



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

▶ **FILE #:** 7-SD-06-C **AGENDA ITEM #:** 18
 7-C-06-UR **AGENDA DATE:** 8/10/2006

POSTPONEMENT(S): 7/13/2006

▶ **SUBDIVISION:** COVERED BRIDGE AT HARDIN VALLEY, UNIT 2

▶ **APPLICANT/DEVELOPER:** CORNERSTONE DEVELOPMENT GROUP

OWNER(S): CORNERSTONE DEVELOPMENT GROUP

TAX IDENTIFICATION: 116 67.06 AND PART OF 29

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side of East Gallaher Ferry Rd., north of Hardin Valley Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 44.83 acres

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

▶ **EXISTING LAND USE:** Residence and vacant land

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

SURROUNDING LAND USE AND ZONING: North: Residence and vacant land / A (Agricultural)
 South: Residences and vacant land / PR (Planned Residential) & A (Agricultural)
 East: Vacant land / A (Agricultural)
 West: Vacant land (Future lots of Covered Bridge Subdivision) / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 104

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.

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Maximum street grade variance on Road E, from STA 1+20 to 3+70, from 12% to 14.84%.
 2. Vertical curve variance on Road E at STA 1+20, from 296' to 185'.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 and 2 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 13 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. 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 five feet of the hatched contour area of the sinkhole. Engineered footings may be required for any structures within the 50' sinkhole buffer.
4. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Extending the sidewalk on Road G to the cul-de-sac at its northern end.
7. 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.
8. Placing a note on the final plat that all lots will have access from the internal road system only.
9. Establishing a greenway easement along Conner Creek, if required by the Knox County Greenways Coordinator.
10. Revising the concept plan to provide traversable access from Road F to the common area directly south of Lot 18.
11. 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, and compliance with the tree protection condition of the rezoning approval.
12. Meeting all requirements of the approved use on review development plan.
13. 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 104 detached single-family dwellings For Unit 2 subject to 3 conditions.**

1. Meeting the conditions of the rezoning approval (Case number 6-M-05-RZ) granted by the Knox County Commission on August 22, 2005. The applicable conditions for development on the east side of E. Gallaher Ferry Rd. address density and total number of units and tree protection.
2. Meeting all applicable requirements of the approved concept subdivision plan.
3. 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 proposing to subdivide this 44.83 acre tract into 104 detached single-family lots at a density of 2.32 du/ac. This concept plan includes a portion of the concept plan (development east of E. Gallaher Ferry Rd.) approved for the Covered Bridge at Hardin Valley Subdivision on July 14, 2005, and an additional 27.23 acres located just to the east. The Planning Commission recommended approval of a sector plan amendment to LDR/SLPA (5-H-06-SP) and a rezoning to PR at a density of up to 3 du/ac (5-N-06-RZ) at their May 11, 2006 meeting for the 27.23 acre site. The Knox County Commission approved the requests on June 26, 2006. The original PR zoning approval for the subdivision that included property on both sides of E. Gallaher Ferry Rd. was a conditional approval that allowed development at up to 1.8 du/ac or consideration of up to 283 lots.

This second unit of the subdivision includes 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 proposed concept plan includes a change in access for the subdivision on the east side of E. Gallaher Ferry Rd. The original concept plan had access only to Hardin Valley Rd. With this revision, all the property north of Conner Creek (44.83 acres/104 lots) will have access only to E. Gallaher Ferry Rd. This access will be directly opposite the E. Gallaher Ferry Rd. access to the subdivision on the west side of the road. The applicant has indicated that it is too costly to cross Conner Creek at this location to provide access to Hardin Valley Rd. Since the concept plan includes a street connection to a large tract to the east, further subdivision where the total lots will exceed 149 lots will require a second entrance. This may require the connection back to Hardin Valley Rd.

A Traffic Impact Study had been previously submitted for Covered Bridge at Hardin Valley Subdivision. With the additional acreage and proposed lots, and with the change in access for the eastern portion of the subdivision to E. Gallaher Ferry Rd., the Traffic Impact Study has been updated. The Study identified acceptable levels of service at the proposed subdivision entrance on E. Gallaher Ferry Rd. The study did identify a potential sight distance problem at the proposed entrance. Prior to final plat approval the applicant's

surveyor will be required to certify that the required sight distance exists at the proposed entrance. If the required sight distance cannot be achieved, the access for the subdivision will have to be re-evaluated.

The proposed subdivision includes common area along the E. Gallaher Ferry Rd. street frontage and Conner Creek. The common area along the road is to remain as a natural wooded buffer which is one of the conditions of the PR zoning approval. The only clearing in this area is for the subdivision entrance and for compliance with the sight distance requirements. Sidewalks are being provided to allow for a pedestrian connection to the trail system and amenity area located in the subdivision on the west side of E. Gallaher Ferry Rd. Staff is recommending a condition that the sidewalk be extended on Road G to the cul-de-sac at its northern end.

