

**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+17.66, from 250' to 150'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 and 2 because the site's topography and existing site conditions restrict compliance with the Subdivision Regulations, and the variances 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. 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.
12. Revising the concept plan to show the 35' peripheral setback around the exterior boundary of the subdivision.

► **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:

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.

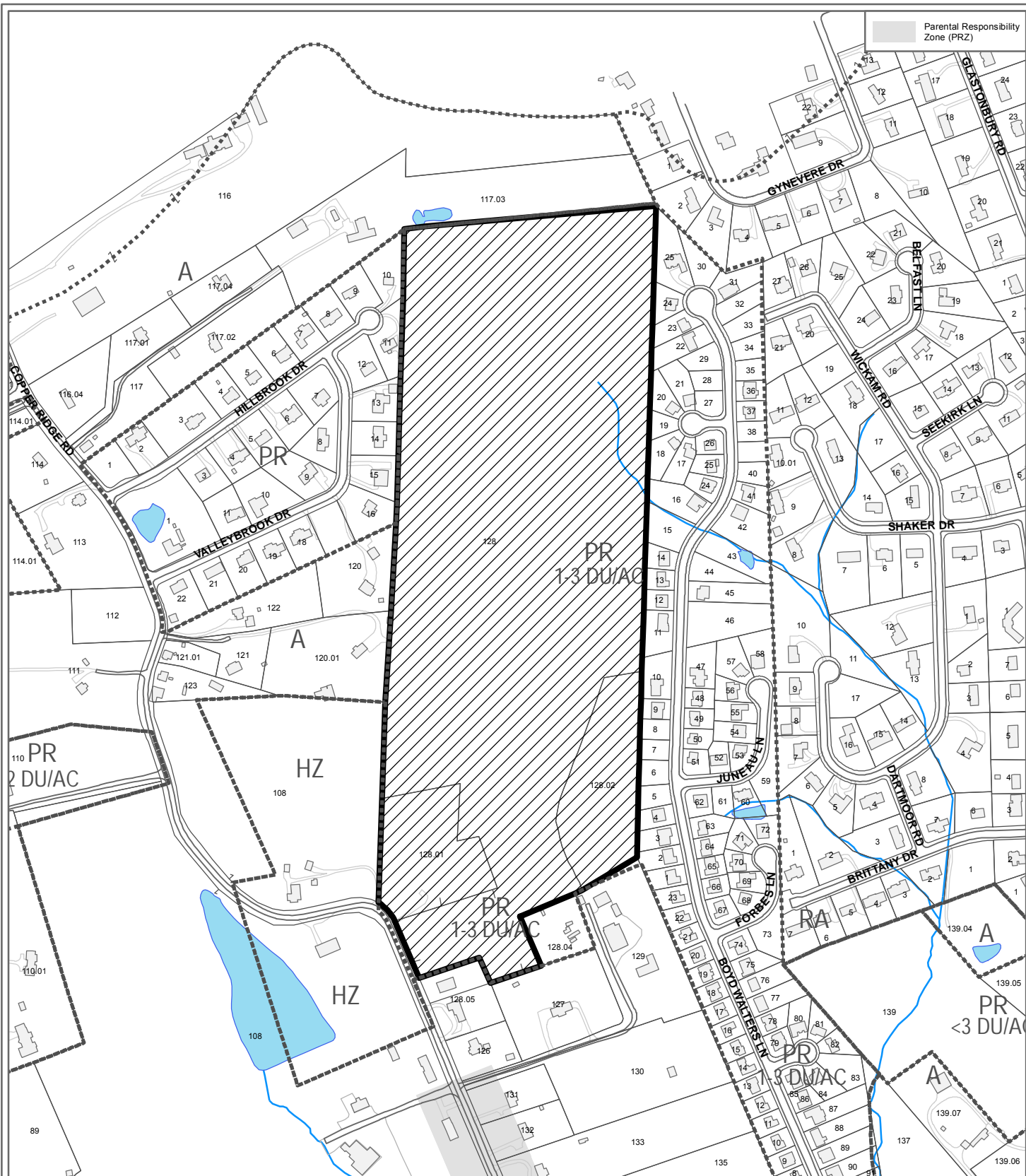
ESTIMATED STUDENT YIELD: 69 (public and private school children, ages 5-18 years)

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.

