# CASE SUMMARY

# APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

10-SE-07-C File Number: Related File Number: 10-D-07-UR

**Application Filed:** 9/4/2007 Date of Revision:

CORNERSTONE DEVELOPMENT GROUP Applicant:



Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

## PROPERTY INFORMATION

**General Location:** East end of King Post Trail, east of Covered Bridge Blvd.

Other Parcel Info.:

Tax ID Number: 116 29.18 Jurisdiction: County

Size of Tract: 30.01 acres

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

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Vacant land

**Surrounding Land Use:** 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)

Detached residential subdivision **Proposed Use:** Density: 1.77 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)

PR (Planned Residential) **Current Zoning:** 

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Covered Bridge at Hardin Valley, Unit 3 Revised

No. of Lots Proposed: 51 No. of Lots Approved: 51

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 subject to 7 conditions:

Staff Recomm. (Full):

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 hatchered 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.

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.

MPC Action: Approved

Approved MPC Meeting Date: 12/13/2007

**Details of MPC action:** 

- 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 hatchered 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

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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.

**Summary of MPC action:** APPROVE the Concept Plan subject to 7 conditions:

Date of MPC Approval: 12/13/2007 Date of Denial: Postponements: 10/11/2007-

11/8/2007

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, Second Reading:

If "Other":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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