COMMENTS:

The applicant has submitted a revision to the Copper Ridge concept plan that was approved by the Planning Commission (4-SM-05-C/4-R-05-UR) on April 14, 2005. The proposed revision includes a change of one of the cul-de-sacs off of the main subdivision street into two cul-de-sac streets. The subdivision of this 39.9 acre tract also includes one additional lot for a total of 117 detached residential lots at a density of 2.93 du/ac. The Knox County Commission approved the rezoning request for this property to PR (Planned Residential) at up to 3 du/ac on March 28, 2005.

Due to the number of proposed lots, a traffic impact study was prepared and submitted for Staff review. The traffic study that was prepared by Cannon & Cannon, Inc., recommends the addition of a left turn lane on W. Emory Rd. at the entrance to the subdivision (see attachment). The design details for the turn lane shall be submitted for review and approval at the design plan stage of the subdivision.

There is a sinkhole located on this property in the area of Lots 22 - 26. The sinkhole and a 50' building setback from the top of the sinkhole (closed contour area) shall be designated on the final plat. All lots in the area of the sinkhole must have a suitable building area outside of the setback area. An option would be to have a geotechnical study conducted by a registered engineer that would identify 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.

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 are in place to serve this site.
2. Upon review of the traffic study, it has been determined by MPC and Knox County Department of Engineering and Public Works Staff that there is adequate capacity on the existing roadway to handle the projected traffic with the addition of the left turn lane on W. Emory Rd. at the subdivision entrance.

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

1. With the stated conditions, the proposed detached residential subdivision meets the standards for

development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.

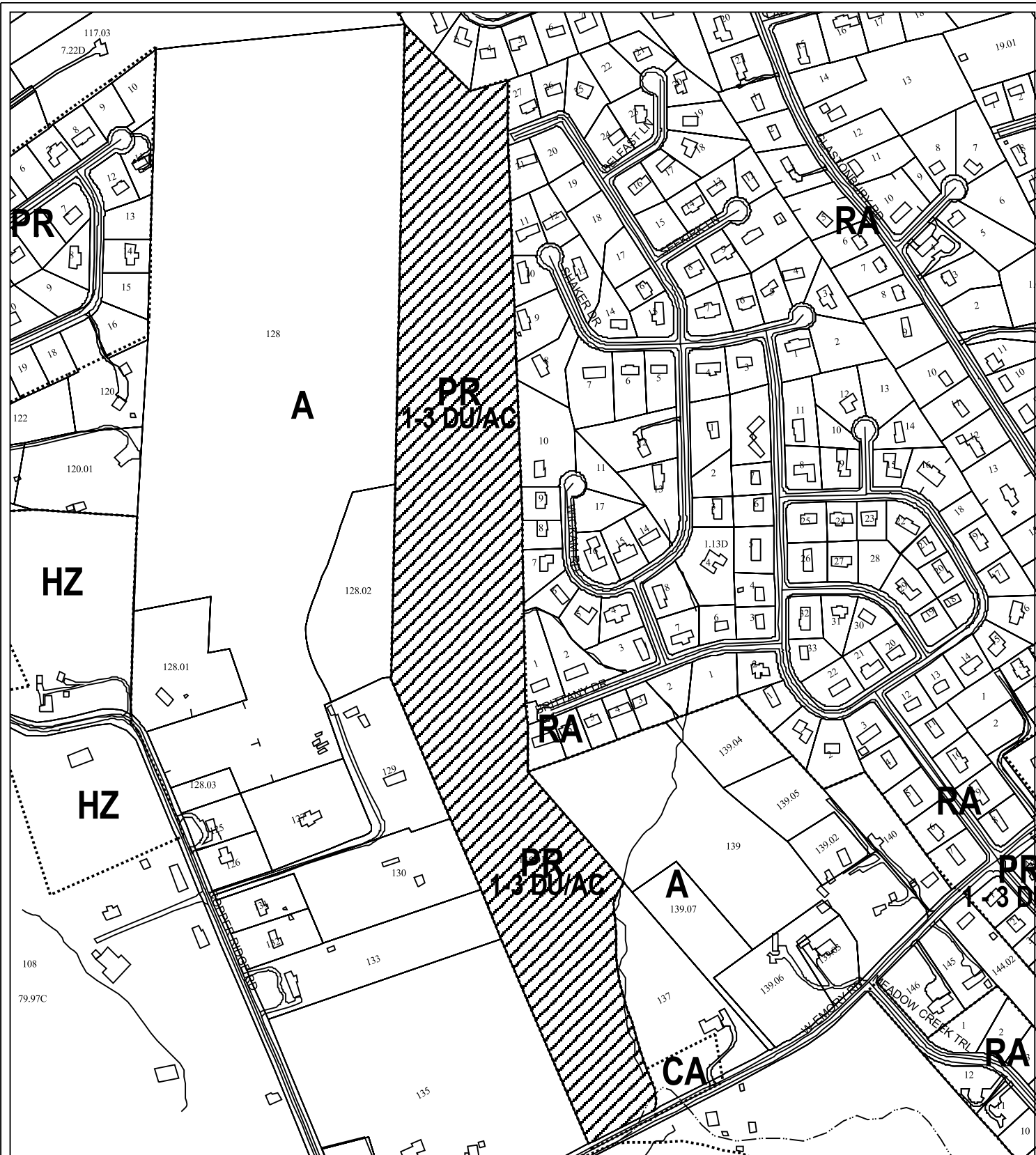
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the subdivision has direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northwest County Sector Plan identifies this property as low density residential. The site is located in the Planned Growth Area of the Growth Policy Plan. The PR zoning approved for this site will allow a density up to 3 du/ac. With a proposed density of 2.93 du/ac, the proposed subdivision is consistent with the Sector Plan and Growth Policy Plan.

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

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



10-SJ-06-C/10-P-06-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached residential subdivision in PR (Planned Residential)

Original Print Date: 09/27/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Copper Ridge (Revised)
 Jim Sullivan

Map No: 77

Jurisdiction: County



