



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

▶ **FILE #:** 3-SB-06-C **AGENDA ITEM #:** 10  
3-C-06-UR **AGENDA DATE:** 4/13/2006

POSTPONEMENT(S): 3/9/2006

▶ **SUBDIVISION:** COVERED BRIDGE, UNIT 1 (REVISED)  
▶ **APPLICANT/DEVELOPER:** CORNERSTONE DEVELOPMENT GROUP  
OWNER(S): CORNERSTONE DEVELOPMENT GROUP

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TAX IDENTIFICATION: 116 PART OF 29  
JURISDICTION: County Commission District 6

▶ **LOCATION:** West side of East Gallaher Ferry Rd., north side of Hickory Creek Rd.

SECTOR PLAN: Northwest County  
GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 59.83 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached single-family subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land (Future lots of Covered Bridge Subdivision) / PR (Planned Residential)  
South: Vacant land / A (Agricultural)  
East: Vacant land (Future lots of Covered Bridge Subdivision) / PR (Planned Residential)  
West: Rural residential / A (Agricultural)

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▶ **NUMBER OF LOTS:** 88

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via E. Gallaher Ferry Rd., a major collector street with 19' of pavement width within 40' of right-of-way and Hickory Creek Rd., a minor arterial street with 21' of pavement width within 50' of right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Road H at STA 1+25, from 250' to 100'.
2. Horizontal curve variance on Road H at STA 2+75, from 250' to 150'.
3. Horizontal curve variance on Road H at STA 4+75, from 250' to 100'.
4. Horizontal curve variance on Road H at STA 7+50, from 250' to 175'.
5. Horizontal curve variance on Road H at STA 9+75, from 250' to 100'.
6. Horizontal curve variance on Road H at STA 10+75, from 250' to 120'.
7. Horizontal curve variance on Road H at STA 11+75, from 250' to 75' (high side).
8. Horizontal curve variance on Road H at STA 13+75, from 250' to 100' (high side).
9. Horizontal curve variance on Road H at STA 16+25, from 250' to 241' (high side).
10. Horizontal curve variance on Road H at STA 14+25, from 250' to

100' (low side).

11. Horizontal curve variance on Road H at STA 15+75, from 250' to 100' (low side).

12. Vertical curve variance on Road H at STA 0+85, from 177' to 110'.

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**STAFF RECOMMENDATION:**

- **APPROVE** variances 1- 12 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 16 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
  2. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
  3. Prior to Design Plan approval, submitting a Flood Study for Conner Creek meeting FEMA standards to the Knox County Department of Engineering and Public Works and FEMA for review and approval.
  4. All development shall comply with the stream protection requirements (including buffers) of the amended Knox County Stormwater Ordinance.
  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 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. Construction is not permitted within the hatched contour area of the sinkhole. 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 and for crossing of the blue line stream.
  7. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works on Road A.
  8. Installation of speed tables as required by the Knox County Department of Engineering and Public Works on Road H at the three pedestrian crossings identified on the concept plan.
  9. Providing guardrails along E. Gallaher Ferry Rd. as may be required by Knox County Department of Engineering and Public Works.
  10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
  11. Certification on the final plat by the applicant's surveyor that 300' of sight distance exists in both directions at the proposed subdivision entrance on E. Gallaher Ferry Rd.
  12. Placing a note on the final plat that all lots will have access from the internal road system only.
  13. Establishing a greenway easement along the blue line stream, if required by the Knox County Greenways Coordinator.
  14. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and all amenities.
  15. Meeting all requirements of the approved use on review development plan.
  16. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff.
- **APPROVE the development plan for up to 88 detached single-family dwellings For Unit 1 subject to 2 conditions.**
1. Meeting all applicable requirements of the approved concept subdivision plan.
  2. 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 other criteria for approval of a Use on Review.

**COMMENTS:**

The applicant is requesting a revision to the concept plan and use-on-review applications for Covered Bridge Subdivision approved by the Planning Commission on July 14, 2005. The revision impacts an area of 59.83 acres out of the original 159.81 acre tract. The area under consideration for the revision is a portion of the site on the west side of East Gallaher Ferry Rd. and north side of Hickory Creek Rd. This first unit of the subdivision includes the access streets from East Gallaher Ferry Rd. and Hickory Creek Rd. While the location of the access streets connecting onto East Gallaher Ferry Rd. and Hickory Creek Rd. will not change, there are revisions to the interior street system for the subdivision. The street that provides access to East

Gallaher Ferry Rd. is being modified at the crossing of Conner Creek, and for the layout around the proposed clubhouse and pool. The access street from Hickory Creek Rd has also changed in alignment. On the original plan, the street was approximately 900' in length and ended at a T intersection with another street that ran parallel with the western property line providing access to the northern end of the subdivision. With the new street layout, the access street from Hickory Creek Rd. has a straight alignment paralleling the western property line for a distance of approximately 2800'. Staff has expressed concerns about this design and the potential for speeding along this straight stretch of road. The Knox County Department of Engineering and Public Works will require the implementation of traffic calming measures for this street segment. If the applicant cannot identify acceptable traffic calming measures during the design plan phase of the development, a revised concept plan will be required.