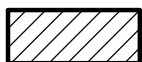
MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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.



**2-SB-17-C / 2-G-17-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: 1020 Properties, LLC
Copper Trace

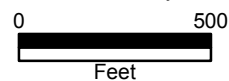


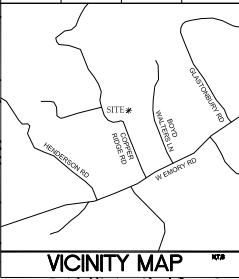
Detached Residential Subdivision in PR (Planned Residential)

Original Print Date: 1/18/2017 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 77

Jurisdiction: County

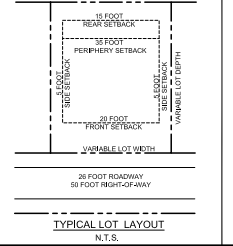
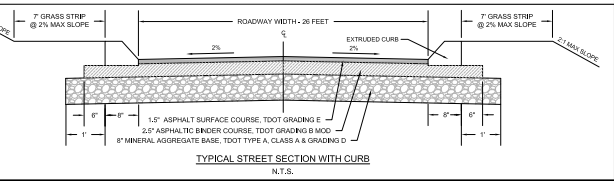




SITE INCORPORATED
 CIVIL ENGINEERS & SURVEYORS
 1511 S. W. 10th Ave., Suite 104
 Decatur, GA 30030
 Phone: (404) 777-1400
 Fax: (404) 777-4189



Concept Plan
Copper Trace
 Copper Ridge Road
 Knoxville, Tennessee



- NOTES:**
1. ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. THIS PROPERTY CONTAINS APPROXIMATELY 90.21 ACRES SUBDIVIDED INTO 130 SINGLE FAMILY DESIGNED LOTS (23 50'x60').
 3. TOTAL AREA FOR LOTS CONTAINS APPROXIMATELY 38.38 ACRES AND TOTAL COMMON AREA CONTAINS APPROXIMATELY 18.13 ACRES.
 4. THIS PROPERTY IS ZONED PR (1-3 DUACS).
 5. ALL BOUNDARY, ROAD PROFILES AND PRELIMINARY GRADING BASED UPON KNOXVILLE/KNOX COUNTY GIS CONTOURS.
- VARIANCES REQUESTED:**
1. RIGHT OF WAY RADII AT NORTH SIDE OF ROAD 'K' INTERSECTION WITH COPPER RIDGE ROAD REDUCED FROM 25' TO 20'.

CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS, AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED, DESCRIBED, AND JUSTIFIED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

