



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

▶ **FILE #:** 1-SC-14-C

AGENDA ITEM #: 11

AGENDA DATE: 1/9/2014

▶ **SUBDIVISION:** COVERED BRIDGE @ HARDIN VALLEY, PHASE 1D

▶ **APPLICANT/DEVELOPER:** JOHN HUBER CONSTRUCTION, INC.

OWNER(S): John Huber Construction Co., Inc.

TAX IDENTIFICATION: 116 02925

JURISDICTION: County Commission District 6

STREET ADDRESS:

▶ **LOCATION:** Southeast end of Viewcrest Ln., southeast of Whitetail Ln.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

WATERSHED: Conner Creek

▶ **APPROXIMATE ACREAGE:** 6.33 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING:
North: Residences / PR (k) (Planned Residential)
South: Residences / PR (k) (Planned Residential)
East: Open space / PR (k) (Planned Residential)
West: Residences / PR (k) (Planned Residential)

▶ **NUMBER OF LOTS:** 13

SURVEYOR/ENGINEER: Batson, Himes, Norvell & Poe

ACCESSIBILITY: Access is via Viewcrest Ln., 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 for up to 13 detached residential units on individual lots, subject to 4 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. 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.
4. 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 6.33 acre site into 13 detached residential lots at a density of 2.05 du/ac. This property is the final development parcel for Covered Bridge at Hardin Valley Subdivision located on the west side of East Gallaher Ferry Rd.

The most recent concept plan (8-SB-08-C/8-I-08-UR) for this portion of the subdivision was approved on August 14, 2008. That approval which was for 54 detached residential lots on 35.44 acres has expired. With this new request, the total number of lots for this area will be reduced from 54 to 42.

A traffic impact study was prepared for the original subdivision approval and the recommended road improvements have been installed. It has been determined that no additional traffic improvements are necessary.

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 water and sewer utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the approved zoning of the property.

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 for the subdivision 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 subdivision is consistent with the Sector Plan and zoning designation since the overall density for the subdivision is approximately 1.4 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