This proposed unit of the subdivision includes 88 lots. A number of the lots have been increased in size and width with the changes in the street layout. With the change in the location of the clubhouse and pool, staff is requiring the addition of speed tables at the two pedestrian crossings adjacent to the clubhouse and pool and at the street crossing near Conner Creek.

The Planning Commission recommended approval of a sector plan amendment to LDR (6-B-05-SP) and a rezoning to PR at a density of 1 - 3 du/ac at their June 9, 2005 meeting (6-M-05-RZ). The requests were approved by Knox County Commission on August 22, 2005. The approved PR zoning was conditioned to allow development at up to 1.8 du/ac or consideration of up to 283 lots.

Due to the street alignment changes, the balance of the subdivision covered by the original concept plan approval will be subject to review as a revised concept plan.

#### EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. A letter was provided from West Knox Utility District with the rezoning request identifying that water and sanitary sewer service may be provided to this site.
2. The proposed detached single-family subdivision at a density of 1.47 du/ac, is consistent in use and density with the approved rezoning of the property.
3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary and Karns Middle and High Schools.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

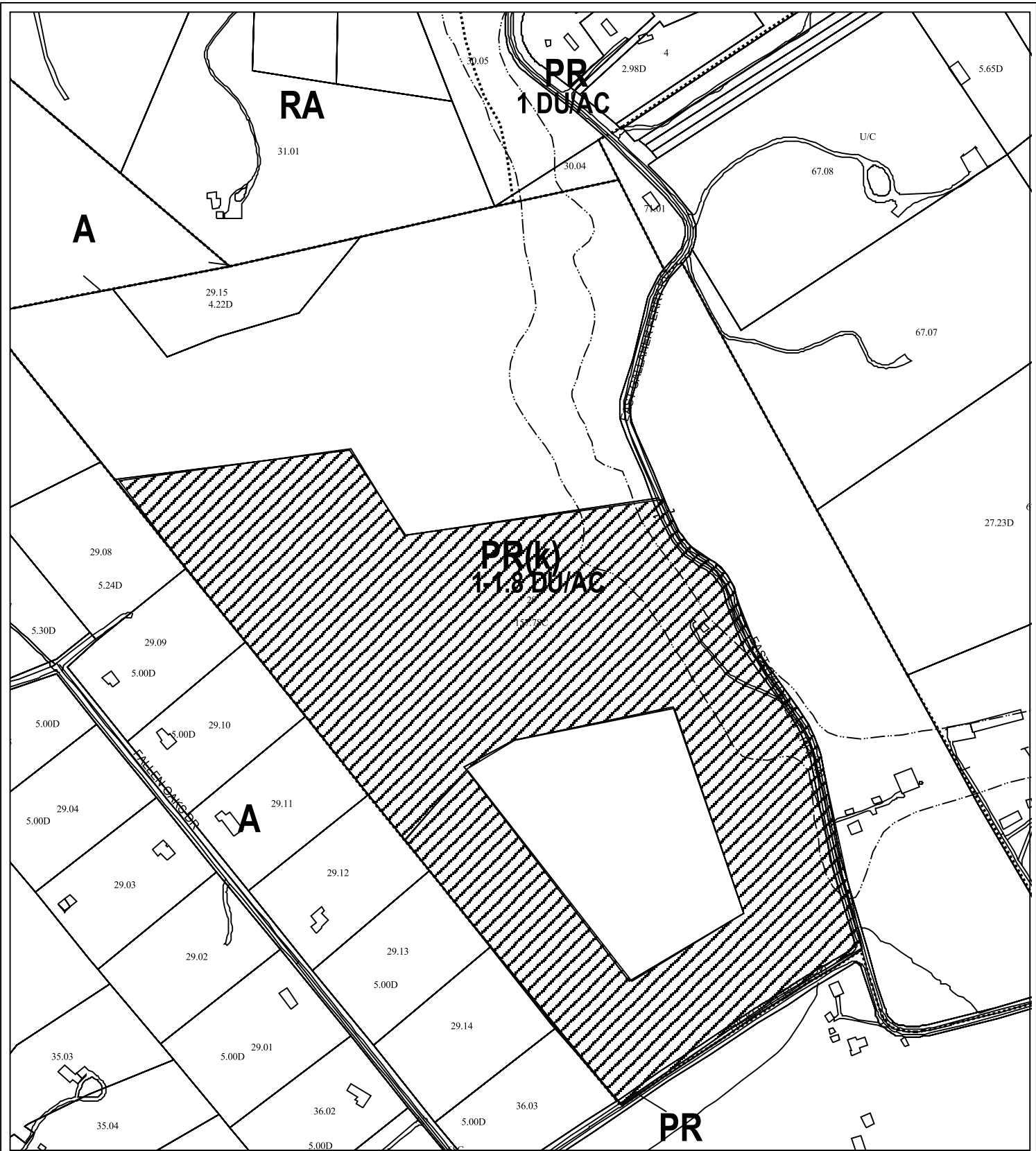
1. The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to collector and arterial streets.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS


1. The Northwest County Sector Plan designates this property as low density residential use, stream protection and slope protection areas. The PR zoning recommended for approval by the Planning Commission will allow a density up to 1.8 du/ac. The proposed first unit of the subdivision at a density of 1.47 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



**3-SB-06-C/3-C-06-UR  
CONCEPT PLAN/USE ON REVIEW**

 Detached single-family subdivision in PR (Planned Residential)

Original Print Date: 02/24/06    Revised: 04/05/06  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Covered Bridge, Unit 1 (Revised)  
Cornerstone Development Group

Map No: 116

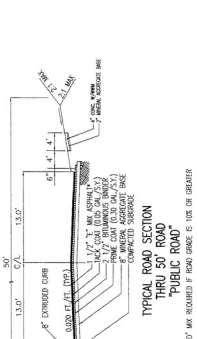
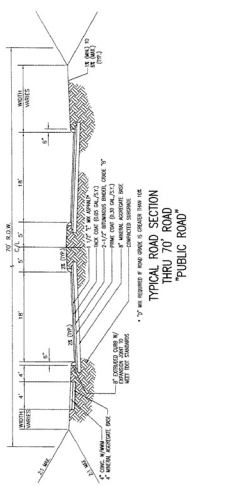
Jurisdiction: County





- NOTES:**
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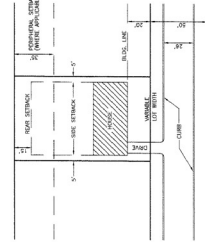
NO.	DATE	BY	REVISION
1	11/21/06	NDS	REVISIONS

*David B. Hall*  
Professional Engineer No. 31816  
State of Tennessee

**CONCEPT & DEVELOPMENT PLAN FOR  
UNIT-I, COVERED BRIDGE AT BIRDMAN VALLEY**

CET MAP 116, PART OF PARCEL 29  
1"=100'  
REV 5/24/06

DISTRICT 6, KNOX COUNTY, TN  
CONTOUR INTERVAL: 4'  
SHEET 1 OF 4 SHEETS  
24100-1-C



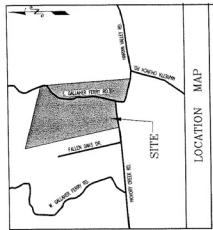
**U.O.R.**  
DAVID B. HALL, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
NO. 31816, STATE OF TENNESSEE  
PHONE: (605) 298-4273  
WWW.DRUGRESEARCH.COM

**CONCEPT & DEVELOPMENT PLAN  
3-C-06-C  
3-C-06-UR**

**REVISIONS**

UNIVERSITY OF TEXAS AT ARLINGTON  
CONSTRUCTION DEVELOPMENT GROUP  
KNOXVILLE, TENNESSEE 37922  
PHONE: (605) 691-5002

**BIRNSON, JAMES, NURWELL & POE**  
REGISTERED PROFESSIONAL ENGINEERS  
1115 N. NATIONAL AVENUE  
KNOXVILLE, TENNESSEE 37909  
PHONE: (605) 298-4273  
WWW.BIRNSONNURWELLPOE.COM



REV	DATE	REVISION DESCRIPTION

GRADING & DRAINAGE PLAN FOR  
**UNIT-1, COVERED BRIDGE AT**  
 U.O.R. VALLEY  
 CUL MAP 116, PART OF PARCEL 29  
 SCALE: 1"=100'  
 DATE: 03/24/06  
 SHEET NO. 100

DISTRICT 6, KNOX COUNTY, TN  
 CONTOUR INTERVAL: 4'  
 SHEET 2 OF 4 SHEETS  
 PROJECT NUMBER: 04100-1-C01



OWNER/DEVELOPER:  
 COMPREHENSIVE DEVELOPMENT GROUP  
 1000 W. BENTLEY AVENUE  
 KNOXVILLE, TENNESSEE 37922  
 PHONE: (605) 691-5802

DESIGNER:  
 RAYSON, HIMES, NORVELL & POE  
 REGISTERED PROFESSIONAL ENGINEERS  
 1515 WINDY HOLLOW DRIVE  
 KNOXVILLE, TENNESSEE 37922  
 PHONE: (605) 302-4473  
 FAX: (605) 302-4473  
 WWW.RHNORVELL.COM