Ben McArthur
 REGISTERED ENGINEER
 TENNESSEE CERTIFICATION NO. 114179

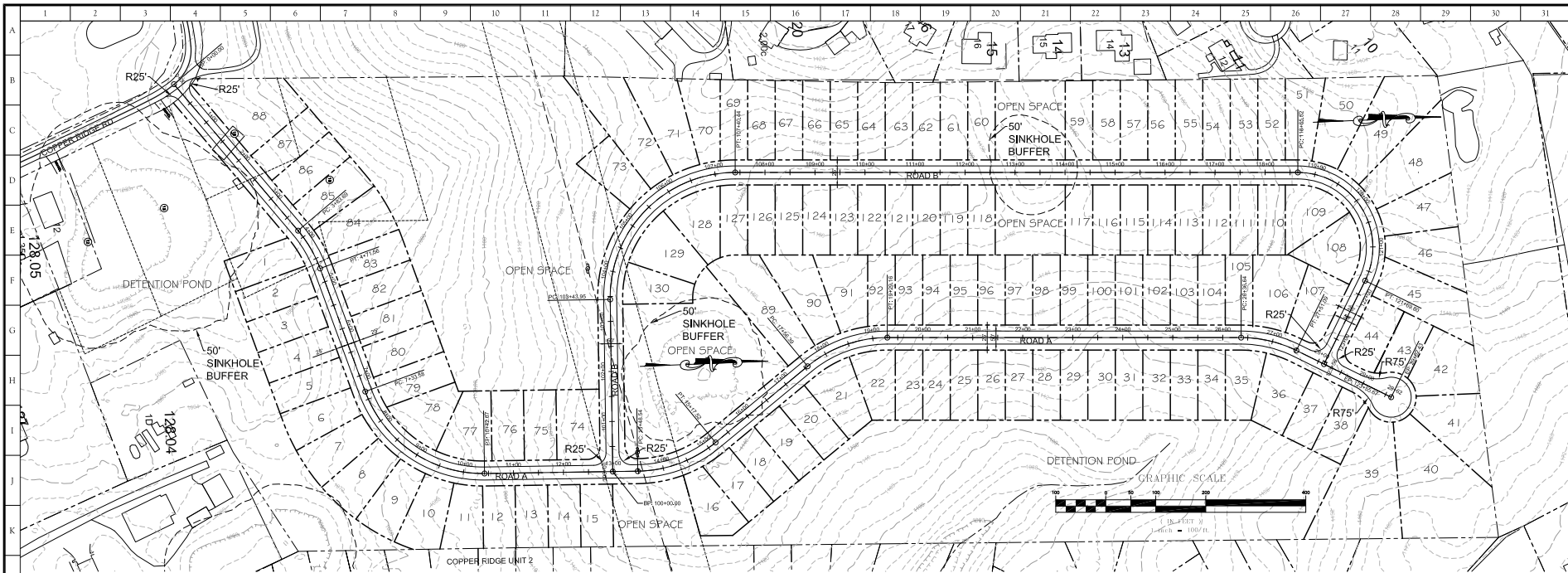
2-SB-17-C / 2-G-17-UR
 Revised: 2/22/2017

CLT: 77
 PARCEL: 128, 128.01, 128.02
 CONCEPTUAL PLANS
 NOT FOR CONSTRUCTION

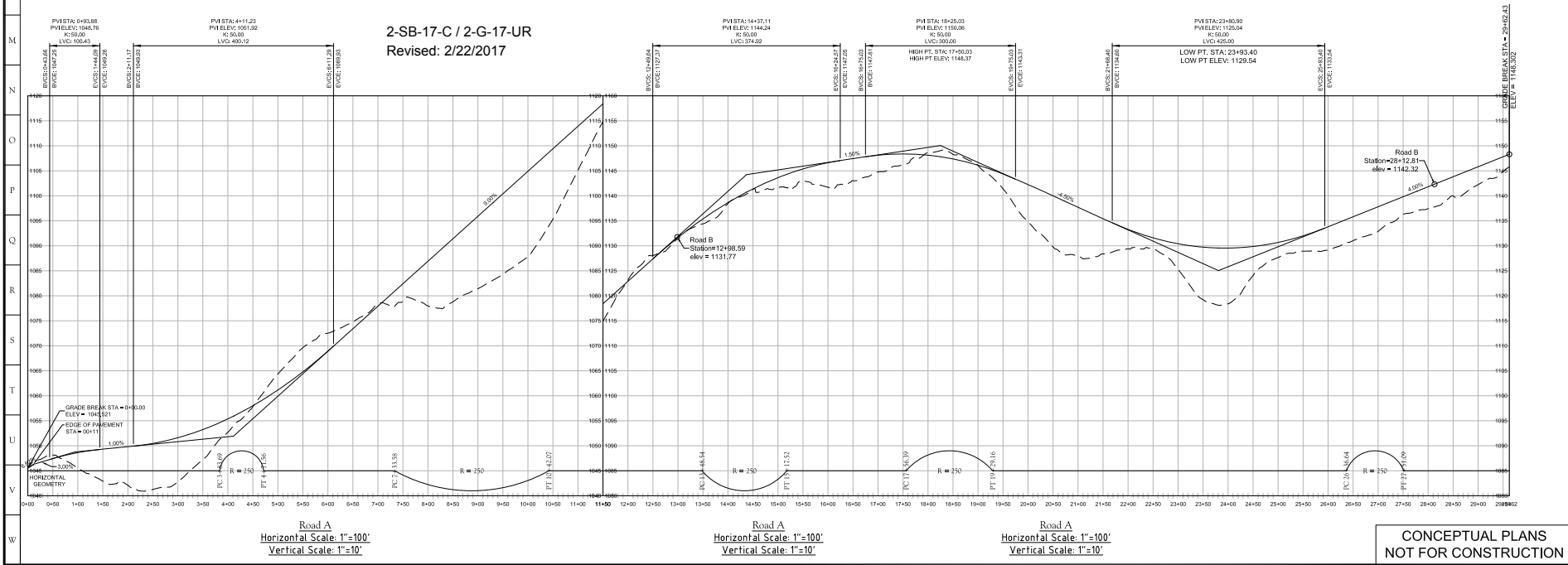
DATE: 02/15/2017
 CHECKED BY: JAE
 FILE: 008/09/08a3

NO.	DATE	COMMENTS
1	02/22/17	MPC COMMENTS

CP1



2-SB-17-C / 2-G-17-UR
 Revised: 2/22/2017



Road A
 Horizontal Scale: 1"=100'
 Vertical Scale: 1"=10'

Road A
 Horizontal Scale: 1"=100'
 Vertical Scale: 1"=10'

Road A
 Horizontal Scale: 1"=100'
 Vertical Scale: 1"=10'

CONCEPTUAL PLANS
 NOT FOR CONSTRUCTION

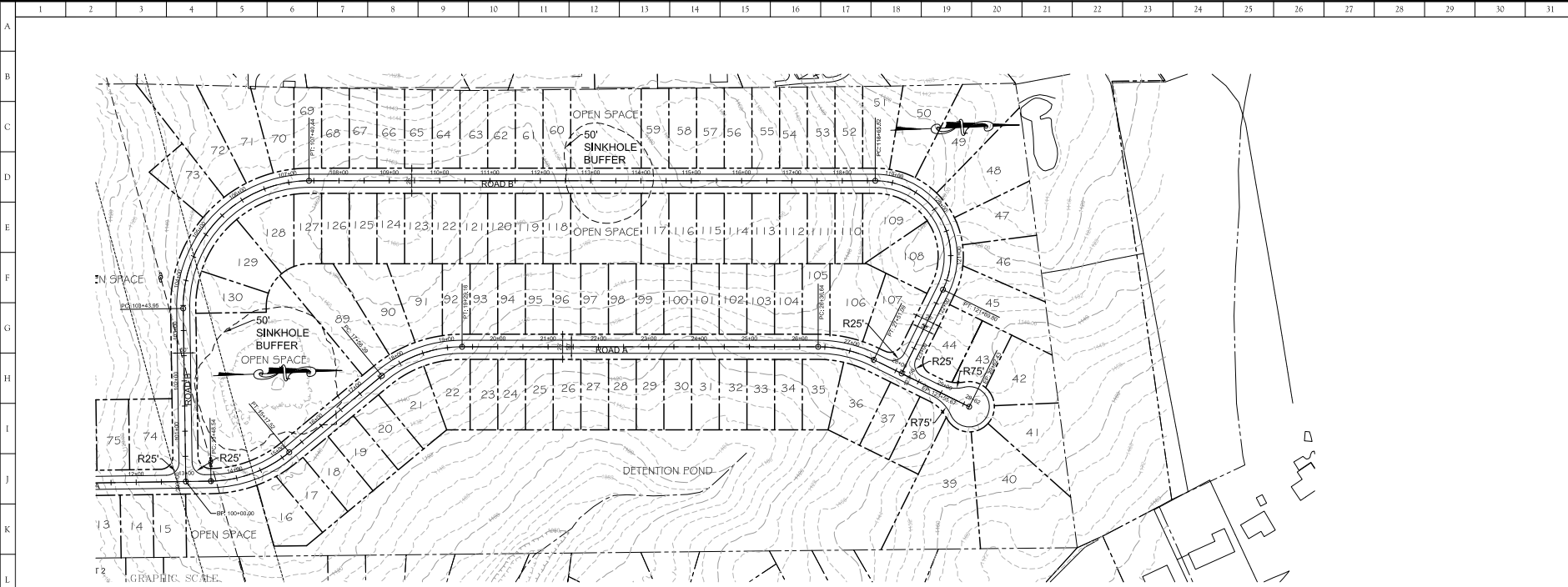


Concept Plan
 Copper Trace
 Copper Ridge Road
 Knoxville, Tennessee

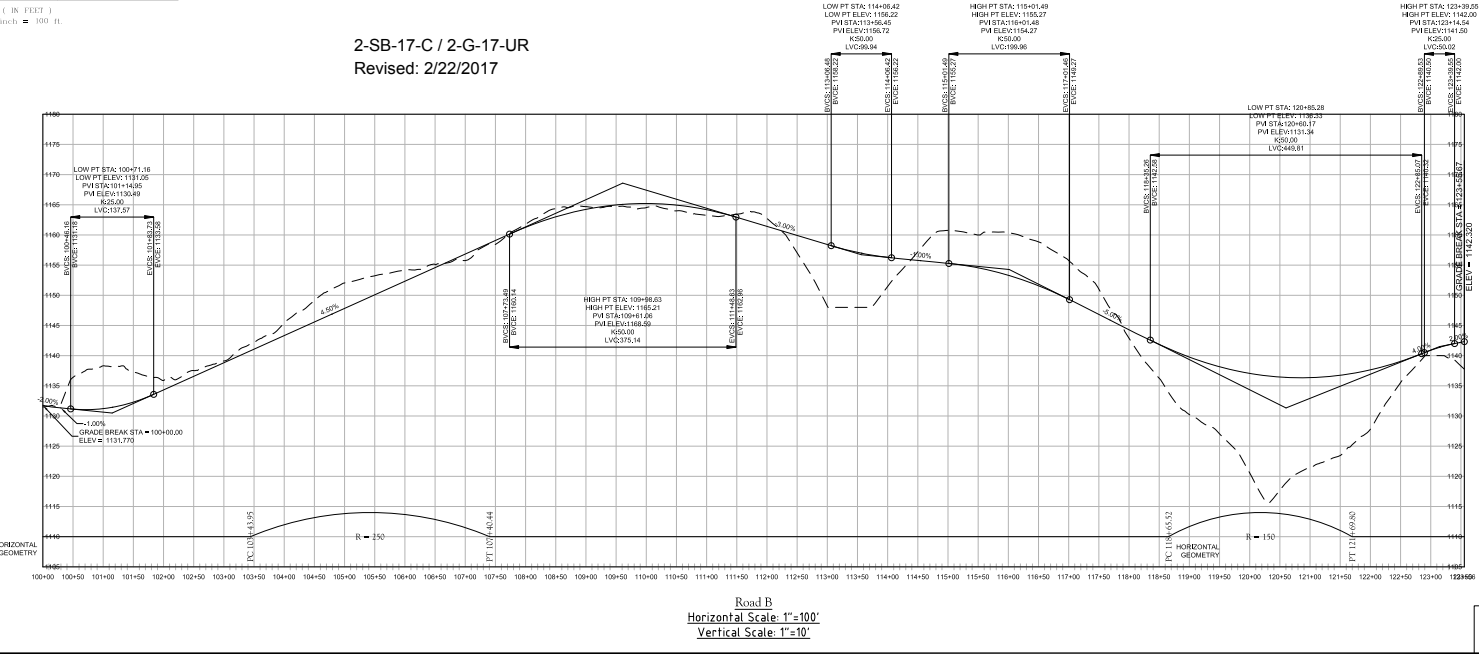
DATE: 12/21/2016
 CHECKED BY: DOR FILE: 1089/09/Bes2

