



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

▶ **FILE #:** 10-SE-07-C **AGENDA ITEM #:** 13
10-D-07-UR **AGENDA DATE:** 12/13/2007

POSTPONEMENT(S): 10/11/2007-11/8/2007

▶ **SUBDIVISION:** COVERED BRIDGE AT HARDIN VALLEY, UNIT 3 REVISED

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

OWNER(S): Cornerstone Development Group

TAX IDENTIFICATION: 116 29.18

JURISDICTION: County Commission District 6

▶ **LOCATION:** East end of King Post Trail, east of Covered Bridge Blvd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek

▶ **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: Covered Bridge at Hardin Valley Subdivision / PR (Planned Residential)
South: Covered Bridge at Hardin Valley Subdivision / PR (Planned Residential)
East: Covered Bridge at Hardin Valley Subdivision / PR (Planned Residential)
West: Covered Bridge at Hardin Valley Subdivision / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 51

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Covered Bridge Blvd., a local street with a pavement width of 26' within a 50' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 7 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 on Lots 28-31 and 36-38 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.

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. Including on the final plat the sight distance easement across the common area with the sight visibility restrictions notation.
6. Approval by the Knox County Department of Engineering and Public Works of the traffic circulation sign to be installed at the approaches to the traffic circle.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

► **APPROVE the development plan for up to 51 detached residential units on individual lots for Unit 3 subject to 2 conditions.**

1. Meeting conditions of the rezoning approval (Case number 6-M-05-RZ) granted by the Knox County Commission on August 22, 2005.
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 approvals for Unit 3 of Covered Bridge at Hardin Valley Subdivision approved by the Planning Commission on December 14, 2006. As proposed, the street layout for Unit 3 will remain unchanged from the previous approval except for the elimination of an eyebrow design in the roadway in the area of Lots 20 - 22. This roadway design change has resulted in some minor shifting of the lots. The total number of lots (51) in this unit of the subdivision remains unchanged.

The sight distance problem with the version of the concept plan that was before the Planning Commission last month has been eliminated.

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

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed detached residential subdivision 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 revision to the 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.

ESTIMATED TRAFFIC IMPACT 558 (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.

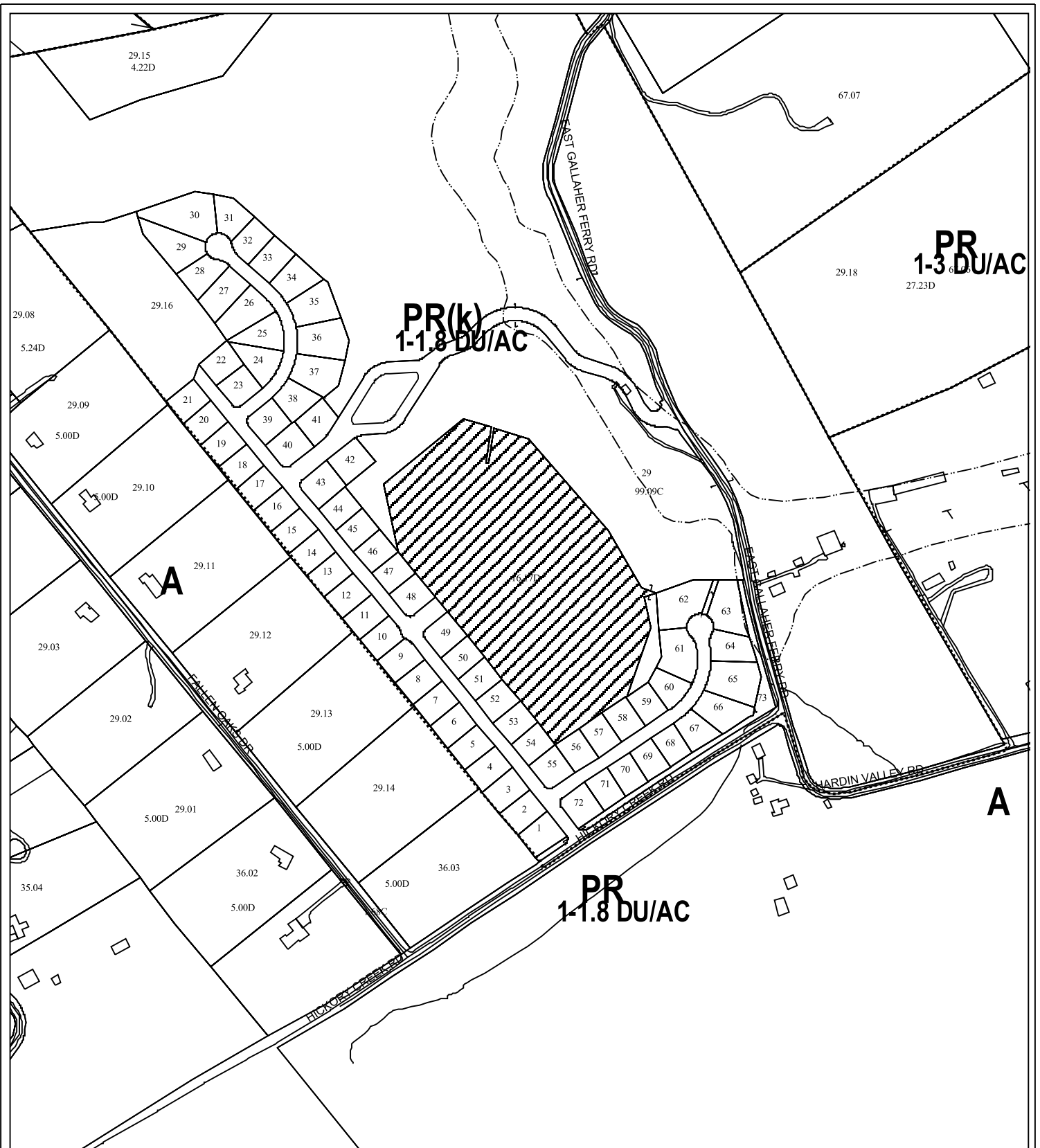
ESTIMATED STUDENT YIELD: 27 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley Elementary, Karns Middle, and Karns High.


- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. 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.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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.



10-SE-07-C/10-D-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached residential subdivision in PR (Planned Residential)

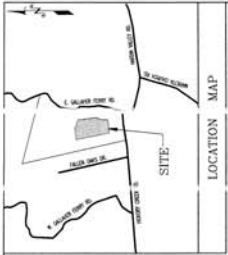
Original Print Date: 09/27/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Covered Bridge at Hardin Valley,
 Unit 3 Revised
 Cornerstone Development Group

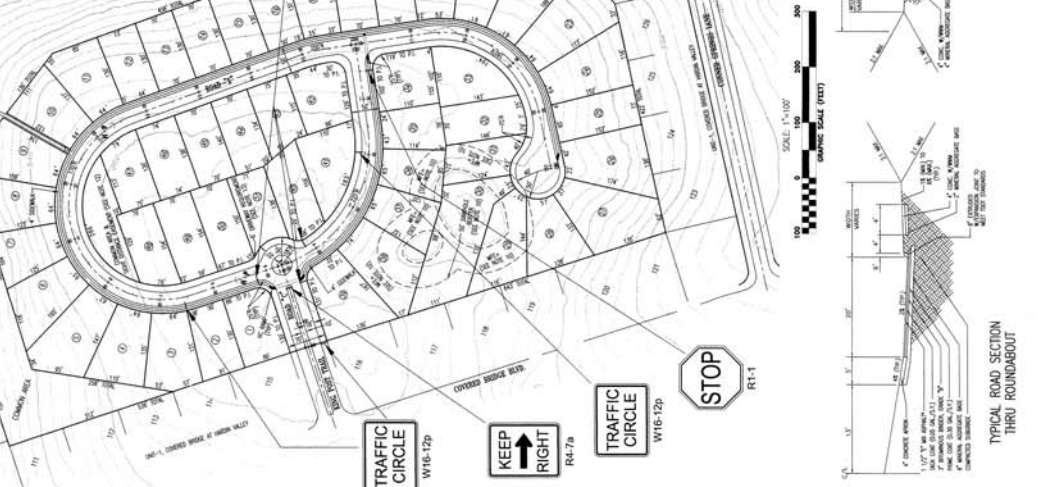
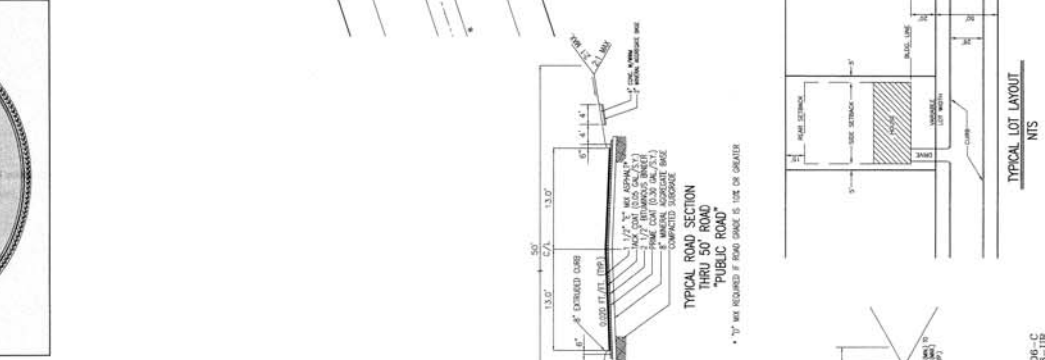
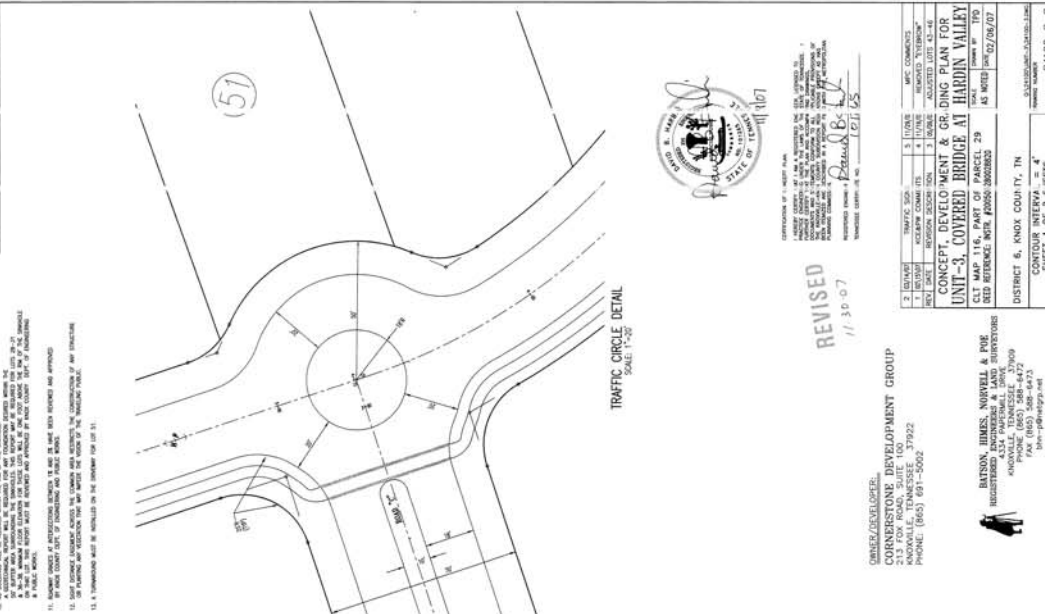
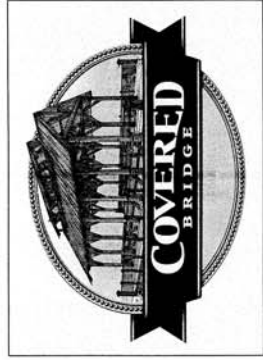
Map No: 116

