



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 5-SA-22-C
5-C-22-UR

AGENDA ITEM #: 20
AGENDA DATE: 5/12/2022

▶ **SUBDIVISION:** EAST COPELAND DRIVE SUBDIVISION

▶ **APPLICANT/DEVELOPER:** URBAN ENGINEERING, INC.

OWNER(S): Howard and Daisy Hicks

TAX IDENTIFICATION: 46 188 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 0 E. Copeland Dr.

▶ **LOCATION:** South side of Copeland Drive at the corner of Façade Lane

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 11 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Attached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Rural Residential and Single Family Residential -- A (Agricultural)
South: Rural Residential and Single Family Residential -- A (Agricultural)
East: Façade Ln and I-75 -- A (Agricultural)
West: Single Family Residential and Vacant -- PR (Planned Residential)

▶ **NUMBER OF LOTS:** 33

SURVEYOR/ENGINEER: Chris Sharp, P.E. / Urban Engineering, Inc.

ACCESSIBILITY: Access is via E. Copeland Drive, a major collector with 22 ft of pavement width within 50 ft of right-of-way; and via Façade Lane, a local road with 22 ft of pavement width within a right-of-way of varying width.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCES**
1. Reduce the minimum intersection approach vertical curve for Road 'A' at E. Copeland Drive from K=25 to K=15.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum lot width for attached dwelling units on individual lots from 25ft to 20ft.

STAFF RECOMMENDATION:

▶ Approve the requested variance and alternative design standard based on the justifications provided by the applicant, the recommendations of the Knox County Department of Engineering and Public

Works, and the proposal will not create a safety hazard.

Approve the Concept Plan subject to 8 conditions.

1. Connection to sanitary sewer and meeting any other relevant utility provider requirements.
2. Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Prior to certification of the plat for the first phase of this subdivision, the total acreage of the development must be verified. The maximum number of residential lots must not exceed the maximum allowed by the PR up to 3 du/ac zoning.
4. Providing a note on the final plat that all structures are to be located outside of the 50-ft buffer (building setback) for sinkholes/closed contours unless a geotechnical study prepared by a registered engineer states that building within the 50-ft sinkhole/closed contour buffer (building setback) is acceptable and the study is approved by the Knox County Department of Engineering and Public Works. The geotechnical study must be reviewed and approved by Knox County Department of Engineering and Public Works prior to the approval of a plat for any proposed lots that do not have adequate building area outside the 50-ft buffer (building setback) area. Building construction is not permitted within the sinkhole/closed contour area or any required drainage easement for the sinkhole/closed contour area.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Submitting to Planning staff prior to final plat review by the Planning Commission or Planning staff, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.
8. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, amenities, and drainage system.

► **Approve the development plan for up to 33 attached dwelling units on individual lots, subject to 2 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Verifying the proposed number of residential dwellings conforms with the PR up to 3 du/ac density for the property per Concept Plan condition #3 (5-SA-22-C).

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

COMMENTS:

This proposal is for a 33-lot attached residential subdivision on 11 acres at a density of 3 du/ac. The property was rezoned from A (Agricultural) to PR (Planned Residential) up to 3 du/ac in June 2019 (6-J-19-RZ). The subdivision includes a single cul-de-sac road with access via E. Copeland Drive. The interior lots in the groups of townhouses are 20 feet wide, which is less than the standard 25-foot of road frontage required by the Subdivision Regulations. However, the Subdivision Regulations allow the Planning Commission to approve 20-foot lot frontages for attached house lots if guest parking is provided. There are 12 guest parking spaces proposed, which is approximately .36 guest spaces per unit. For comparison, the City of Knoxville Zoning Ordinance requires a minimum of .25 guest spaces per attached dwelling unit (townhouse). In addition to the off-street guest parking, a large segment of the road does not have dwelling units on one side of the street that can accommodate additional parking.

HILLSIDE PROTECTION

There are .87 acres of the 11-acre property within the Hillside Protection (HP) area, and .24 acres within the HP area proposed to be disturbed. The attached Hillside Protection area map shows that the slopes in the HP area are almost entirely less than 15 percent. According to the preliminary grading plan (sheet C-2), the 35-ft peripheral setback will largely be undisturbed.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The Planning Commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.
 - A. The North County Sector Plan recommends LDR (Low Density Residential) and HP (Hillside Protection) for the site. The LDR land use allows consideration of up to 5 du/ac.

- B. The property is in the Planned Growth area on the Knoxville-Knox County-Farragut Growth Policy Plan map which allows consideration of up to 5 du/ac.
- C. The proposed density is 3 du/ac which is consistent with the sector plan and growth policy plan.
- D. There are .87 acres of the 11-acre property within the Hillside Protection (HP) area, and .24 acres within the HP area proposed to be disturbed. The attached Hillside Protection area map shows that the slopes in the HP area are almost entirely less than 15 percent. According to the preliminary grading plan (sheet C-2), the 35-ft peripheral setback will largely be undisturbed.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

- A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems.
- B. The property is zoned PR up to 3 du/ac, and the proposed density is 3 du/ac.
- C. The proposed attached residential lot layout is clustered away from the sinkholes.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

- A. The proposed attached residential lots are setback approximately 65-70ft from E. Copeland Drive, which is more consistent with the area's rural character than if the structures were located at the required 35ft peripheral setback.
- B. The proposed two-story structures are generally consistent in height with 1- and 2-story residential structures in the area.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

- A. The proposed attached residential dwellings are compatible with the surrounding residential uses and will not significantly impact the value of the adjacent property.
- B. According to the preliminary grading plan, the 35ft peripheral setback along the western lot line will remain largely undisturbed. However, this is not a non-disturbance area, and vegetation can be removed either during the development phase or by individual homeowners.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

- A. The subdivision will access E. Copeland Drive, a major collector street.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

- A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed use.

ESTIMATED TRAFFIC IMPACT: 352 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

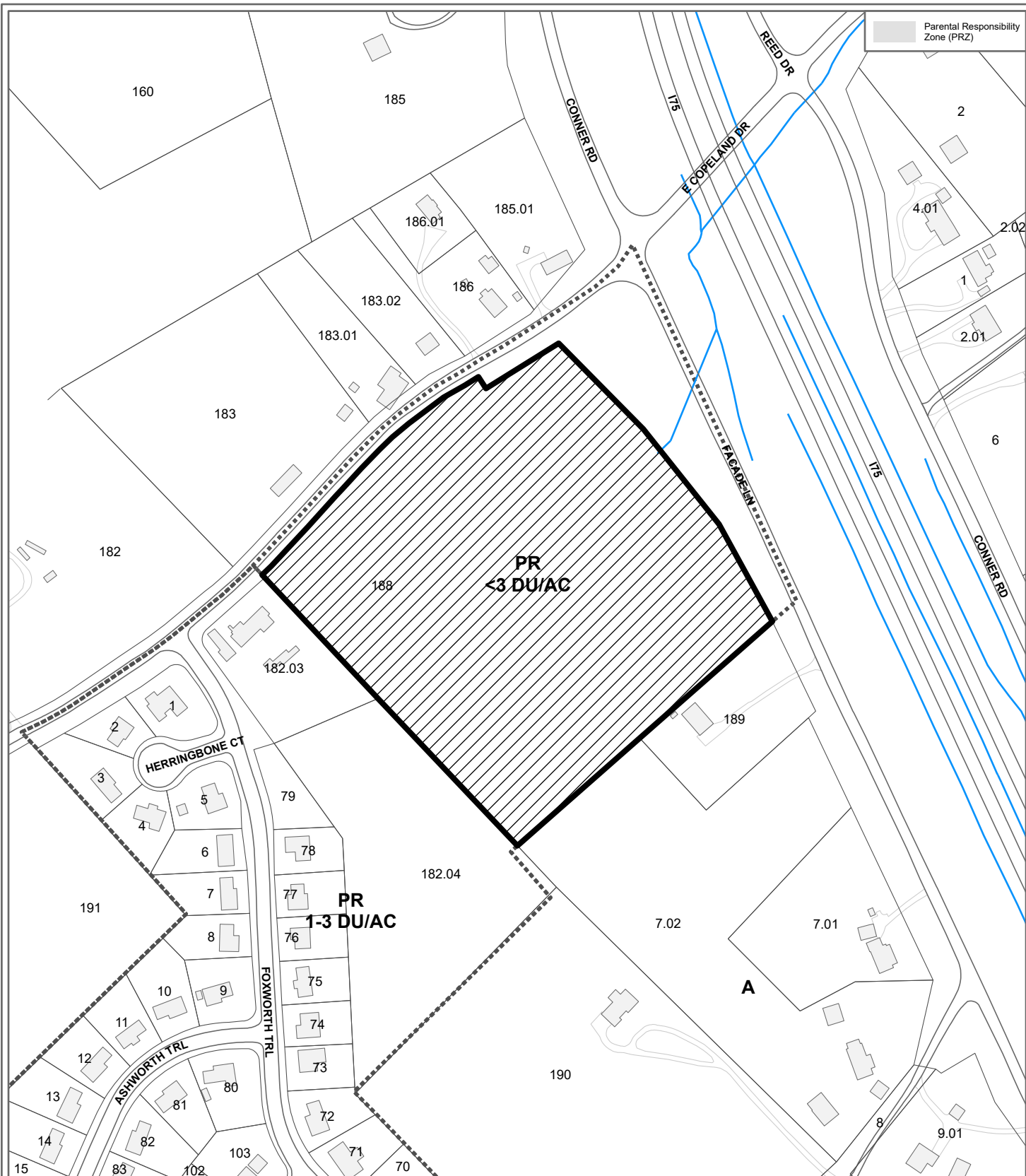
ESTIMATED STUDENT YIELD: 2 (public school children, grades K-12)

Schools affected by this proposal: Copper Ridge Elementary, Powell Middle, and Powell High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

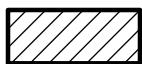
Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission'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.



**5-SA-22-C / 5-C-22-UR
CONCEPT PLAN/USE ON REVIEW**

Petitioner: Urban Engineering, Inc.

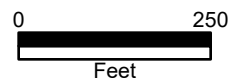


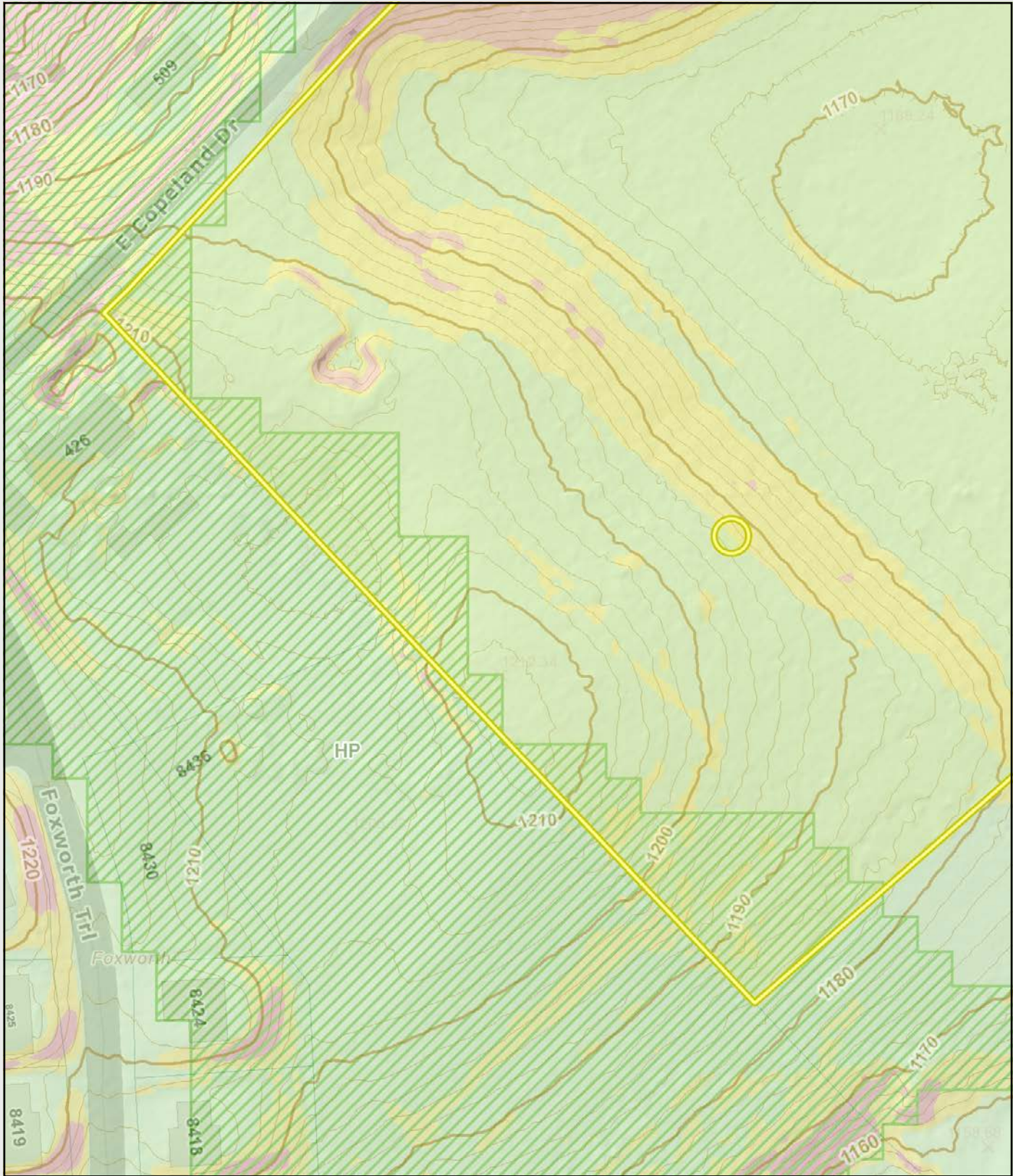
Attached residential subdivision in PR (Planned Residential)

