

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SB-06-C **Related File Number:** 11-F-06-UR
Application Filed: 10/2/2006 **Date of Revision:**
Applicant: CORNERSTONE DEVELOPMENT GROUP
Owner: CORNERSTONE DEVELOPMENT GROUP

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: Northwest side of Hickory Creek Rd., west of E. Gallaher Ferry Rd.
Other Parcel Info.:
Tax ID Number: 116 029 (PART OF) **Jurisdiction:** County
Size of Tract: 30.01 acres
Accessibility: Access is via the internal subdivision streets with access to Hickory Creek Rd., a minor arterial street with 21' of pavement width within 50' of right-of-way and E. Gallaher Ferry Rd., a major collector street with 19' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land (Future lots of Covered Bridge at Hardin Valley Sub.) / PR (Planned Residential)
South: Vacant land (Future lots of Covered Bridge at Hardin Valley Sub.) / PR (Planned Residential)
East: Vacant land (Future lots and common area of Covered Bridge at Hardin Valley Sub.) / PR (Planned Residential)
West: Vacant land (Future lots of Covered Bridge at Hardin Valley Sub.) / PR (Planned Residential)
Proposed Use: Detached residential subdivision **Density:** 1.7 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 (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

Surveyor: Batson, Himes, Norvell & Poe

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

Variances Requested:

1. Horizontal curve variance on Road X at STA 3+00, from 250' to 225'.
2. Horizontal curve variance on Road X at STA 9+00, from 250' to 170'.
3. Horizontal curve variance on Road X at STA 18+00, from 250' to 180'.

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 variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 9 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 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 hatched contour area of the sinkhole. Engineered footings may be required for any structures within the 50' sinkhole buffer. Note #10 must be revised to designate Lots 30-32 and 37-39.
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. The final design of the intersections of Road "Z" with Road "X" is subject to approval by the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and all amenities, and compliance with the tree protection condition of the rezoning approval.
8. Meeting all requirements of the approved use on review development plan.
9. 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.

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 30.01 acres out of the original 159.81 acre tract. The area under consideration for this revision is a portion of the site on the west side of East Gallaher Ferry Rd. and north side of Hickory Creek Rd. and is surrounded by Unit 1 of the subdivision that was approved by the Planning Commission on April 13, 2006. This proposed unit of the subdivision includes 51 lots.

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.

MPC Action: Approved

MPC Meeting Date: 12/14/2006

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of MPC action:

APPROVE variances 1-3 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
 APPROVE the Concept Plan subject to 9 conditions:

Date of MPC Approval: 12/14/2006 **Date of Denial:** **Postponements:** 11/9/2006

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:**