



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

▶ **FILE #:** 3-SB-09-C
3-C-09-UR

AGENDA ITEM #: 18
AGENDA DATE: 3/12/2009

▶ **SUBDIVISION:** COVERED BRIDGE AT HARDIN VALLEY, UNIT 5
▶ **APPLICANT/DEVELOPER:** CORNERSTONE DEVELOPMENT GROUP
OWNER(S): Cornerstone Development Group

TAX IDENTIFICATION: 116 PART OF 029.19
JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of East Gallaher Ferry Rd., north of Rustic Bridge Trail.

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

▶ **APPROXIMATE ACREAGE:** 5.02 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residences

SURROUNDING LAND USE AND ZONING:
North: Vacant land / PR (Planned Residential) & RA (Low Density Residential)
South: Common area for Covered Bridge At Hardin Valley / PR (Planned Residential)
East: Rural residential and vacant land / A (Agricultural) & PR (Planned Residential)
West: Common area for Covered Bridge At Hardin Valley / PR (Planned Residential)

▶ **NUMBER OF LOTS:** 2

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via East Gallaher Ferry Rd., a major collector street with a 19' pavement width within a 40' of right of way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

STAFF RECOMMENDATION:

▶ **APPROVE the Concept Plan subject to 5 conditions:**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Placing a note on the final plat that access for the two lots to East Gallaher Ferry Rd. is restricted to a shared access driveway as shown on the final plat.
4. Placing a note on the final plat that there shall be no clearing within the 50' tree protection buffer except

for the approved shared access drive to East Gallaher Ferry Rd. and the driveway serving Lot 141 identified in the comments section below.

5. Certification on the final plat by the applicant's surveyor that there is at least 300 feet of sight distance in both directions along East Gallaher Ferry Rd. at the shared driveway for the two lots.

► **APPROVE the development plan for up to 2 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.
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 proposing to subdivide 5.05 acres of the Covered Bridge at Hardin Valley Subdivision along East Gallaher Ferry Rd. into two lots. The site is located on the northwest side of East Gallaher Ferry Rd., north of Rustic Bridge Trail in an area that currently has no lot designations on the approved concept plan. When the original concept plan was presented to the Planning Commission on July 14, 2005, the area in question included a street off of East Gallaher Ferry Rd. with 17 lots. Due to the major grading of the hillside that would be required adjacent to the creek, staff recommended a condition to eliminate those lots. The street and lots were eliminated by the Planning Commission's approval.

The two proposed lots will have a shared access drive at a location on East Gallaher Ferry Rd. that will provide at least 300 feet of sight distance in both directions along the road. One of the conditions of the rezoning approval for the subdivision included a 50' tree protection buffer along both sides of East Gallaher Ferry Rd. That buffer is identified on the proposed concept plan. To reduce the impact on the 50' buffer, a shared access drive is required. The driveway from the shared access drive that will serve Lot 141 will utilize the existing farm road that cuts through the buffer so as to reduce the amount of clearing and grading.

This request will bring the total number of lots on the west side of East Gallaher Ferry Rd. to 192 on 120.39 acres at a density of 1.595 du/ac. Approximately 30 acres are located within common area. 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 0.398 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 a 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 PR zoning recommended for approval by the Planning Commission will allow a density up to 1.8 du/ac. The proposed two lots at a density of 0.398 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 28 (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.

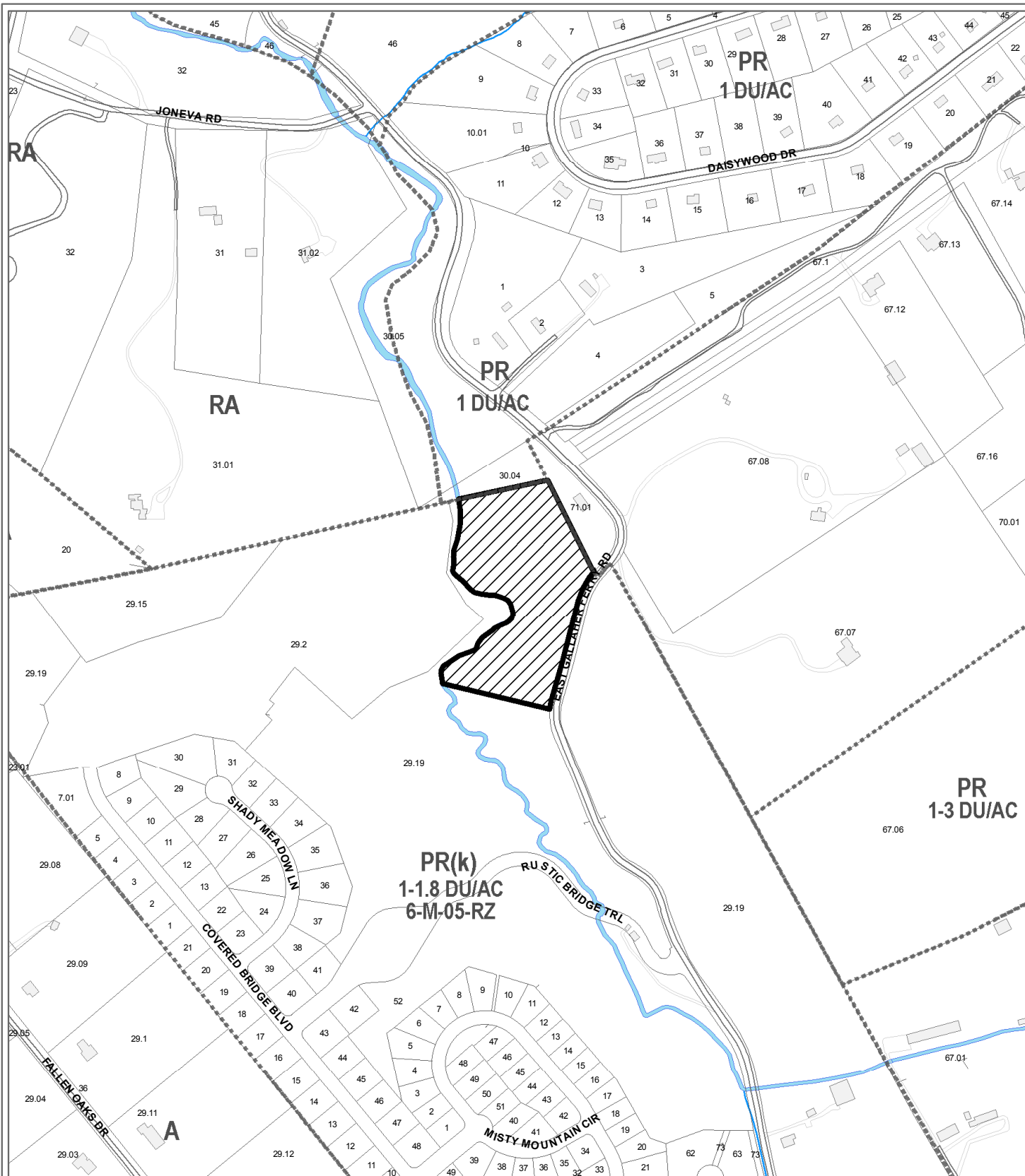
ESTIMATED STUDENT YIELD: 1 (public and private school children, ages 5-18 years)