Original Print Date: 4/18/2022
 Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

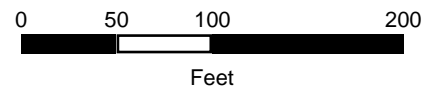
Revised:

Map No: 46
 Jurisdiction: County





5-SA-22-C / 5-C-22-UR
Hillside Protection Area



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VARIANCES/ALTERNATIVE DESIGN STANDARDS REQUESTED

1. *REDUCE THE K VALUE FROM 25 TO 15 AT THE APPROACH TO THE INTERSECTION OF E. COPELAND DRIVE : ROAD 'A' - IT IS AT A STOP CONDITION.*

2. *REDUCE THE MINIMUM LOT WIDTH FROM 25' TO 20' - TO ACCOMMODATE A TOWNHOME-TYPE DWELLING.*

3. Justify request by indicating hardship:

4. Justify request by indicating hardship:

5. Justify request by indicating hardship:

6. Justify request by indicating hardship:

7. Justify request by indicating hardship:

I certify that any and all requests 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.

Christina Ashby
Signature
4/26/22
Date

Requested Variances & Alternative Design Standards

5-SA-22-C / 5-C-22-UR – EAST COPELAND DRIVE SUBDIVISION

VARIANCES

1. Reduce the minimum intersection approach vertical curve for Road 'A' at E. Copeland Drive from K=25 to K=15.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. Reduce the minimum lot width for attached dwelling units on individual lots from 25ft to 20ft.

KNOX COUNTY ENGINEERING AND PUBLIC WORKS RECOMMENDATION:

Knox County Engineering has reviewed the variance and alternate design standard requests for the East Copeland Drive site and find them to be acceptable. In our professional opinion these deviations will not create unsafe roadway conditions nor negatively impact present or future traffic operations.

CONCEPT PLAN / USE ON REVIEW

U.E.I. PROJECT NO. 2202003

EAST COPELAND DRIVE

SITE ADDRESS: 0 EAST COPELAND DRIVE, KNOXVILLE, TENNESSEE 37849
TAX MAP: 46, PARCEL: 188.00



LOCATION MAP

DEVELOPER:
PLAINS DEVELOPMENT, LLC
3712 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 318-2629

SITE ENGINEER:
URBAN ENGINEERING, INC.
CHRIS SHARP
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37934
(865) 966-1924

SPECIFICATIONS
EXCEPT WHERE DIRECTED OTHERWISE BY THE PLANS, WORKMANSHIP AND MATERIAL (BUT NOT MEASUREMENT AND PAYMENT) FOR THIS PROJECT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS AND STANDARDS.

ELECTRICAL - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
GAS - AS DIRECTED BY KNOXVILLE UTILITIES BOARD
WATER & SEWER - AS DIRECTED BY HALLSDALE-POWELL UTILITY DISTRICT
TELEPHONE - AS DIRECTED BY AT&T
CABLE - AS DIRECTED BY COMCAST
SITE DEVELOPMENT - KNOX COUNTY STANDARDS AND SPECIFICATIONS

SHEET INDEX

<u>TITLE</u>	<u>SHEET</u>
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PRELIMINARY GRADING PLAN	C-2
ROADWAY PROFILE	C-3
ARCHITECTURAL ELEVATIONS / TYPICAL LOT DETAIL	A-1

5-SA-22-C / 5-C-22-UR
4/26/2022

MPC FILE# 5-SA-22-C / 5-C-22-UR

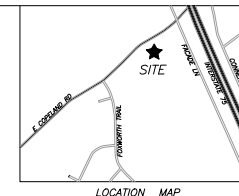
ISSUE NO.	DATE	GENERAL REVISIONS DESCRIPTION
2	04/26/22	GENERAL REVISIONS



File No.: 5-SA-22-C / 5-C-22-UR

Date submitted: 4/26/2022

These plans have not been reviewed by Planning Staff and may not be finalized.

