

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

▶ **FILE #:** 11-SB-06-C **AGENDA ITEM #:** 13  
 11-F-06-UR **AGENDA DATE:** 12/14/2006

POSTPONEMENT(S): 11/9/2006

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

TAX IDENTIFICATION: 116 029 (PART OF)  
 JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of Hickory Creek Rd., west of E. Gallaher Ferry Rd.

SECTOR PLAN: Northwest County  
 GROWTH POLICY PLAN: Rural Area

▶ **APPROXIMATE ACREAGE:** 30.01 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Vacant land (Future lots of Covered Bridge at Hardin Valley Sub.) / PR (Planned Residential)  
 South: Vacant land (Future lots of Covered Bridge at Hardin Valley Sub.) / PR (Planned Residential)  
 East: Vacant land (Future lots and common area of Covered Bridge at Hardin Valley Sub.) / PR (Planned Residential)  
 West: Vacant land (Future lots of Covered Bridge at Hardin Valley Sub.) / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 51

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

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

▶ **SUBDIVISION VARIANCES REQUIRED:**

1. Horizontal curve variance on Road X at STA 3+00, from 250' to 225'.
2. Horizontal curve variance on Road X at STA 9+00, from 250' to 170'.
3. Horizontal curve variance on Road X at STA 18+00, from 250' to 180'.

**STAFF RECOMMENDATION:**

▶ **APPROVE** variances 1-3 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 9 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 the hatched contour area of the sinkhole. Engineered footings may be required for any structures within the 50' sinkhole buffer. Note #10 must be revised to designate Lots 30-32 and 37-39.
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. The final design of the intersections of Road "Z" with Road "X" is subject to approval by the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. 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.
8. Meeting all requirements of the approved use on review development plan.
9. 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 51 detached residential units on individual lots for Unit 3 subject to 3 conditions.**

1. Meeting the three conditions of the rezoning approval (Case number 6-M-05-RZ) granted by the Knox County Commission on August 22, 2005. These conditions address density and total number of units, tree protection and potential future development.
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 requesting another revision to the concept plan and use-on-review applications for Covered Bridge at Hardin Valley Subdivision approved by the Planning Commission on July 14, 2005. The revision impacts an area of 30.01 acres out of the original 159.81 acre tract. The area under consideration for this revision is a portion of the site on the west side of East Gallaher Ferry Rd. and north side of Hickory Creek Rd. and is surrounded by Unit 1 of the subdivision that was approved by the Planning Commission on April 13, 2006. This proposed unit of the subdivision includes 51 lots.

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. Each unit of the subdivision is being monitored for compliance with the conditions of the rezoning approval.

**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 residential subdivision at a density of 1.7 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 residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

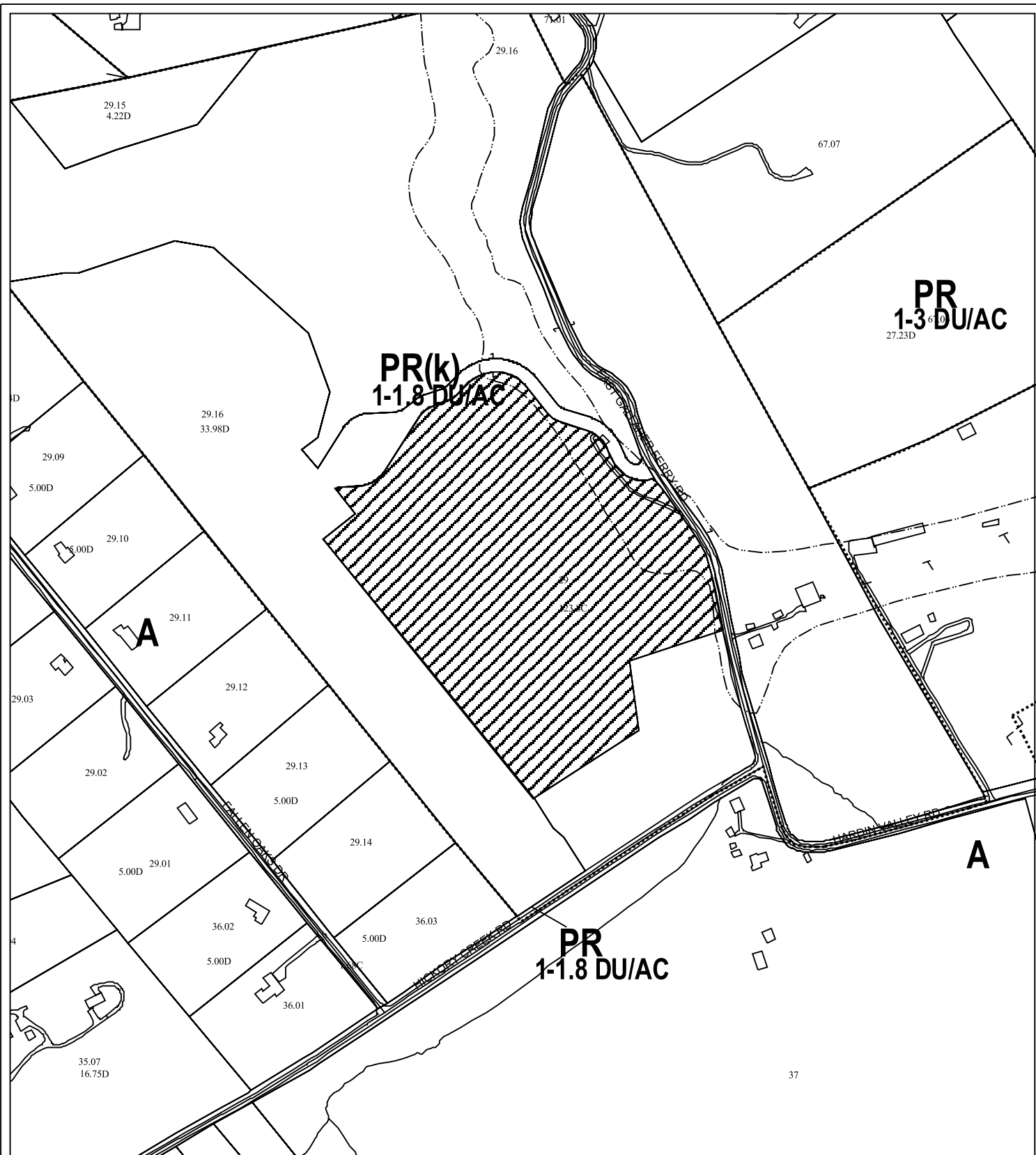
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan (See comments below). The use is in harmony with the general purpose and intent of the Zoning 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 third unit of the subdivision at a density of 1.7 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.



