CASE SUMMARY

APPLICATION TYPE: SUBDIVISION CONCEPT PLAN

File Number: 3-SB-09-C Related File Number: 3-C-09-UR

Application Filed: 1/26/2009 Date of Revision:

Applicant: CORNERSTONE DEVELOPMENT GROUP



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: Northwest side of East Gallaher Ferry Rd., north of Rustic Bridge Trail.

Other Parcel Info.:

Tax ID Number: 116 PART OF 029.19 Jurisdiction: County

Size of Tract: 5.02 acres

Accessibility: Access is via East Gallaher Ferry Rd., a major collector street with a 19' pavement width within a 40' of

right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use: North: Vacant land / PR (Planned Residential) & RA (Low Density Residential)

South: Common area for Covered Bridge At Hardin Valley / PR (Planned Residential) East: Rural residential and vacant land / A (Agricultural) & PR (Planned Residential) West: Common area for Covered Bridge At Hardin Valley / PR (Planned Residential)

Proposed Use: Detached residences Density: 0.398 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)

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Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Covered Bridge at Hardin Valley, Unit 5

No. of Lots Proposed: 2 No. of Lots Approved: 2

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 5 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. Placing a note on the final plat that access for the two lots to East Gallaher Ferry Rd. is restricted to a shared access driveway as shown on the final plat.
- 4. Placing a note on the final plat that there shall be no clearing within the 50' tree protection buffer except for the approved shared access drive to East Gallaher Ferry Rd. and the driveway serving Lot 141 identified in the comments section below.
- 5. Certification on the final plat by the applicant's surveyor that there is at least 300 feet of sight distance in both directions along East Gallaher Ferry Rd. at the shared driveway for the two lots.

Comments:

The applicant is proposing to subdivide 5.05 acres of the Covered Bridge at Hardin Valley Subdivision along East Gallaher Ferry Rd. into two lots. The site is located on the northwest side of East Gallaher Ferry Rd., north of Rustic Bridge Trail in an area that currently has no lot designations on the approved concept plan. When the original concept plan was presented to the Planning Commission on July 14, 2005, the area in question included a street off of East Gallaher Ferry Rd. with 17 lots. Due to the major grading of the hillside that would be required adjacent to the creek, staff recommended a condition to eliminate those lots. The street and lots were eliminated by the Planning Commission's approval.

The two proposed lots will have a shared access drive at a location on East Gallaher Ferry Rd. that will provide at least 300 feet of sight distance in both directions along the road. One of the conditions of the rezoning approval for the subdivision included a 50' tree protection buffer along both sides of East Gallaher Ferry Rd. That buffer is identified on the proposed concept plan. To reduce the impact on the 50' buffer, a shared access drive is required. The driveway from the shared access drive that will serve Lot 141 will utilize the existing farm road that cuts through the buffer so as to reduce the amount of clearing and grading.

This request will bring the total number of lots on the west side of East Gallaher Ferry Rd. to 192 on 120.39 acres at a density of 1.595 du/ac. Approximately 30 acres are located within common area. 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 Meeting Date: 3/12/2009

MPC Action: Approved

Details of MPC action:

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. Placing a note on the final plat that access for the two lots to East Gallaher Ferry Rd. is restricted to a shared access driveway as shown on the final plat.
- 4. Placing a note on the final plat that there shall be no clearing within the 50' tree protection buffer except for the approved shared access drive to East Gallaher Ferry Rd. and the driveway serving Lot 141 identified in the comments section below.
- 5. Certification on the final plat by the applicant's surveyor that there is at least 300 feet of sight

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distance in both directions along East Gallaher Ferry Rd. at the shared driveway for the two lots.

Summary of MPC action: APPROVE the Concept Plan subject to 5 conditions:

Date of MPC Approval: 3/12/2009 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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