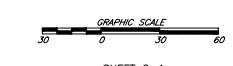
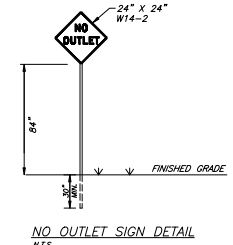
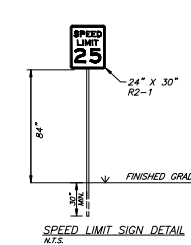
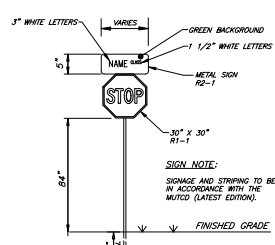
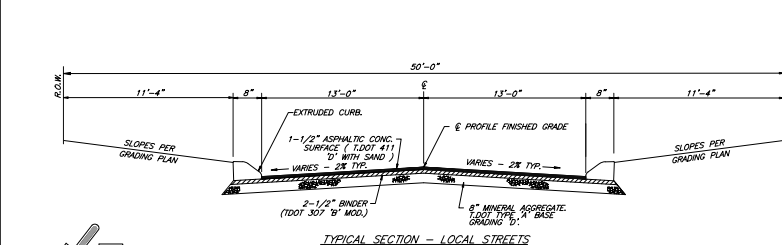
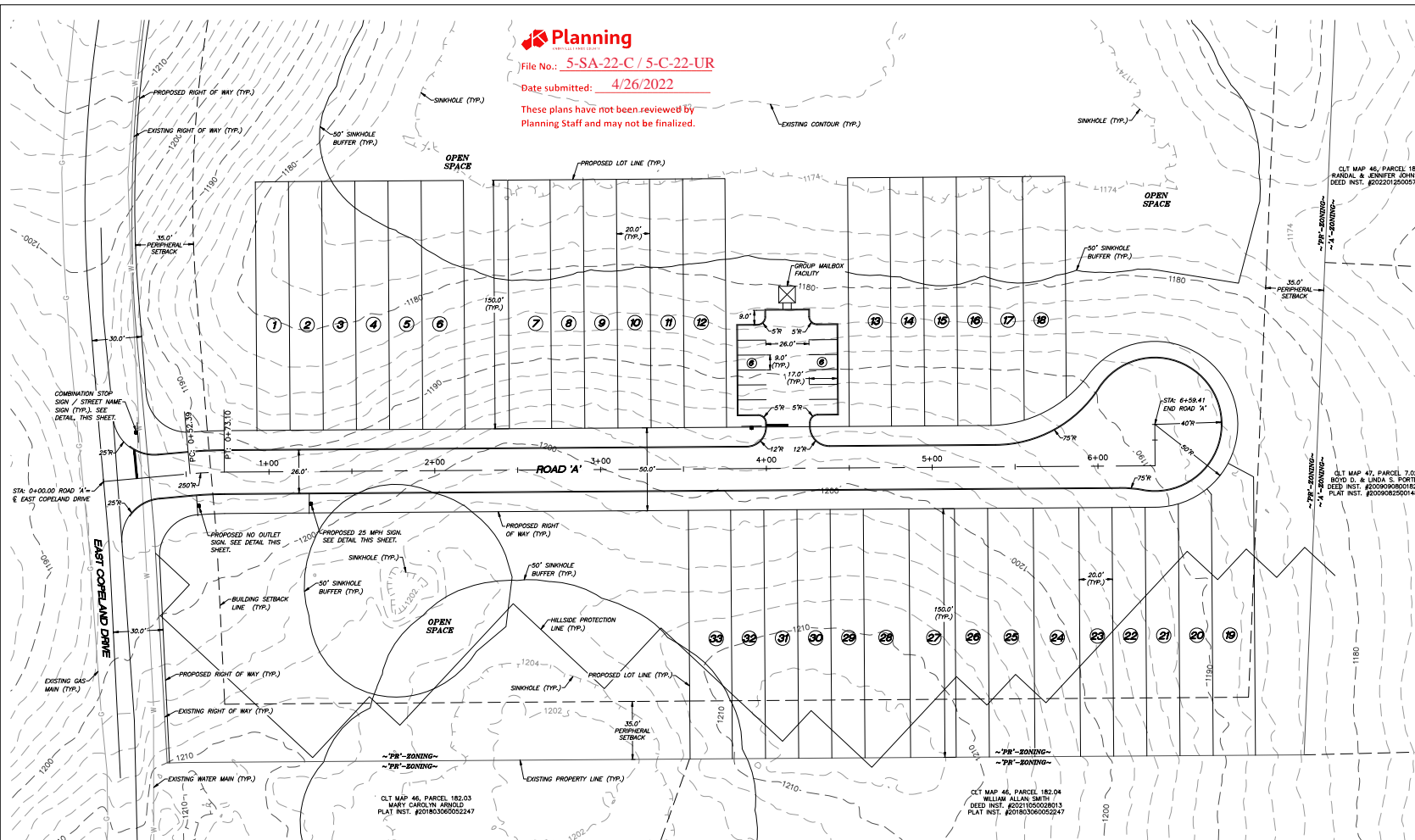


SITE PLAN NOTES:

1. THIS PROPERTY IS ZONED "TR". REQUIRED BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: HOUSES, TWENTY (20) FEET
PERIPHERY: THIRTY FIVE (35) FEET (MINIMUM)
SIDE: FIVE (5) FEET
REAR: FIFTEEN (15) FEET
2. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC., AND COMPILED INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL VERIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TENN ONE-CALL PRIOR TO ANY EXCAVATION WORK. TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
3. HORIZONTAL COORDINATES ARE TENNESSEE STATE PLANE. VERTICAL DATUM IS NAVD83.
4. ALL WORK SHALL BE IN ACCORDANCE WITH KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
5. THE CURRENT TOTAL AREA OF THE DEVELOPMENT IS 11.00 ACRES.
RIGHT OF WAY DEDICATION IS .03 ACRES
TOTAL AREA AFTER RIGHT OF WAY DEDICATION IS 10.97 ACRES
6. THE DEVELOPMENT PROPOSES 33-UNITS (3.0 UNITS PER ACRE).
7. PROPOSED OPEN SPACE (INCLUDING EASEMENTS, & AREAS WITHIN STORM WATER DETENTION AREAS) = 7.498 ACRES (69.7%)
8. THE PROPOSED LOTS SHALL HAVE VEHICULAR ACCESS TO INTERNAL ROADS ONLY.
9. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO ADDRESS MAINTENANCE OF THE COMMON AREAS.
10. ALL UTILITY AND DRAINAGE EASEMENTS SHALL BE RECEIVED ALONG ALL EXTERIOR BOUNDARY LINES AND PUBLIC RIGHT OF WAY. SEWER AND DRAINAGE EASEMENTS SHALL BE RECEIVED ALONG ALL INTERIOR LOT LINES EXCEPT WHERE UNDER BUILDINGS.
11. PROPOSED PARKING SPACES = 12
12. THE TOTAL AREA OF THE PROPERTY COVERED BY HILLSIDE PROTECTION IS 0.87 ACRES. THE TOTAL AREA OF DISTURBANCE WITHIN THE HILLSIDE PROTECTION AREA IS 0.24 ACRES.
13. VEGETATION SHALL BE REMOVED, AS NEEDED TO CREATE / MAINTAIN A MINIMUM OF 300' OF SIGHT DISTANCE FROM THE SUBDIVISION ENTRANCE.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1. REDUCE K VALUE FROM 24 TO 15 FOR THE ROAD A INTERSECTION APPROACH TO E COPELAND DR.
2. REDUCE THE MINIMUM LOT WIDTH FROM 25FT TO 20FT.