Jurisdiction: County





- NOTES**
1. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. ALL FINISHING, UTILITY AND CONSTRUCTION DIMENSIONS SHOWN ARE AS SHOWN UNLESS NOTED OTHERWISE.
 3. A. 5' SETBACK FROM EXISTING 12' SIDE OF HIGHWAY 116 TO CENTERLINE OF BRIDGE SHALL BE MAINTAINED.
 4. ALL BRIDGE DIMENSIONS SHALL BE MAINTAINED UNLESS NOTED OTHERWISE.
 5. THE PROPERTY IS ZONED PL.
 6. ALL BRIDGE DIMENSIONS SHALL BE MAINTAINED UNLESS NOTED OTHERWISE.
 7. ALL BRIDGE DIMENSIONS SHALL BE MAINTAINED UNLESS NOTED OTHERWISE.
 8. DIMENSIONS REQUIRED.
 9. ALL DIMENSIONS SHALL BE MAINTAINED UNLESS NOTED OTHERWISE.
 10. ALL DIMENSIONS SHALL BE MAINTAINED UNLESS NOTED OTHERWISE.
 11. ALL DIMENSIONS SHALL BE MAINTAINED UNLESS NOTED OTHERWISE.
 12. ALL DIMENSIONS SHALL BE MAINTAINED UNLESS NOTED OTHERWISE.
 13. ALL DIMENSIONS SHALL BE MAINTAINED UNLESS NOTED OTHERWISE.