**11-SB-06-C/11-F-06-UR  
CONCEPT PLAN/USE ON REVIEW**

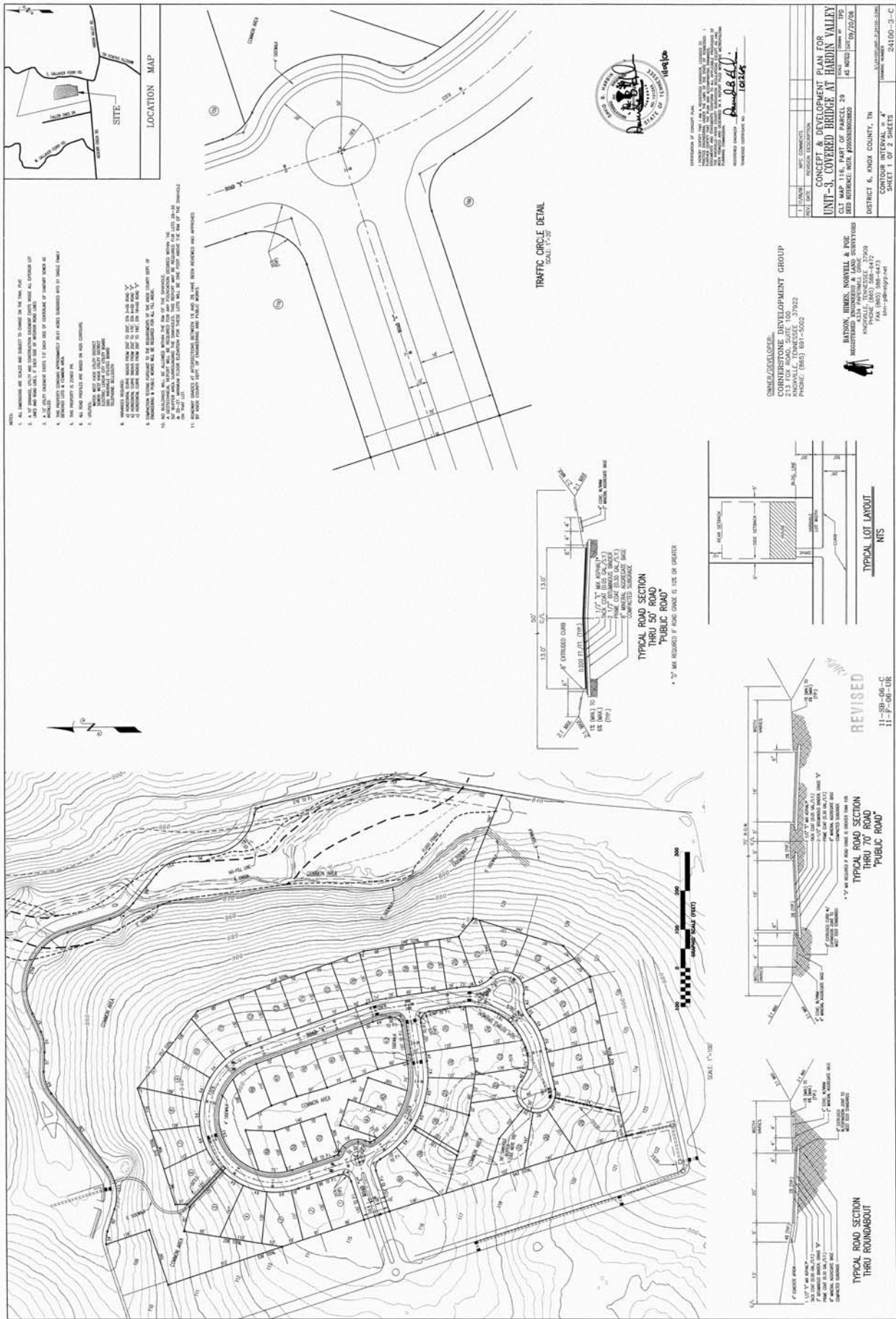
 Detached Residential Development in PR (Planned Residential)

Original Print Date: 11/01/06    Revised: 11/01/06  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Covered Bridge  
Cornerstone  
Development Group  
Map No: 116

Jurisdiction: County





- NOTES:
1. ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED ON THE DRAWING.
  2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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CONSTRUCTION NOTES:

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TRAFFIC CIRCLE DETAIL  
SCALE: 1"=30'

TYPICAL ROAD SECTION  
THRU 50' ROAD  
"PUBLIC ROAD"

TYPICAL ROAD SECTION  
THRU 70' ROAD  
"PUBLIC ROAD"

TYPICAL ROAD SECTION  
THRU ROUNDABOUT

TYPICAL LOT LAYOUT  
MS

REVISIONS

NO.	DATE	DESCRIPTION
1	11-28-06	REVISED
2	11-28-06	REVISED

SCALE: 1"=100'