SHEET C-1

SITE PLAN EAST COPELAND DRIVE SITE ADDRESS: 0 EAST COPELAND DRIVE (37849)

DEVELOPER: PLAINS DEVELOPMENT, LLC 3712 CUNNINGHAM ROAD KNOXVILLE, TN 37918 (865) 318-2629

DIST. NO. E6 KNOX CO., TN. SCALE: 1"=30' FEBRUARY 28, 2022 TAX MAP: 46 PARCEL: 188.00

URBAN ENGINEERING, INC. 11852 KINGSTON PIKE FARRAGUT, TENNESSEE 37922 (865) 966-1924

REVISION	DATE	DESCRIPTION	BY
1	4/26/22	GENERAL REVISIONS	CLM

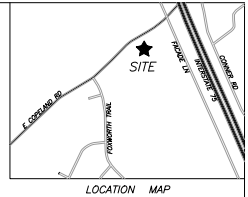
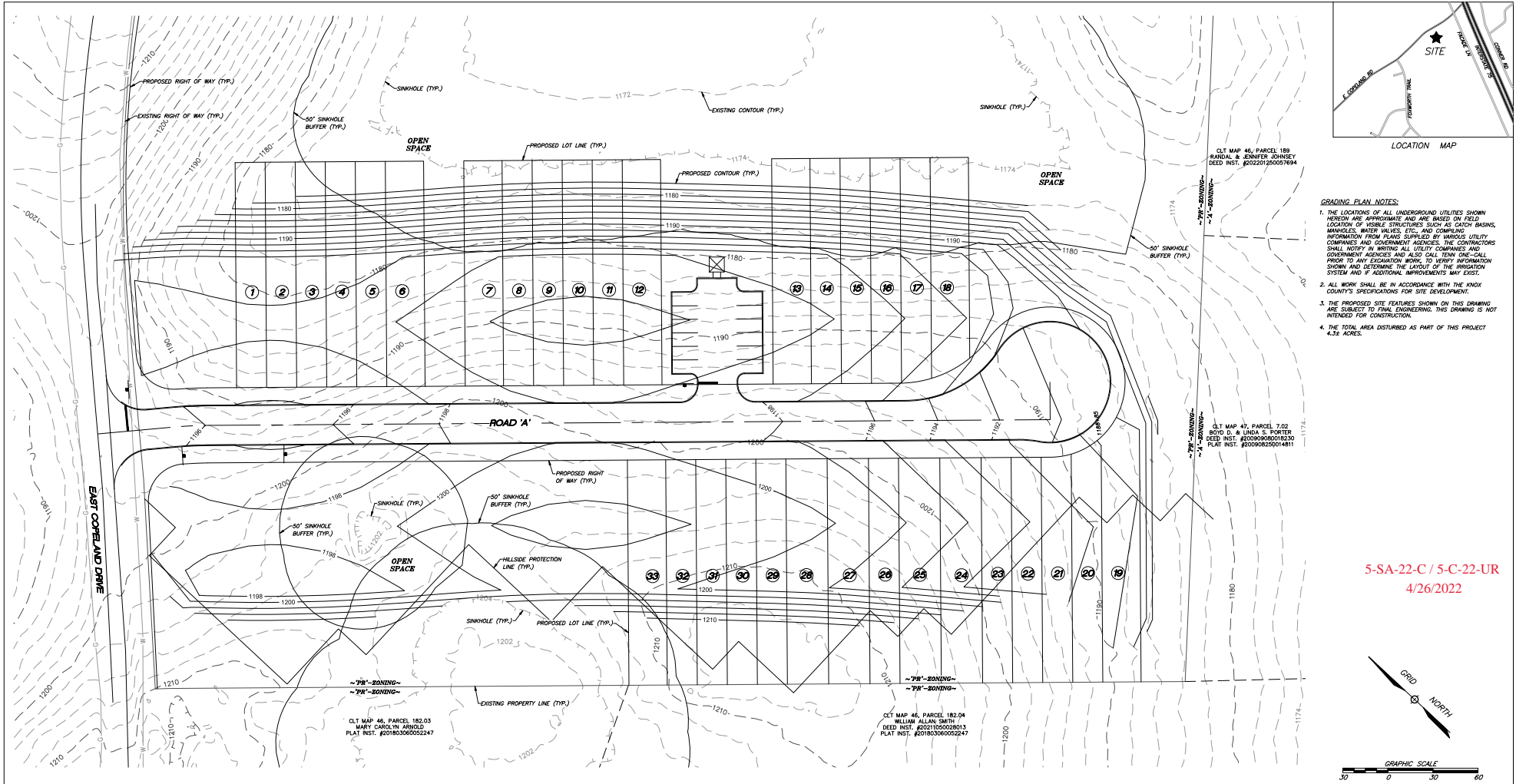
REFERENCE: REED BOOK: 760, PAGE: 173



MPC FILE# 5-SA-22-C / 5-C-22-UR

COMBINATION STOP SIGN / STREET NAME SIGN DETAIL N.T.S.

DWG: CLM CHK: CAS DWG. NO. 2202003



- GRADING PLAN NOTES:**
1. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON FIELD LOCATION OF VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPLYING INFORMATION FROM PLANS SUPPLIED BY VARIOUS UTILITY COMPANIES AND GOVERNMENT AGENCIES. THE CONTRACTORS SHALL NOTIFY BY WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES AND ALSO CALL TERN ONE-CALL PRIOR TO ANY EXCAVATION WORK TO VERIFY INFORMATION SHOWN AND DETERMINE THE LAYOUT OF THE IRRIGATION SYSTEM AND IF ADDITIONAL IMPROVEMENTS MAY EXIST.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE KNOX COUNTY'S SPECIFICATIONS FOR SITE DEVELOPMENT.
 3. THE PROPOSED SITE FEATURES SHOWN ON THIS DRAWING ARE SUBJECT TO FINAL ENGINEERING. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION.
 4. THE TOTAL AREA DISTURBED AS PART OF THIS PROJECT IS 4.32 ACRES.

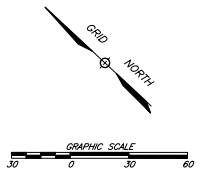
CLT MAP 46, PARCEL 189
RANDAL & JENNIFER JOHNSKY
DEED INST. #0220180057684

CLT MAP 47, PARCEL 7.02
BOB D. & LINDA S. PORTER
DEED INST. #20090080018230
PLAT INST. #20090080014811

CLT MAP 46, PARCEL 182.03
MARY CAROLYN ANDRUSO
PLAT INST. #201803060052247

CLT MAP 46, PARCEL 182.04
WILLIAM ALLAN SMITH
DEED INST. #20210500008613
PLAT INST. #201803060052247

5-SA-22-C / 5-C-22-UR
4/26/2022



SHEET C-2

PRELIMINARY GRADING PLAN
EAST COPELAND DRIVE
SITE ADDRESS: 0 EAST COPELAND DRIVE (37849)