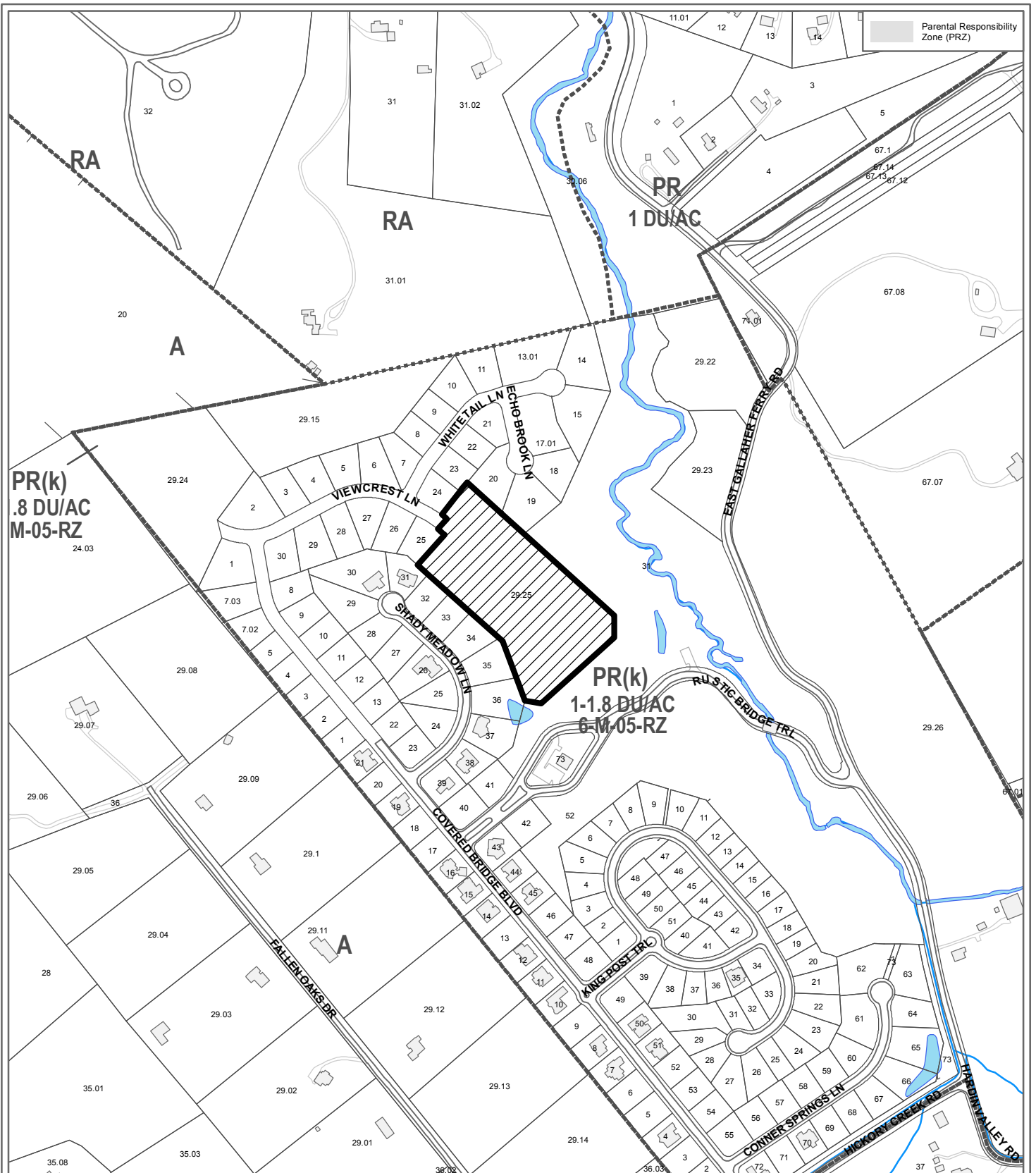
ESTIMATED TRAFFIC IMPACT: A traffic impact study was prepared by the applicant. The findings of that study were used in formulating the recommendations of this staff report.

ESTIMATED STUDENT YIELD: 7 (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 request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court appeal hearing will depend on when the appeal is filed.



**1-SC-14-C
CONCEPT PLAN**

Subdivision: Covered Bridge @ Hardin Valley, Phase 1D

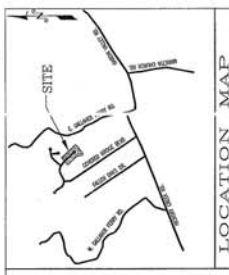


Approval of Concept Plan

Original Print Date: 12/19/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 116
Jurisdiction: County



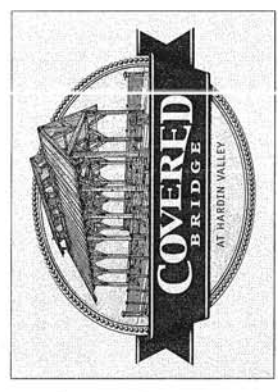


LOCATION MAP

- NOTES:
1. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 3. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 4. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 5. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 6. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 7. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 8. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 9. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 10. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.