Due to the changes in street layout, the balance of the subdivision covered by the original concept plan approval on the east side of E. Gallaher Ferry Rd. will be subject to review as a revised concept plan. With the different density restrictions for the subdivision under the approved PR zoning, all future units of the subdivision will be monitored so that the maximum allowed density is not exceeded.

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

1. Public water is available at the site. Sewer utilities are available in the area to serve the site, but will need to be extended to this property.
2. The proposed detached single-family subdivision at a density of 2.32 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

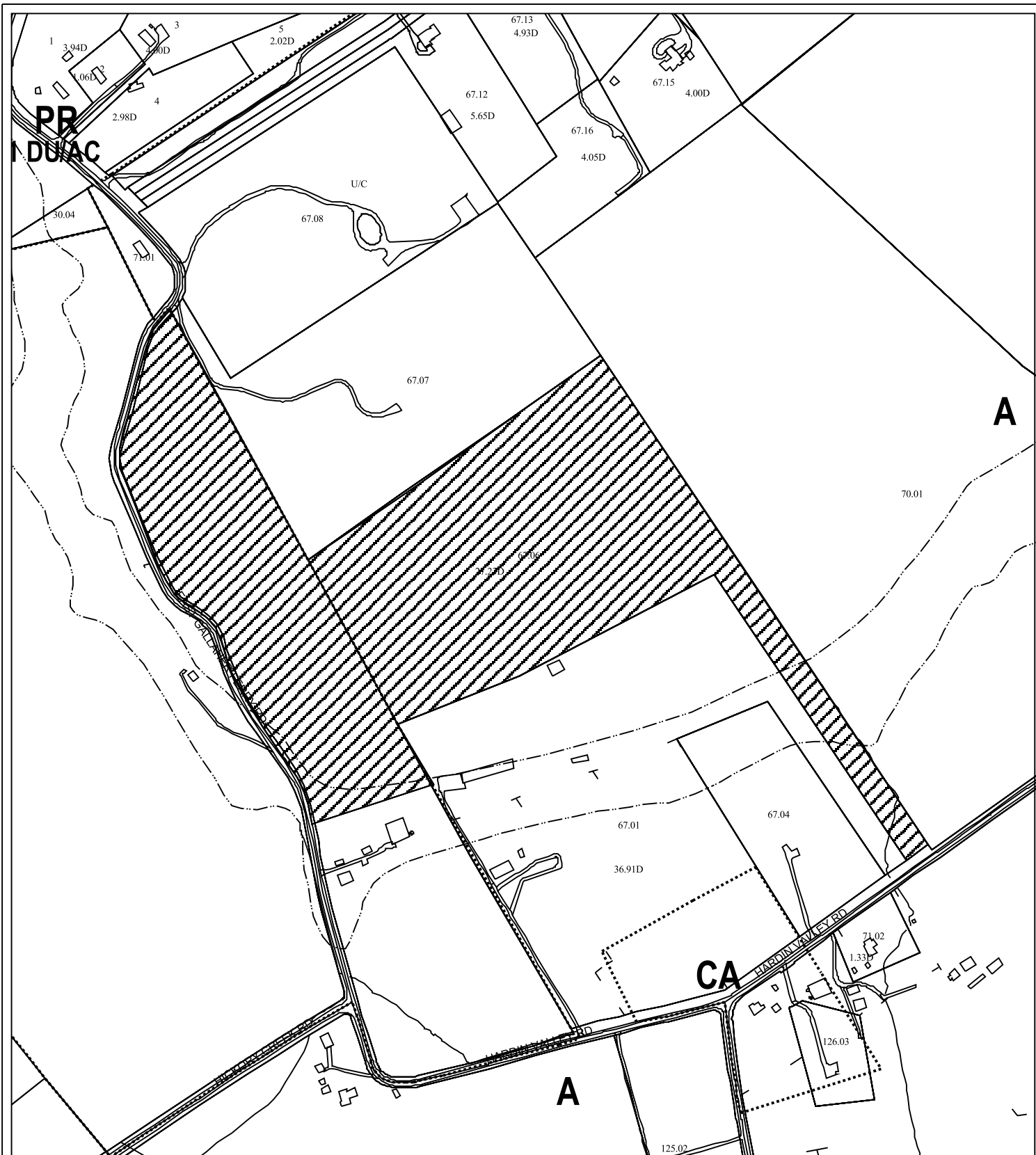
1. The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed subdivision is consistent with the general standards for uses permitted on 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 street.

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 proposed density for this unit of the subdivision is 2.32 du/ac which is consistent with the Sector Plan designation. Future units of the subdivision will be monitored so that the maximum density allowed by the PR zoning is not exceeded.
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.



**7-SD-06-C/7-C-06-UR
CONCEPT PLAN/USE ON REVIEW**

 Detached Single-family Subdivision in PR (Planned Residential)

Original Print Date: 06/21/06 Revised: 07/05/06
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Covered Bridge at Hardin Valley, Unit 2
Cornerstone Development Group
Map No: 116

Jurisdiction: County



