

# CASE SUMMARY

## APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

KNOXVILLE-KNOX COUNTY

M P C  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 1-SC-14-C                      **Related File Number:**  
**Application Filed:** 11/25/2013              **Date of Revision:**  
**Applicant:** JOHN HUBER CONSTRUCTION, INC.

### PROPERTY INFORMATION

**General Location:** Southeast end of Viewcrest Ln., southeast of Whitetail Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 116 02925                      **Jurisdiction:** County  
**Size of Tract:** 6.33 acres  
**Accessibility:** Access is via Viewcrest Ln., a local street with a pavement width of 26' within a 50' right-of-way.

### GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:** 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)  
**Proposed Use:** Detached Residential Subdivision                      **Density:** 2.05 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

### ZONING INFORMATION (where applicable)

**Current Zoning:** PR (k) (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

### PLAN INFORMATION (where applicable)

**Current Plan Category:**

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

**Subdivision Name:** Covered Bridge @ Hardin Valley, Phase 1D  
**No. of Lots Proposed:** 13                    **No. of Lots Approved:** 13  
**Variances Requested:** None  
**S/D Name Change:**

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

**Planner In Charge:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE the Concept Plan for up to 13 detached residential units on individual lots, subject to 4 conditions.

**Staff Recomm. (Full):**

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.

**Action:** Approved **Meeting Date:** 1/9/2014

**Details of Action:**

**Summary of Action:** APPROVE the Concept Plan for up to 13 detached residential units on individual lots, subject to 4 conditions.

**Date of Approval:** 1/9/2014 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knox County Chancery Court

**Date of Legislative Action:** **Date of Legislative Action, Second Reading:**

**Ordinance Number:** **Other Ordinance Number References:**

**Disposition of Case:** **Disposition of Case, Second Reading:**

**If "Other":** **If "Other":**

**Amendments:** **Amendments:**

**Date of Legislative Appeal:** **Effective Date of Ordinance:**