

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 3-SB-06-C **Related File Number:** 3-C-06-UR
Application Filed: 2/6/2006 **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
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: West side of East Gallaher Ferry Rd., north side of Hickory Creek Rd.
Other Parcel Info.:
Tax ID Number: 116 PART OF 29 **Jurisdiction:** County
Size of Tract: 59.83 acres
Accessibility: Access is via E. Gallaher Ferry Rd., a major collector street with 19' of pavement width within 40' of right-of-way and Hickory Creek Rd., a minor arterial street with 21' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Vacant land (Future lots of Covered Bridge Subdivision) / PR (Planned Residential)
South: Vacant land / A (Agricultural)
East: Vacant land (Future lots of Covered Bridge Subdivision) / PR (Planned Residential)
West: Rural residential / A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 1.47 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, Unit 1 (Revised)

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 88 **No. of Lots Approved:** 88

Variances Requested:

1. Horizontal curve variance on Road H at STA 1+25, from 250' to 100'.
2. Horizontal curve variance on Road H at STA 2+75, from 250' to 150'.
3. Horizontal curve variance on Road H at STA 4+75, from 250' to 100'.
4. Horizontal curve variance on Road H at STA 7+50, from 250' to 175'.
5. Horizontal curve variance on Road H at STA 9+75, from 250' to 100'.
6. Horizontal curve variance on Road H at STA 10+75, from 250' to 120'.
7. Horizontal curve variance on Road H at STA 11+75, from 250' to 75' (high side).
8. Horizontal curve variance on Road H at STA 13+75, from 250' to 100' (high side).
9. Horizontal curve variance on Road H at STA 16+25, from 250' to 241' (high side).
10. Horizontal curve variance on Road H at STA 14+25, from 250' to 100' (low side).
11. Horizontal curve variance on Road H at STA 15+75, from 250' to 100' (low side).
12. Vertical curve variance on Road H at STA 0+85, from 177' to 110'.

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- 12 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 16 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. Prior to Design Plan approval, submitting a Flood Study for Conner Creek meeting Federal Emergency Management Agency (FEMA) standards to the Knox County Department of Engineering and Public Works for review and approval. FEMA approval is required for the creek crossing prior to issuance of Design Plan approval for that segment of the project.
4. All development shall comply with the stream protection requirements (including buffers) of the amended Knox County Stormwater Ordinance.
5. 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.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes and for crossing of the blue line stream.
7. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works on Road A.
8. Installation of speed tables as required by the Knox County Department of Engineering and Public Works on Road H at the three pedestrian crossings identified on the concept plan.
9. Providing guardrails along E. Gallaher Ferry Rd. as may be required by Knox County Department of Engineering and Public Works.
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
11. Certification on the final plat by the applicant's surveyor that 300' of sight distance exists in both directions at the proposed subdivision entrance on E. Gallaher Ferry Rd.
12. Placing a note on the final plat that all lots will have access from the internal road system only.

13. Establishing a greenway easement along the blueline stream, if required by the Knox County Greenways Coordinator.
14. 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.
15. Meeting all requirements of the approved use on review development plan.
16. 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 a revision to the concept plan and use-on-review applications for Covered Bridge Subdivision approved by the Planning Commission on July 14, 2005. The revision impacts an area of 59.83 acres out of the original 159.81 acre tract. The area under consideration for the revision is a portion of the site on the west side of East Gallaher Ferry Rd. and north side of Hickory Creek Rd. This first unit of the subdivision includes the access streets from East Gallaher Ferry Rd. and Hickory Creek Rd. While the location of the access streets connecting onto East Gallaher Ferry Rd. and Hickory Creek Rd. will not change, there are revisions to the interior street system for the subdivision. The street that provides access to East Gallaher Ferry Rd. is being modified at the crossing of Conner Creek, and for the layout around the proposed clubhouse and pool. The access street from Hickory Creek Rd has also changed in alignment. On the original plan, the street was approximately 900' in length and ended at a T intersection with another street that ran parallel with the western property line providing access to the northern end of the subdivision. With the new street layout, the access street from Hickory Creek Rd. has a straight alignment paralleling the western property line for a distance of approximately 2800'. Staff has expressed concerns about this design and the potential for speeding along this straight stretch of road. The Knox County Department of Engineering and Public Works will require the implementation of traffic calming measures for this street segment. If the applicant cannot identify acceptable traffic calming measures during the design plan phase of the development, a revised concept plan will be required.

This proposed unit of the subdivision includes 88 lots. A number of the lots have been increased in size and width with the changes in the street layout. With the change in the location of the clubhouse and pool, staff is requiring the addition of speed tables at the two pedestrian crossings adjacent to the clubhouse and pool and at the street crossing near Conner Creek.

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.

Due to the street alignment changes, the balance of the subdivision covered by the original concept plan approval will be subject to review as a revised concept plan.

MPC Action:

Approved

MPC Meeting Date: 4/13/2006

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. Prior to Design Plan approval, submitting a Flood Study for Conner Creek meeting Federal Emergency Management Agency (FEMA) standards to the Knox County Department of Engineering and Public Works for review and approval. FEMA approval is required for the creek crossing prior to issuance of Design Plan approval for that segment of the project.
4. All development shall comply with the stream protection requirements (including buffers) of the amended Knox County Stormwater Ordinance.
5. 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.
6. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the sinkholes and for crossing of the blueline stream.
7. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works on Road A.
8. Installation of speed tables as required by the Knox County Department of Engineering and Public Works on Road H at the three pedestrian crossings identified on the concept plan.
9. Providing guardrails along E. Gallaher Ferry Rd. as may be required by Knox County Department of Engineering and Public Works.
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public

Works.

11. Certification on the final plat by the applicant's surveyor that 300' of sight distance exists in both directions at the proposed subdivision entrance on E. Gallaher Ferry Rd.

12. Placing a note on the final plat that all lots will have access from the internal road system only.

13. Establishing a greenway easement along the blueline stream, if required by the Knox County Greenways Coordinator.

14. 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.

15. Meeting all requirements of the approved use on review development plan.

16. 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.

Summary of MPC action: APPROVE variances 1- 12 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 16 conditions

Date of MPC Approval: 4/13/2006

Date of Denial:

Postponements: 3/9/2006

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: