

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

▶ **FILE #:** 2-SB-17-C **AGENDA ITEM #:** 16
 2-G-17-UR **AGENDA DATE:** 3/9/2017

POSTPONEMENT(S): 2/9/2017

▶ **SUBDIVISION:** COPPER TRACE
 ▶ **APPLICANT/DEVELOPER:** 1020 PROPERTIES, LLC
 OWNER(S): 1020 Properties, LLC

TAX IDENTIFICATION: 77 128, 12801 & 12802 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 3728 Copper Ridge Rd

▶ **LOCATION:** Northeast side of Copper Ridge Rd., north of W. Emory Rd.

SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 56.21 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land - A (Agricultural)
 South: Residences - A (Agricultural) and PR (Planned Residential)
 East: Residences - PR (Planned Residential)
 West: Residences - A (Agricultural), A (Agricultural) / HZ (Historic Overlay) & PR (Planned Residential)

▶ **NUMBER OF LOTS:** 130

SURVEYOR/ENGINEER: SITE, Inc.

ACCESSIBILITY: Access is via Copper Ridge Rd., a local street with a 19' to 20' pavement width within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Right-of-way radius variance on the north side of Road A at the intersection with Copper Ridge Rd., from 25' to 0'.
2. Horizontal curve variance on Road B at STA 120+17.68, from 250' to 150'.
3. Intersection sight distance variance at the intersection of Road A and Copper Ridge Rd to the north along Copper Ridge Rd., from 300' to 175".

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 & 2, existing site conditions & topography restrict compliance with Subdivision Regulations, variances will not create a traffic hazard.

DENY variance 3. (See comments below)

APPROVE the concept plan subject to 11 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. Prior to obtaining design plan approval for the subdivision, providing field certification that 300 feet of sight distance is available in both directions along Copper Ridge Rd. at the proposed subdivision entrance. This may require a sight distance easement across Tax Parcel 077-108 based on the concept plan which shows the line of sight crossing behind the existing fence line on the south side of Copper Ridge Rd.
4. During the Design Plan stage for the subdivision, working with the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation on the details of developing a design plan for review and approval for the warranted intersection improvements at the intersection of Emory Road and Copper Ridge Rd. as identified in the Traffic Impact Study prepared by Cannon & Cannon, Inc. and as revised on February 24, 2017.
5. Placing a note on the final plat that all structures will have to be located at least 50' from the top of the sinkholes (closed contour areas) identified on the plat. Building 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. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. Engineered footings may be required for any structures within the 50' sinkhole buffer.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes.
7. Obtaining off-site drainage easements as determined by the Knox County Department of Engineering and Public Works.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Installation of sidewalks on at least one side of both Roads A & B. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act (ADA) and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
10. On the final plat, including a line of sight easement across Lots 108 and 109 in order to provide the needed sight distance for the curve in Road B.
11. Placing a note on the final plat that all lots will have access only to the internal street system.

► **APPROVE the development plan for up to 130 detached residential dwellings on individual lots subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

COMMENTS:

DENY the intersection sight distance variance. Staff is recommending denial of the requested sight distance variance at the intersection of Road A and Copper Ridge Rd to the north along Copper Ridge Rd., from 300' to 175' due to safety concerns. Based on a posted speed limit of 30 mph, the minimum sight distance at the proposed subdivision entrance would be 300 feet in both directions along Copper Ridge Rd. To obtain 300' of sight distance to the north, the line of sight goes behind a chain link fence on the southwest side of the road. If this area is not maintained, vegetation or other obstructions could reduce available sight distance down to only 175'. The minimum required sight distance allowed by the Subdivision Regulations is 250' with a posted speed limit of 25 mph or less.

The applicant is proposing to subdivide this 56.21 acre tract into 130 detached residential lots at a density of 2.31 du/ac. The concept plan (12-SB-12-C / 12-D-12-UR) that had previously been approved for this site in 2012 for 102 lots has expired. A previous concept plan for 139 lots had been approved back in 2007. The Knox County Commission approved the rezoning for this property to PR (Planned Residential) at up to 3 du/ac on September 25, 2006.

The proposed layout of the subdivision includes 18.13 acres of common area which is approximately 32.25% of the subdivision. Access points are provided from the street system to the common area allowing for a future

amenity area(s) and trail system.

The applicant is not providing sidewalks in the proposed subdivision. The site is not located within the parental responsibility zone. Staff is recommending a condition that sidewalks be included on at least one side of Roads A and B. With the loop layout of the streets, the sidewalks would provide an amenity for the residents to safely walk to neighbor's homes and for use for exercise. One of the general provisions for the PR zoning district is that it encourages open space for recreational use. The addition of sidewalks would in part meet that objective.

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., concluded that the traffic generated by the proposed development will have an impact on traffic operational conditions at the intersection of W. Emory Rd. and Copper Ridge Rd., and an eastbound left turn lane on W. Emory Rd. at this intersection would be needed. A condition is proposed that during the Design Plan stage for the subdivision, the applicant is to work with the Knox County Department of Engineering and Public Works and the Tennessee Department of Transportation on the details of developing a design plan for review and approval for the warranted intersection improvements at the intersection of Emory Road and Copper Ridge Rd. While the applicant would be required to participate in the cost of preparing the design plans for the intersection improvements, the applicant would not be responsible for any other costs associated with the intersection improvements. Any improvements at this intersection are under the jurisdiction of the Tennessee Department of Transportation.

There are four sinkholes/closed contour areas located on this property. The sinkholes and a 50' building setback from the top of the sinkholes/ closed contour areas shall be designated on the final plat. All lots in the area of these features 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' building setback area is acceptable, and the study is approved by the Knox County Department of Engineering and Public Works. A 5' drainage easement extending outside of the uppermost closed contour is required. Building construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. 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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 2.31 du/ac, is consistent in use and density (up to 3 du/ac) with the zoning designation. Other subdivision development in the area is occurring under the PR zoning district at similar densities.

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.

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 2.31 du/ac, the proposed subdivision is consistent with the Sector Plan and Growth Policy Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 69 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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.