



# SUBDIVISION REPORT - CONCEPT/DEVELOPMENT PLAN

▶ **FILE #:** 11-SC-24-C **AGENDA ITEM #:** 34  
11-C-24-DP **AGENDA DATE:** 12/12/2024

POSTPONEMENT(S): 11/14/2024

▶ **SUBDIVISION:** COOPER MEADOWS LANE  
▶ **APPLICANT/DEVELOPER:** MESANA INVESTMENTS, LLC (OPTION HOLDER)  
OWNER(S): Frances Parker

TAX IDENTIFICATION: 20 12002, 12001 [View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 COOPER MEADOWS LN (7740 COOPER MEADOWS LN)

▶ **LOCATION:** Northeast side of Cooper Meadow Ln, northeast of E Emory Rd

GROWTH POLICY PLAN: Planned Growth Area

FIRE DISTRICT: Rural Metro Fire

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 5.38 acres

▶ **ZONING:** PR (Planned Residential) up to 4 du/ac

▶ **EXISTING LAND USE:** Single Family Residential, Agriculture/Forestry/Vacant Land

▶ **PROPOSED USE:** Single-family subdivision

SURROUNDING LAND USE AND ZONING: North: Agriculture/forestry/vacant land - A (Agricultural)  
South: Single family residential - PR (Planned Residential) up to 4 du/ac  
East: Agriculture/forestry/vacant land - A (Agricultural)  
West: Single family residential - PR (Planned Residential) up to 4 du/ac

▶ **NUMBER OF LOTS:** 21

SURVEYOR/ENGINEER: Chris Sharp Urban Engineering

ACCESSIBILITY: Access is via Cooper Meadows Lane, a local street with a 26-ft pavement width within a 50-ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** **VARIANCE**  
**A. Reduce the tangent distance between broken back curves from 150' to 58.1' between stations 3+71.70 and 4+29.80.**

**ALTERNATIVE DESIGN STANDARD REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)**

**A. Increase the intersection grade from 1% to 1.25% at Cooper Meadows Ln.**

**STAFF RECOMMENDATION:**

- ▶ **Approve the variance to reduce the tangent distance between broken back curves from 150' to 58.1' between stations 3+71.70 and 4+29.80, based on the following evidence of hardships.**
  - A. The property is irregularly shaped, which causes the variance.
  - B. The road is designed to avoid the existing home on the property.
  - C. The variation is not great enough to cause detriment to public safety, health, or welfare of the public, nor would it be injurious to other properties in the neighborhood. Knox County EPW recommends approval of this variance based on the justifications provided by the applicant.

**Approve the Concept Plan subject to 7 conditions.**

1. Connection to sanitary sewer and meeting 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. Before certification of the final plat for the subdivision, establishment of a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.
4. If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
5. Providing a sight distance easement through the horizontal curve radius less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways that cannot be located outside the sight distance easement must have a 20 ft depth outside the sight distance easement.
6. Certifying that the required sight distance is available along E Emory Road in both directions at the existing subdivision entrance, Cooper Meadows Ln intersection, with documentation provided to Knox County Engineering and Public Works for review and approval during the design plan phase.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

- ▶ **Approve the development plan for up to 21 single family lots and peripheral setback reduction from 35 ft to 20 ft and 15 ft as shown on the development plan, 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 in the PR zone and the criteria for approval of a development plan.

**COMMENTS:**

The applicant is proposing to subdivide this 5.38-acre tract into 21 single family houses on residential lots at a density of 3.9 du/ac. The property is zoned PR (Planned Residential) up to 4 du/ac.

The requested variances are all related to the existing house on the property. It's the opinion of Knox County Engineering and Public Works that the granting of the variances will not be detrimental to public safety, health, or welfare, or injurious to other property or improvements in the neighborhood in which the property is located.

**DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)**

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

**1) ZONING ORDINANCE**

PR (Planned Residential) up to 4 du/ac

A. The PR zone allows single family houses as a permitted use. The administrative procedures for the PR zone require the Planning Commission to approve the development plan before permits can be issued (Knox County Zoning Ordinance Article 5, Section 5.13.15).

B. The density on the property is 4 du/ac. The proposal is for 3.9 du/ac.

C. The Planning Commission has the authority to reduce the 35-ft peripheral setback to 15 ft when adjacent to residential zones. The applicant is requesting a 15 ft and 20 ft peripheral boundary along the southern property line and 15 ft reduction on the eastern property line.

**2) COMPREHENSIVE PLAN - FUTURE LAND USE MAP**

A. The property's place type is SR (Suburban Residential), which lists single family development as a primary use and calls for lots smaller than one acre. - This development will have lots smaller than one acre and of a size that's similar to those of the adjacent single family subdivision.

### 3) COMPREHENSIVE PLAN - IMPLEMENTATION POLICIES

A. Implementation Policy 11.1: Evaluate new residential subdivisions to provide vehicle and pedestrian connections to adjacent subdivisions. - The proposed development provides a vehicular connection to the adjacent PR zoned subdivision.

B. Implementation Policy 2: Ensure that development is sensitive to existing community character. - The area consists primarily of single-family homes and large agricultural tracts. This single-family development is consistent with other single family subdivisions in the area.

### 4) KNOXVILLE - FARRAGUT - KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Boundary. The purposes of the Planned Growth Boundary designation are to encourage a reasonably compact pattern of development, promote the expansion of the Knox County economy, offer a wide range of housing choices, and coordinate the actions of the public and private sectors, particularly with regard to the provision of adequate roads, utilities, schools, drainage and other public facilities and services. The proposed development meets the relevant standards of the Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 240 (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: 9 (public school children, grades K-12)

Schools affected by this proposal: Gibbs Elementary, Gibbs Middle, and Gibbs 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.

The Planning Commission's approval or denial of this development plan request is final, unless the action is appealed either to the Board of Zoning Appeals or to a court of competent jurisdiction within thirty (30) days of the decision being appealed (Knox County, Tennessee Code of Ordinances, Appendix A, Zoning, 6.50.08).