DEVELOPER: PLAINS DEVELOPMENT, LLC
3712 CUNNINGHAM ROAD
KNOXVILLE, TN 37919
(865) 318-2629

DIST. NO. E6 KNOX CO., TN.
SCALE: 1"=30' APRIL 26, 2022
TAX MAP: 46 PARCEL: 188.00

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924

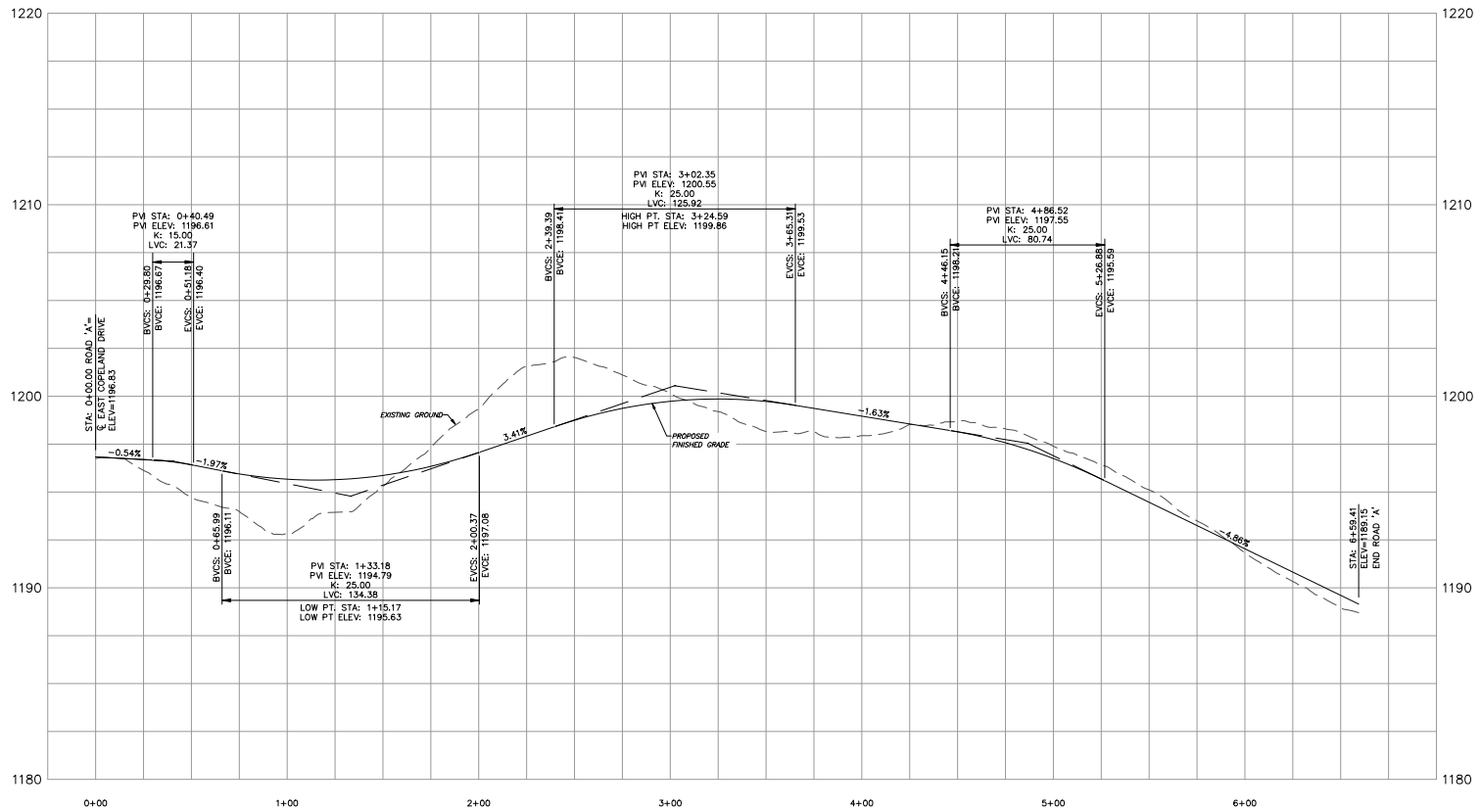
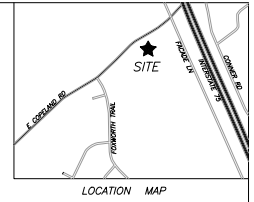
DWG. CLM CHK. CAS DWG. NO. 2202003



REFERENCE:
DEED BOOK: 760, PAGE: 173

MPC FILE# 5-SA-22-C / 5-C-22-UR

REVISION	DATE	DESCRIPTION	BY
1	4/26/22	ADDED SHEET	CLM



PROFILE-ROAD 'A'
 1"=30' (HORIZONTAL)
 1"=3' (VERTICAL)

5-SA-22-C / 5-C-22-UR
 4/26/2022

SHEET C-3

ROAD PROFILE
EAST COPELAND DRIVE
 SITE ADDRESS: 0 EAST COPELAND DRIVE (37849)