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

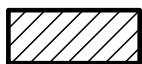
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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.



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CONCEPT PLAN/USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

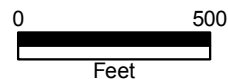
Original Print Date: 2/26/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Cornerstone Development Group
 Covered Bridge at Hardin Valley, Unit 5

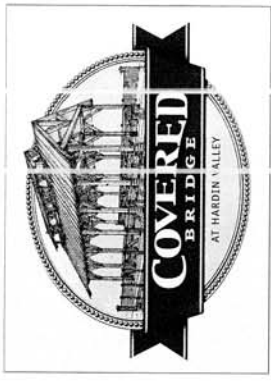
Map No: 116

Jurisdiction: County





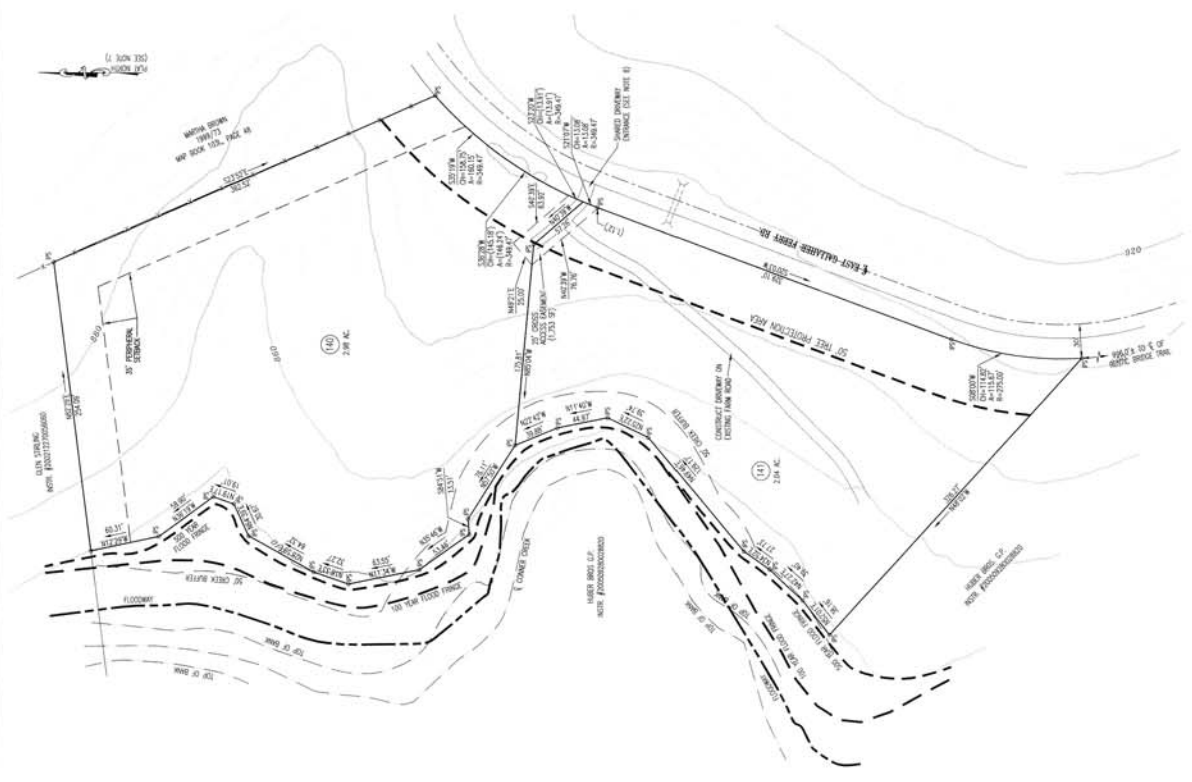
- NOTES:
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REVISED
2-25-07

CONCEPT & DEVELOPMENT PLAN FOR
PHASE 5, COVERED BRIDGE AT HARDIN VALLEY
DEED REFERENCE INSTR. #200509 802282019

1. TRUCK	2. BUS	3. PASSENGER	4. BICYCLE	5. PEDESTRIAN
10'	10'	10'	5'	5'



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CONTRACTOR/DEVELOPER:
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