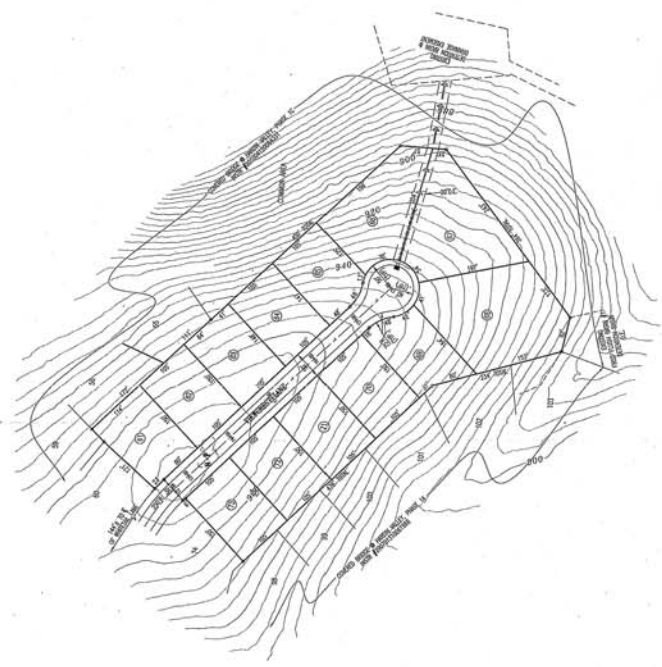
DESIGNER OF RECORD: **BRADCOLE**
 REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12,947
 EXPIRES 12/26/13



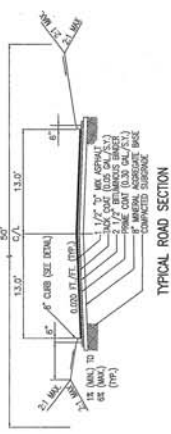
1. PROJECT NO.	1-SC-111-C
2. SHEET NO.	1 OF 1
3. DATE	11/19/13
4. PROJECT NAME	CONCEPT & DEVELOPMENT PLAN FOR PHASE 1D COVERED BRIDGE AT HARDIN VALLEY
5. CLIENT	CT MP 116, PARCEL 29.25
6. DISTRICT	DISTRICT 6, KNOX COUNTY, TN
7. CONTOUR INTERVAL	4'
8. PROJECT NO.	21100-1D-C

1-SC-111-C
 REVISED
 12.3.0.13

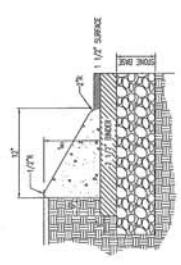
DEVELOPER:
BALSON, HAMES, NORWELL & BOE
 REGISTERED ARCHITECTS & LAND SURVEYORS
 233 TRAY ROAD, SUITE 100
 KNOXVILLE, TENNESSEE 37922
 PHONE: (865) 891-5002
 FAX: (865) 898-4723
 email: bhn@bhn.com



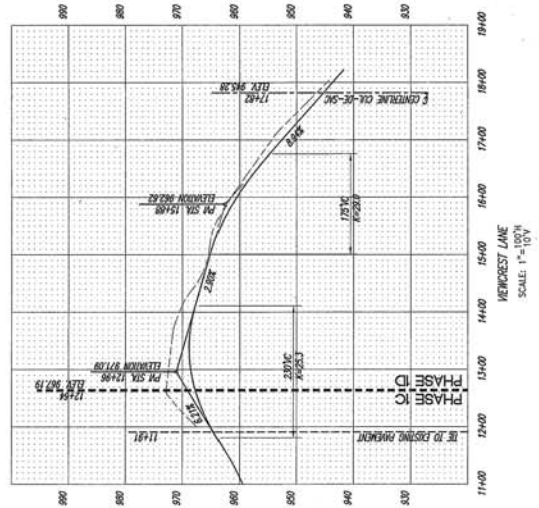
DEVELOPER:
STEVENS CONSTRUCTION, INC.
 233 TRAY ROAD, SUITE 100
 KNOXVILLE, TENNESSEE 37922
 PHONE: (865) 891-5002



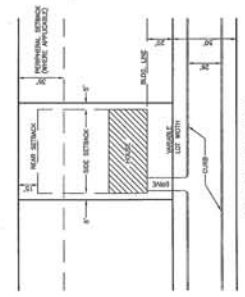
TYPICAL ROAD SECTION THRU 50' ROAD "PUBLIC ROAD"



CORNERSTONE MODIFIED CURB N.T.S.



PROFILE VIEW
 SCALE: 1" = 10' V
 1" = 10' H



TYPICAL LOT LAYOUT N.T.S.