NO.	DATE	COMMENTS
1	12/21/17	MPC Comments

CP2



2-SB-17-C / 2-G-17-UR
 Revised: 2/22/2017



Road B
 Horizontal Scale: 1"=100'
 Vertical Scale: 1"=10'



Concept Plan
 Copper Trace
 Copper Ridge Road
 Knoxville, Tennessee

DRAWN BY: DOR DATE: 12/21/2016
 CHECKED BY: DOR FILE: 089/09/08e2

NO.	DATE	COMMENTS
1	12/21/17	MPC Comments

CONCEPTUAL PLANS
 NOT FOR CONSTRUCTION

CP3



Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>

[MPC Comment] 2-G-17-UR (1020 Properties, LLC)

1 message

Sandie Chastain <sachastain5@gmail.com>

Thu, Feb 9, 2017 at 9:42 AM

Reply-To: sachastain5@gmail.com

To: commission@knoxmpc.org

Sorry that I am emailing on the date of the hearing. I just found out that I could email my concerns. My husband and I will still be coming to the hearing.

My family bought two acres on Valleybrook Drive in May 2016. One of the things that we fell in loved with was thought our house sits on the back of the 2 acres and there are woods behind the house. We love the country feel of our house. Since we have been in the house, we have seen many deer, wild turkeys, and foxes. We love seeing those animals.

The acres for the 2-G-17-UR is right behind our house. We are concerned that the wild life will be driven out with the proposed subdivision, and we are also concerned with have houses sitting so close to our house. We are also concerned with the amount of traffic it will bring to Copper Ridge Rd as well with the extra traffic within the school districts.

We request that if the subdivision is approved, please limit the number of houses that can be built in that subdivision.

Sincerely,

Sandie & Rob Rietman
Melanie Chastain

--

This message was directed to commission@knoxmpc.org

KNOXVILLE-KNOX COUNTY
M P C
METROPOLITAN
PLANNING
COMMISSION
TENNESSEE

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2600
FAX • 215 • 2068
www.knoxmpc.org

Request to Postpone • Table • Withdraw



Name of Applicant: 1020 Properties, LLC
AS IT APPEARS ON THE CURRENT MPC AGENDA
Original File Number(s): 2-SB-17-C / 2-G-17-UR
Date Scheduled for MPC Review: Feb. 9, 2017
Date Request Filed: 1/26/17 Request Accepted by: Thomas Brubaker

REQUEST

Postpone
Please postpone the above application(s) until:
March 9, 2017
DATE OF FUTURE MPC PUBLIC MEETING

Table
Please table the above application(s).

Withdraw
Please withdraw the above application(s).

State reason for request:
Need more time to address MPC comments

Eligible for Fee Refund? Yes No
Amount: _____
Approved by: _____
Date: _____

PLEASE NOTE

Consistent with the guidelines set forth in MPC's
Administrative Rules and Procedures:

POSTPONEMENTS
Any first time (new) MPC application is eligible for one automatic postponement. This request is for 30 days only and does not require MPC approval if received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. All other postponement requests must be acted upon by MPC before they can be officially postponed to a future MPC public meeting.

TABLINGS
Any item requested for tabling must be acted upon by MPC before it can be officially tabled.

