

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

▶ **FILE #:** 8-SE-06-C **AGENDA ITEM #:** 15
 POSTPONEMENT(S): 8/10/2006-9/14/2006 **AGENDA DATE:** 10/12/2006

▶ **SUBDIVISION:** COPPOCK ESTATES

▶ **APPLICANT/DEVELOPER:** GARY HIBBEN

OWNER(S): GARY HIBBEN

TAX IDENTIFICATION: 12 138.01

JURISDICTION: County Commission District 8

▶ **LOCATION:** Southwest side of Coppock Rd., south of Warren Ln.

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 24.38 acres

▶ **ZONING:** A (Agricultural) & T (Transition)

▶ **EXISTING LAND USE:** Residence and existing business

▶ **PROPOSED USE:** Detached residential subdivision and existing business

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

▶ **NUMBER OF LOTS:** 13

SURVEYOR/ENGINEER: Robert G. Campbell and Associates

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

▶ **SUBDIVISION VARIANCES REQUIRED:**

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'.

STAFF RECOMMENDATION:

▶ **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:

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.

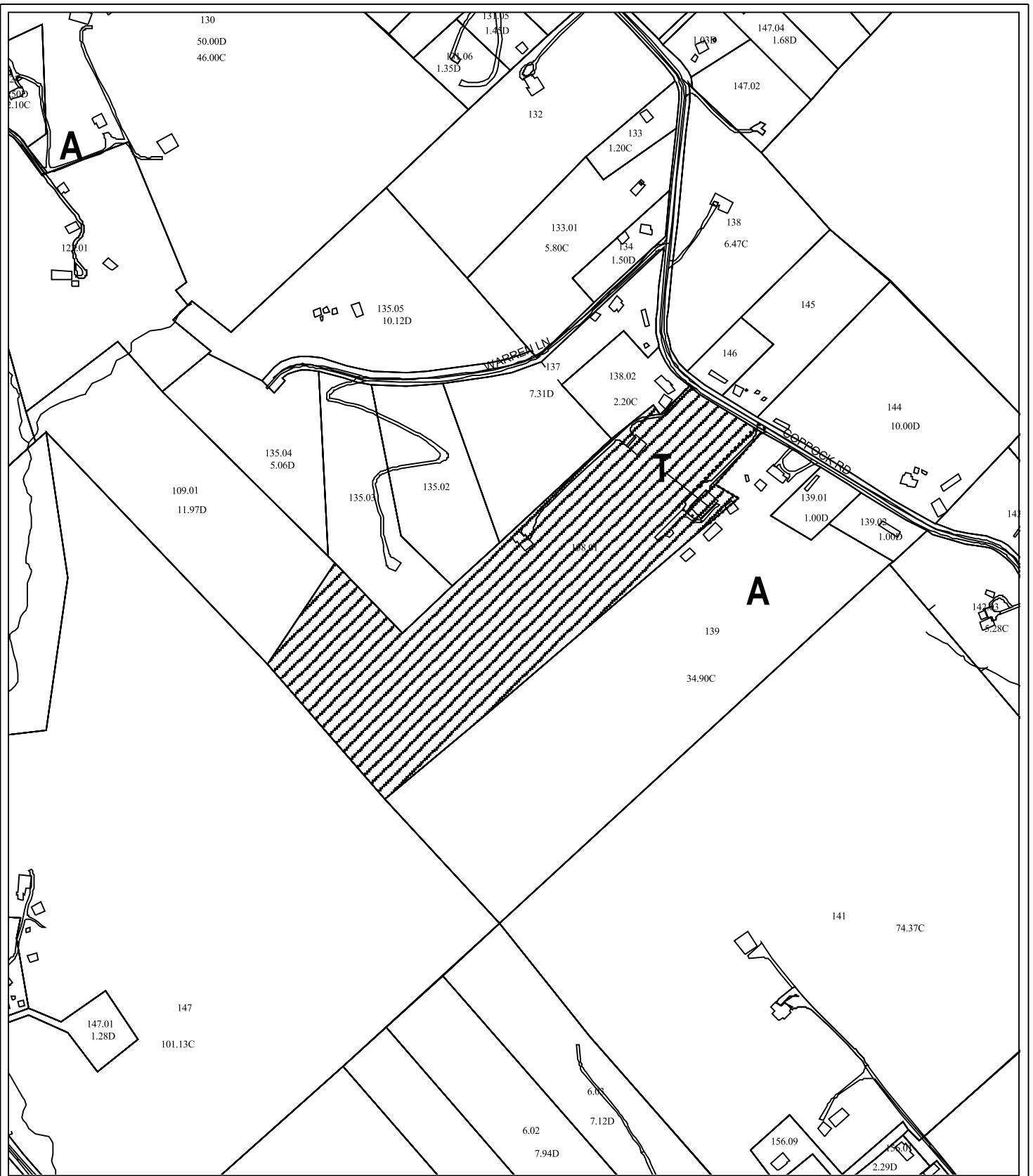
COMMENTS:

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'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.

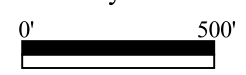


8-SE-06-C
CONCEPT PLAN

Subdivision: Coppock Estates
 Map No: 12
 Jurisdiction: County

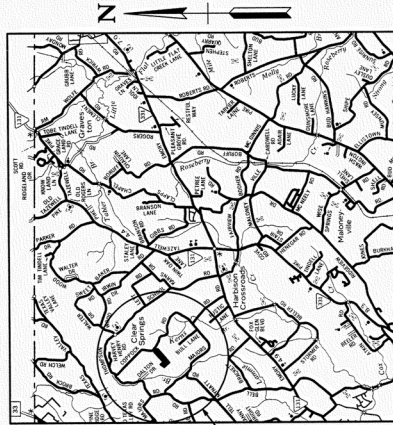
 Approval of a Concept Plan

Original Print Date: 08/01/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



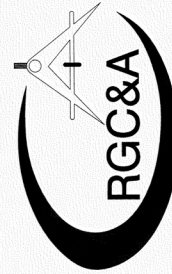
CONCEPT PLAN
COPPOCK ESTATES
DISTRICT EIGHT
KNOX COUNTY, TENNESSEE

CLT: 012
PARCEL: 138.01



**SITE
 LOCATION**

LOCATION MAP



ROBERT G. CAMPBELL & ASSOCIATES, L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

ENGINEER:
 ROBERT G. CAMPBELL AND ASSOCIATES, L.P.
 1000 W. BRYANT
 KNOXVILLE, TN 37938
 PHONE: (865) 547-5996
 FAX: (865) 947-1256

DEVELOPER:
 GARY HIBBEN
 1000 W. BRYANT RD.
 CORRYTON, TN 37721
 (865) 922-1550

CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE CONCEPT PLAN AND ALL APPLICABLE PROVISIONS OF THE PLANNING AND ZONING ORDINANCES OF THE CITY OF KNOXVILLE HAVE BEEN REVIEWED AND DESCRIBED IN A REPORT WITH THE METROPOLITAN PLANNING COMMISSION.