DEVELOPER: PLAINS DEVELOPMENT, LLC
 3712 CLUNNINGHAM ROAD
 KNOXVILLE, TN 37918
 (865) 318-2629

DIST. NO. E6 KNOX CO., TN
 SCALE: 1"=30' FEBRUARY 28, 2022
 TAX MAP: 46 PARCEL: 188.00

URBAN ENGINEERING, INC.
 11852 KINGSTON PIKE
 FARRAGUT, TENNESSEE 37922
 (865) 966-1924

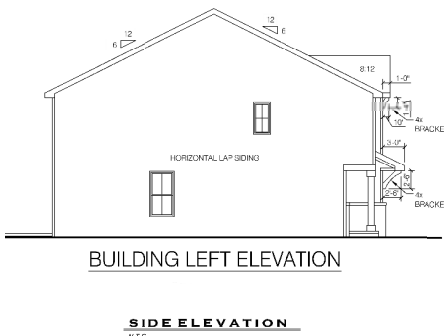
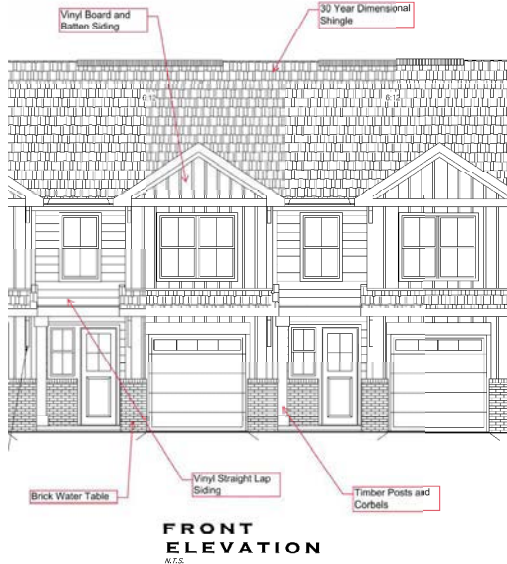
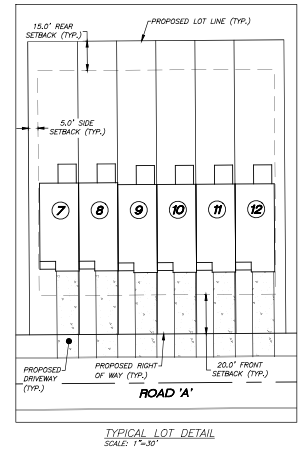
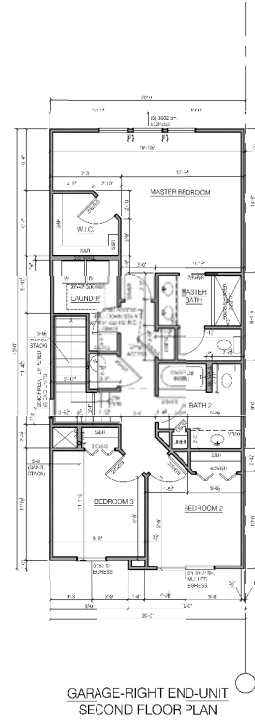
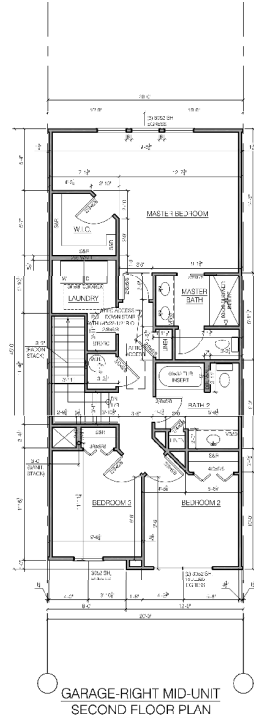
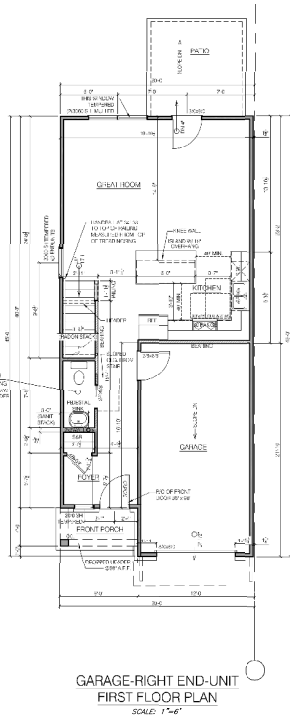
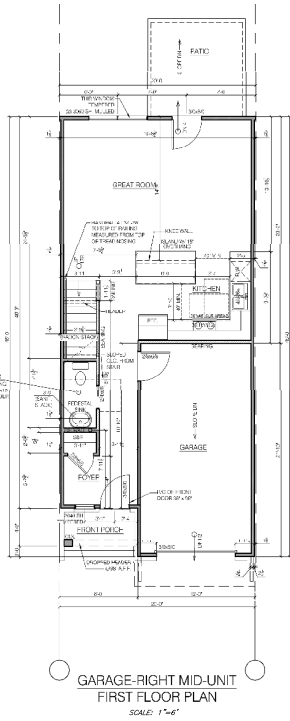
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MPC FILE# 5-SA-22-C / 5-C-22-UR

REFERENCE:
 DEED BOOK: 760, PAGE: 173

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1	4/26/22	GENERAL REVISIONS	CLM



5-SA-22-C / 5-C-22-UR
4/26/2022

SHEET A-1

ARCHITECTURAL ELEVATIONS
EAST COPELAND DRIVE
SITE ADDRESS: 0 EAST COPELAND DRIVE (37849)
DEVELOPER: PLAINS DEVELOPMENT, LLC
3712 CUNNINGHAM ROAD
KNOXVILLE, TN 37918
(865) 318-2629
DIST. NO. E6 KNOX CO., TN
SCALE: AS NOTED APRIL 26, 2022
TAX MAP: 46 PARCEL: 188.00

URBAN ENGINEERING, INC.
11852 KINGSTON PIKE
FARRAGUT, TENNESSEE 37922
(865) 966-1924
DWG: CLM CHK: CAS DWG. NO. 2202025

MPC FILE# 5-SA-22-C / 5-C-22-UR

REVISION	DATE	DESCRIPTION	BY
1	4/26/22	ADDED SHEET	CLM



URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS

May 3, 2022

Mr. Mike Reynolds
Knox County Metropolitan Planning Commission
Suite 403, City/County Building
400 Main Street
Knoxville, TN 37902

5-SA-22-C / 5-C-22-UR

5/3/2022

Re: 0 E Copeland Drive

Dear Mr. Reynolds:

Sight distance was evaluated to the northeast and southwest of the proposed ingress / egress location. The sight distance was measured at 15 feet from the edge of the roadway in both directions along E Copeland Drive. The posted speed is 30 MPH. Per AASHTO, the required intersection sight distance for a vehicle turning left onto the thru road is 335 feet. The required intersection sight distance for a motorist turning right is 290 feet. The minimum stopping sight distance is 200 feet.

There is more than 400 feet of available sight distance to the southwest and more than 350 feet of available sight distance to the northeast, which exceeds the minimum values that are prescribed by AASHTO. Attached to this letter, you will find photographs that show lines of sight in both directions.

Please do not hesitate to contact me if you have questions about this letter or attachments.
Sincerely,

Urban Engineering, Inc.



Chris Sharp, P.E.



URBAN ENGINEERING, INC.

CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS

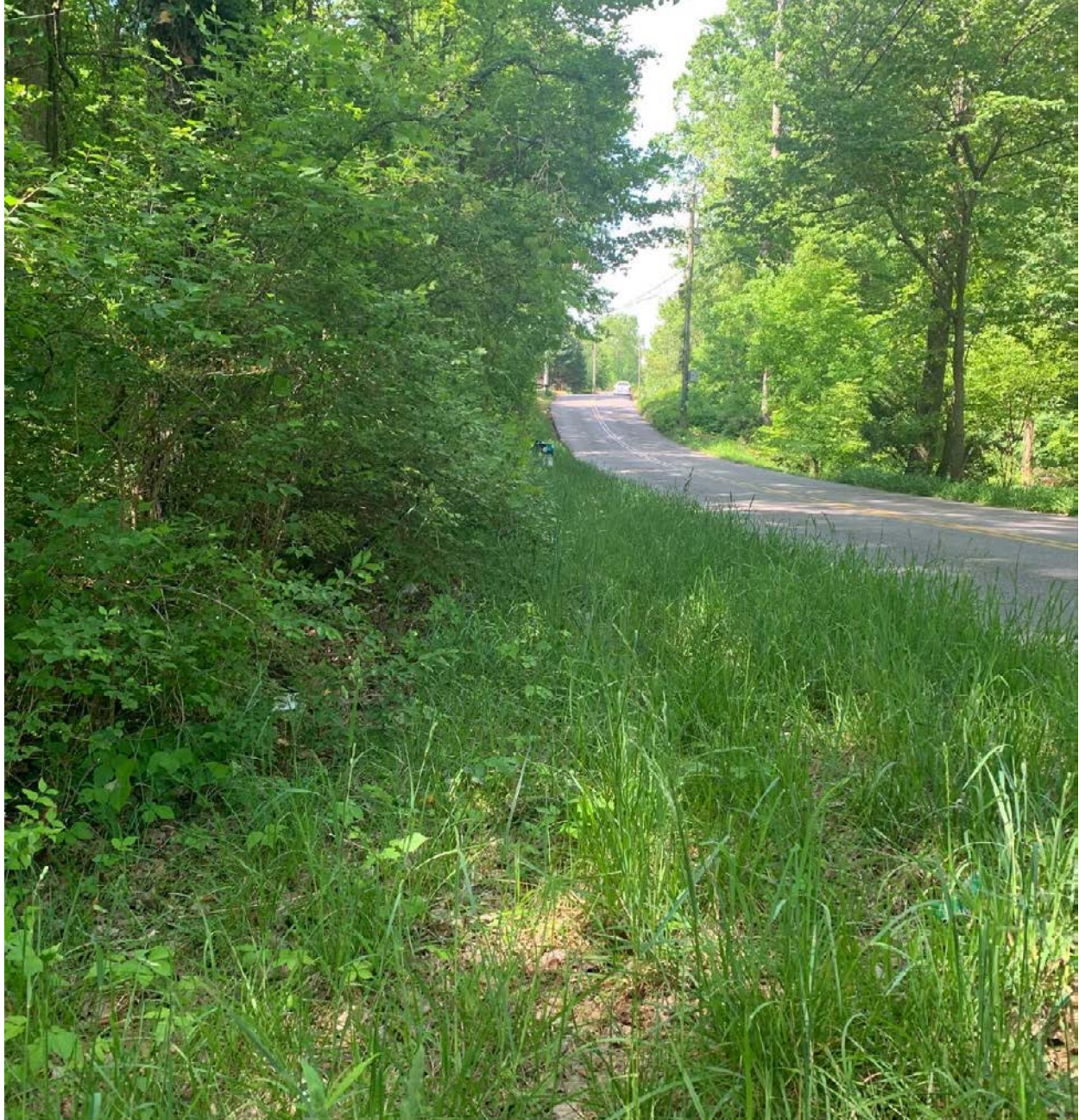


Sight Distance From Ingress/Egress – Northeast



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Sight Distance From Ingress/Egress –Southwest



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Sight Distance for Vehicle Traveling Southwest Along E Copeland Drive Towards Site



Development Request

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use
- Hillside Protection COA

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
 - SP
 - OYP
- Rezoning

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

~~2/28/22~~ 3/24/2022

~~4/14/22~~ 5/12/2022

Date Filed

Meeting Date (if applicable)

File Number(s)

5-SA-22-C

5-C-22-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant
- Property Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

Chris Sharp, P.E.

Urban Engineering, Inc.

Name

Company

11852 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

Howard and Daisy Hicks

12069 Woodhollow Road, Knoxville, TN 379

Property Owner Name (if different)

Property Owner Address

Property Owner Phone

0 E. Copeland Drive

046 188

Property Address

Parcel ID

Hallsdale Powell

Hallsdale Powell

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

South side of Copeland Dr. at corner of Facade Ln.

11 acres

General Location

Tract Size

City County **7th**
District

PR < 3 du/ac
Zoning District

AgFor Vac
Existing Land Use

North County

LDR & HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- Development Plan
 Use on Review / Special Use
 Hillside Protection COA
 Residential
 Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Concept Plan & UOR

Other (specify) _____

SUBDIVISION REQUEST

Proposed Subdivision Name

Related Rezoning File Number

Unit / Phase Number

- Combine Parcels
 Divide Parcel

Total Number of Lots Created

Other (specify) _____

Attachments / Additional Requirements

ZONING REQUEST

Zoning Change

Proposed Zoning

Pending Plat File Number

Plan Amendment Change

Proposed Plan Designation(s)

Proposed Density (units/acre)

Previous Rezoning Requests

Other (specify) _____

STAFF USE ONLY

PLAT TYPE

- Staff Review
 Planning Commission

ATTACHMENTS

- Property Owners / Option Holders
 Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat*)
 Use on Review / Special Use (*Concept Plan*)
 Traffic Impact Study
 COA Checklist (*Hillside Protection*)

Fee 1		Total
0406	1300.00	
Fee 2		
+ \$100 x		
11 acres	1100.00	
Fee 3		
		\$2400.00

AUTHORIZATION

Chris Sharp

Digitally signed by Chris Sharp
Date: 2022.02.28 09:59:28 -05'00'

Urban Engineering, Inc.

2/28/22

Applicant Signature

Please Print

Date

(865) 966-1924

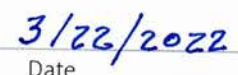
chris@urban-eng.com

Phone Number

Email


Property Owner Signature


Please Print


Date

 3/25/22

sww / 3/25/2022



**NAMES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME
MUST BE LISTED BELOW:**

Please print or type in black ink:

NAME ADDRESS CITY STATE ZIP OWNER / OPTION

PLAINS DEVELOPMENT LLC X

ROB GREGORY

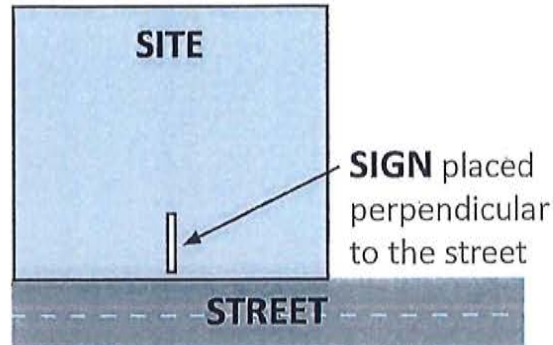
3712 CUNNINGHAM AVE

KNOXVILLE, TN 37918

[Handwritten signature]

If more space is needed, attach additional sheets.

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, the sign should be placed along the street that carries more traffic. Planning staff may recommend a preferred location for the sign to be posted at the time of application.

TIMING

The sign(s) must be posted **not less than 12 days prior to the scheduled Planning Commission public hearing** and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

April 27/2022 and May 13/2022
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Chris Sharp

Date: 3/25/2022

File Number: 5-SA-22-C/5-C-22-WR

Sign posted by Staff

Sign posted by Applicant