



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

▶ **FILE #:** 8-SB-08-C **AGENDA ITEM #:** 13
8-I-08-UR **AGENDA DATE:** 8/14/2008

▶ **SUBDIVISION:** COVERED BRIDGE
▶ **APPLICANT/DEVELOPER:** CORNERSTONE DEV. GROUP
OWNER(S): Cornerstone Development Group

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

▶ **LOCATION:** North end of Covered Bridge Blvd., west of East Gallaher Ferry Rd.

SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Rural Area
WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 35.44 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Rural residential / A (Agricultural) & RA (Low Density Residential)
South: Phase 1 of the Subdivision / PR (Planned Residential)
East: Vacant land / PR (Planned Residential)
West: Vacant land / A (Agricultural)

▶ **NUMBER OF LOTS:** 54

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:** 1. Tangent length variance between broken back curves from 150' to 126', STA 11+15 to STA 12+41, Road "J".

STAFF RECOMMENDATION:

▶ **APPROVE variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.**

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 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. A 5' drainage easement extending outside of the uppermost closed contour is required. Construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. 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. Establishing a greenway easement along Conner Creek, if required by the Knox County Greenways Coordinator.

7. 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 54 detached residential units on individual lots subject to 2 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 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 35.44 acres out of the original 159.81 acre tract. The area under consideration for this revision is located at the northern end of the subdivision on the west side of East Gallaher Ferry Rd. This proposed unit of the subdivision includes 54 lots. This request will complete the subdivision on the west side of East Gallaher Ferry Rd. as originally approved by the Planning Commission on (7-SB-05-C) with a total of 190 lots.

The only area not addressed by the revised concept plans on the west side of East Gallaher Ferry Rd. is the area fronting along East Gallaher Ferry Rd., that backs up to Conner Creek on its northeast side. In the original concept plan, that area included 17 proposed lots with a street access to East Gallaher Ferry Rd. The Planning Commission eliminated those lots in the approved plan due to the steep grade of the property and safety concerns with the access to East Gallaher Ferry Rd. There is no development approval for this area.

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 1.52 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, Karns Middle School and Hardin Valley Academy.

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 1.52 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 588 (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.

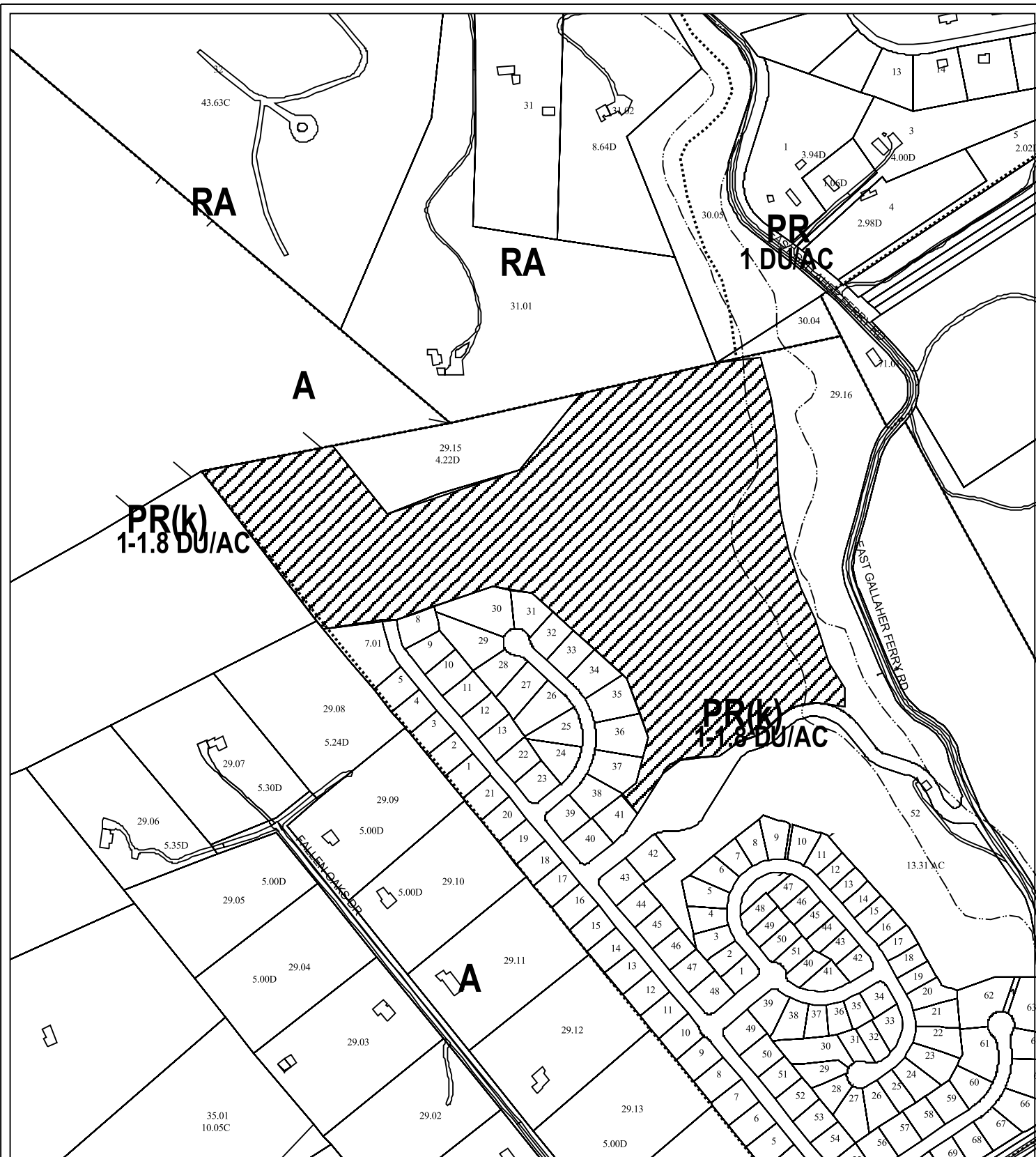
ESTIMATED STUDENT YIELD: 29 (public and private school children, ages 5-18 years)

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


- 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.



**8-SB-08-C/8-I-08-UR
CONCEPT PLAN/USE ON REVIEW**

 Residential subdivision in PR (Planned Residential)

Original Print Date: 07/21/08 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Covered Bridge
Cornerstone Dev. Group

Map No: 116

Jurisdiction: County



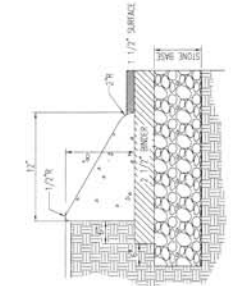
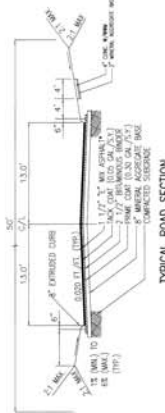


- NOTES:**
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CONCEPT PLAN 8-SB-08-C 8-T-08-UZ U.O.R. DATE

REVISED 1-10-08



DEVELOPER: CORNERSTONE DEVELOPMENT GROUP
CORNERSTONE DEVELOPMENT GROUP
ANDREW L. HARRISON, P.E.
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HARRISON, HARRIS, NORRIS & FIFE
REGISTERED ENGINEERS & LAND SURVEYORS
HARRISON, HARRIS, NORRIS & FIFE
ANDREW L. HARRISON, P.E.
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NO.	DATE	DESCRIPTION
1	01/10/08	ISSUED FOR PERMIT
2	01/10/08	REVISED PER PERMIT COMMENTS

REVISED CONCEPT DEVELOPMENT PLAN FOR PHASES 10, 11, 12 & 13 COVERED BRIDGE AT HARDIN VALLEY

DTG MAP 116, PART OF PAGES 29

DISTRICT 6, KIND COUNTY, TN

CONTOUR INTERVAL = 4'

SHEET 1 OF 2, 2011 15'

DATE: 01/10/08

PROJECT: 1100-08-01

DISTRICT: 6, KIND COUNTY, TN

CONTOUR INTERVAL: 4'

SHEET: 1 OF 2, 2011 15'

PROJECT: 1100-08-01