Shawn M. Jick
 SURVEYOR
 TENNESSEE CERTIFICATE NO. 1947

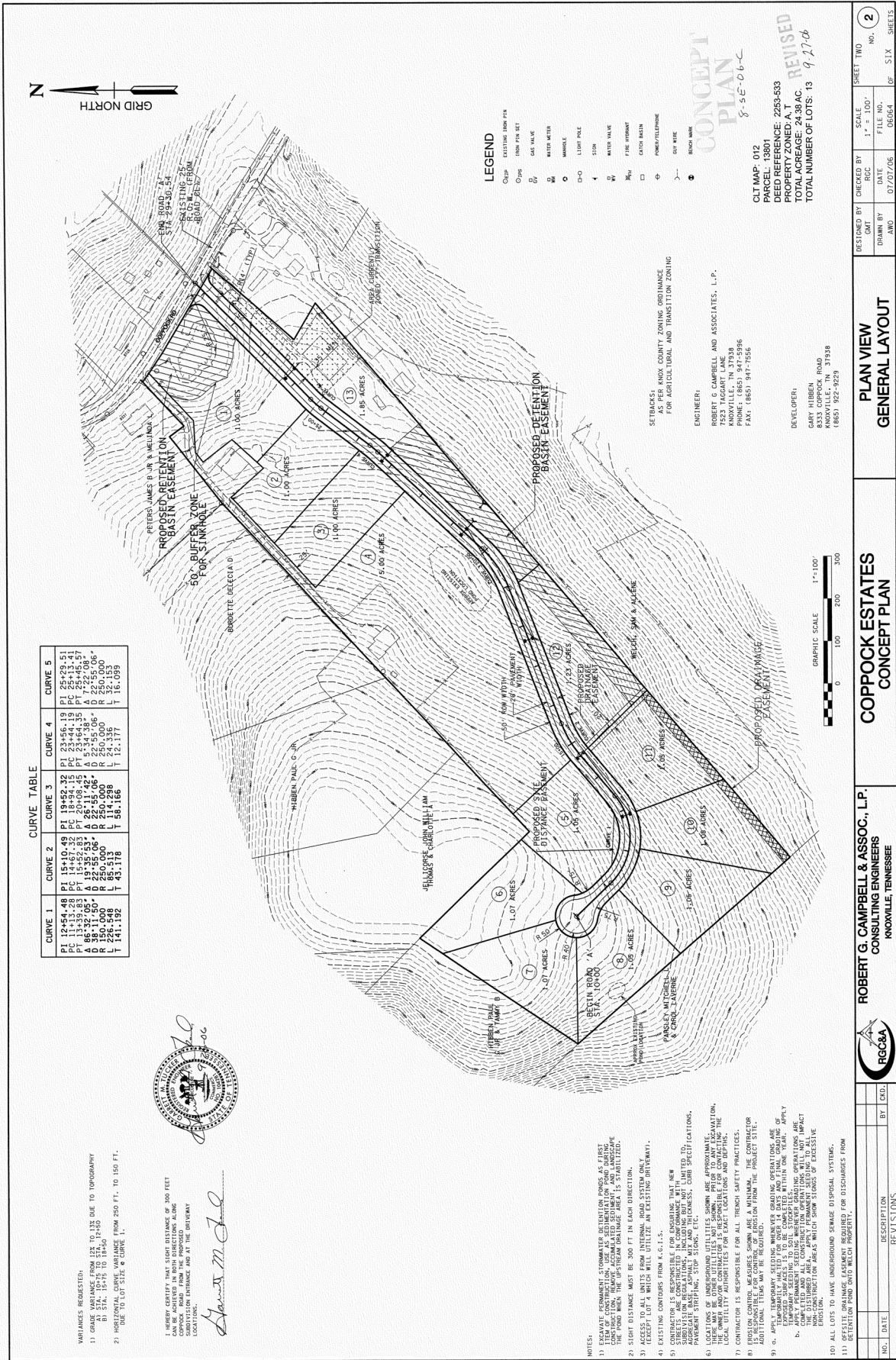


**CONCEPT
 PLAN**

B-SE-01-C

REVISED

9/17/04



8-SE-06-C



OFFICE OF COUNTY MAYOR

Department of Community Services • Knox County Health Department
140 Dameron Avenue, Knoxville, TN 37917-6413

October 2, 2006

Garry Tucker
RGC&A
7523 Taggart Ln
Knoxville, TN 37938

Re: Coppock Estates
CLT Map 12
Part of Parcel 138.01
24.38 Acres
14 Proposed Lots
Knox County, TN

To whom it may concern:

A site evaluation of this property was made September 28, 2006 by KCHD personnel Darlene Gwaltney and Neil Hall. The soils at this site are expected to be **GENERALLY GOOD** with soil percolation rates ranging from 45 to 75 minutes per inch (MPI). A High Intensity Soil Map will have to be completed and the lots will have to be evaluated before final approval can be given. The limiting factors for this proposed subdivision appear to be steep slopes and proposed detention easement areas.

Sincerely,

Handwritten signature of Darlene M. Gwaltney in cursive.

Darlene M. Gwaltney
Soil Scientist
Environmental Health Division