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative

Signature: Danny R Kirby

PLEASE PRINT
Name: Danny R. Kirby
Address: P.O. Box 10226
City: Knoxville State: TN Zip: 37923
Telephone: 865-588-1000
Fax: _____
E-mail: dkirby@5881000.com

WITHDRAWALS
Any MPC item is eligible for automatic withdrawal. A request for withdrawal must be received by MPC no later than 3:30 p.m. on the Monday prior to the MPC meeting. Withdrawal requests that do not meet these guidelines must be acted upon by MPC before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:
Application withdrawal with fee refund will be permitted only if a written request is received by MPC prior to public notice. This request must be approved by either the Executive Director, or the Development Services Manager. Applications may be withdrawn after this time, but without fee refund.

SUBDIVISION - CONCEPT



Name of Applicant: 1020 Properties, LLC Date Filed: 12/27/16 Meeting Date: Feb. 9, 2017 Application Accepted by: Mike Reynolds Fee Amount: \$4,070.00 File Number: Subdivision - Concept 2-SB-17-C Fee Amount: Related File Number: Development Plan 2-6-17-UR

PROPERTY INFORMATION Subdivision Name: Copper Trace Unit/Phase Number: 1 General Location: East Side Copper Ridge Rd. / North of Emory Rd. Tract Size: 57 Ac. No. of Lots: 119 Zoning District: PR 1-3 DU/AC Existing Land Use: Vacant Planning Sector: NW County Growth Policy Plan Designation: Planned Growth Census Tract: 60.03 Traffic Zone: 209 Parcel ID Number(s): 077 128, 077 128.01 077 128.02 Jurisdiction: [X] County Commission 6th District

PROPERTY OWNER/OPTION HOLDER PLEASE PRINT Name: Danny Kirby Company: 1020 Properties, LLC Address: P.O. Box 10226 City: Knoxville State: TN Zip: 37923 Telephone: 865-588-1000 Fax: E-mail: dkirby@5881000.com

PROJECT SURVEYOR/ENGINEER PLEASE PRINT Name: SITE, Inc. - John Anderson Company: SITE, Inc. Address: 10215 Technology Dr., Ste. 304 City: Knoxville State: TN Zip: 37932 Telephone: 865-777-4160 Fax: 865-777-4189 E-mail: janderson@site-incorporated.com

AVAILABILITY OF UTILITIES List utility districts proposed to serve this subdivision: Sewer WKUD Water WKUD Electricity LCUB Gas KUB Telephone AT&T

TRAFFIC IMPACT STUDY REQUIRED [] No [X] Yes

USE ON REVIEW [] No [X] Yes Approval Requested: [X] Development Plans in Planned District or Zone [] Other (be specific):

VARIANCE(S) REQUESTED [] No [X] Yes (If Yes, see reverse side of this form)

APPLICATION CORRESPONDENCE All correspondence relating to this application (including plat corrections) should be directed to: PLEASE PRINT Name: Danny Kirby Company: Same as above Address: City: State: Zip: Telephone: Fax: E-mail:

VARIANCES REQUESTED

1. Request Reduction of peripheral boundary setback from 35' to 15'
Justify variance by indicating hardship: Topography would make adherence difficult

2. Right of Way Radius @ North side of Road "A" intersection
Justify variance by indicating hardship: with Copper Ridge Rd. Reduced from 25' to zero
Topography - sinkhole

3. _____
Justify variance by indicating hardship: _____

4. _____
Justify variance by indicating hardship: _____

5. _____
Justify variance by indicating hardship: _____

6. _____
Justify variance by indicating hardship: _____

7. _____
Justify variance by indicating hardship: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, as listed on this form. I further certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

PLEASE PRINT

Name: Danny R Kirby

Address: P.O. Box 10226

City: Knoxville State: TN Zip: 37939

Telephone: 865-588-1000

Signature: Danny R Kirby

Fax: _____

Date: 12/27/14

E-mail: dkirby@5881000.com