REVISIONS

NO.	DATE	DESCRIPTION
1	11/30/07	REVISED

CONCEPT, DEVELOPMENT & GRADING PLAN FOR UNIT-3, COVERED BRIDGE AT HARRIN VALLEY

CLT MAP 116, PART OF PARCEL 29
 500' DISTANCE WITH 20000' PARCELS

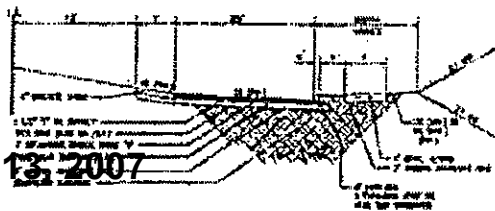
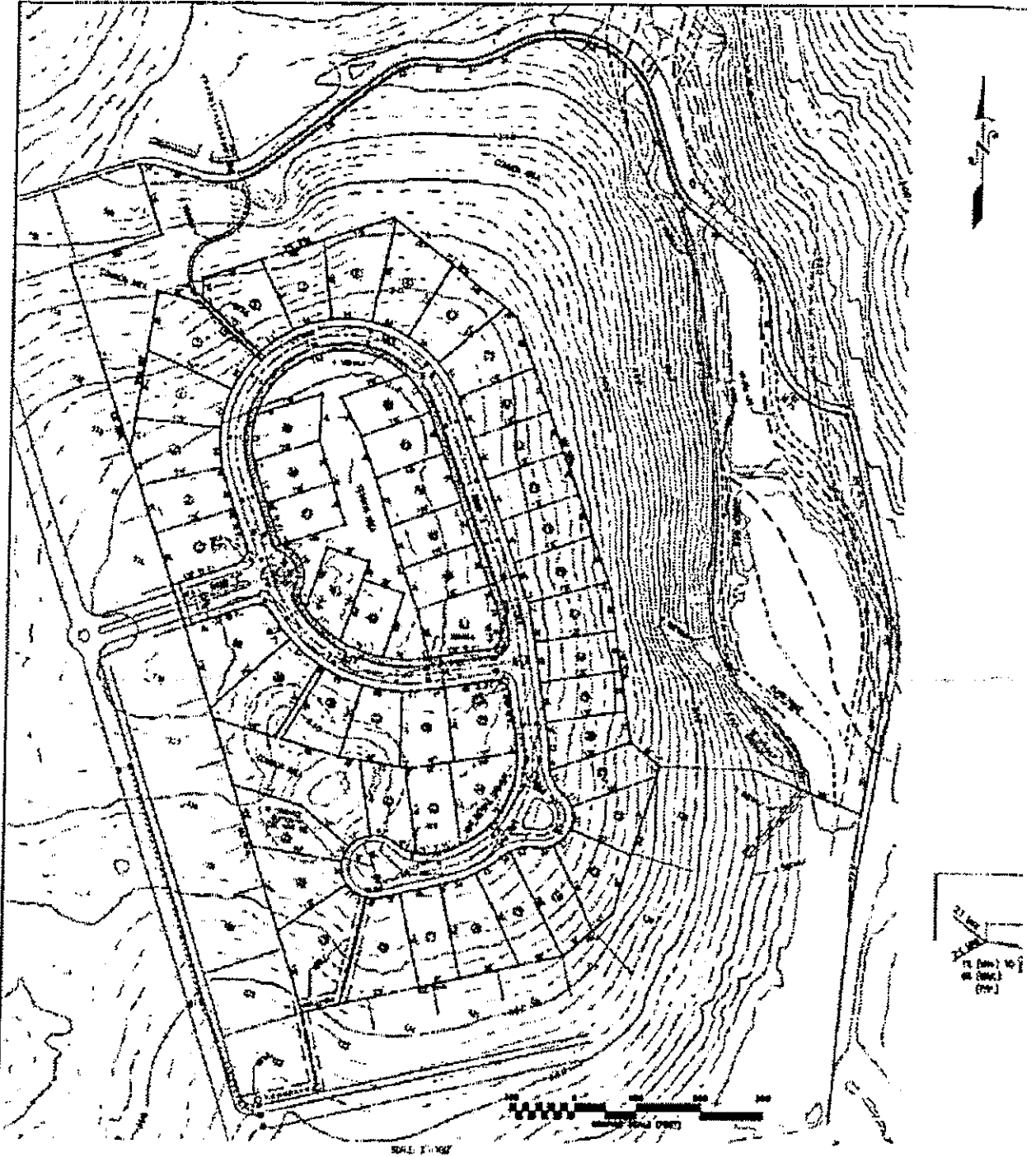
DISTRICT 6, KNOX COUNTY, TN

CONTOUR INTERVAL: 4'
 SHEET 1 OF 2 - SETS

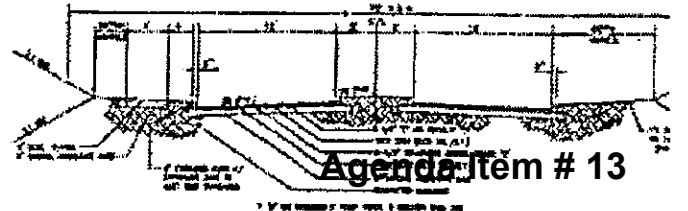
84100-3-C

10-SE-07-C
10-D-67-UR
(Previous Approval)

MPC December 14, 2006



TYPICAL ROAD SECTION
TYPICAL DEVELOPMENT



TYPICAL ROAD SECTION

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