

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 7-SB-05-C **Related File Number:** 7-H-05-UR
Application Filed: 6/13/2005 **Date of Revision:**
Applicant: CORNERSTONE DEVELOPMENT GROUP, LLC
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
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www.knoxmpc.org

PROPERTY INFORMATION

General Location: North side of the intersection of Hardin Valley Rd. and Hickory Creek Rd., east and west side of E. Gallaher Ferry Rd.
Other Parcel Info.:
Tax ID Number: 116 29 **Jurisdiction:** County
Size of Tract: 159.81 acres
Accessibility: Access is via E. Gallaher Ferry Rd., a major collector street with 19' of pavement width within 40' of right of way, Hardin Valley Rd., a minor arterial street with 21' 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: Residence and vacant land
Surrounding Land Use: North: Rural residential and vacant land / PR (Planned Residential) & A (Agricultural) and RA (Low Density Residential)
South: Residence and vacant land / A (Agricultural)
East: Rural residential / A (Agricultural)
West: Rural residential / A (Agricultural)
Proposed Use: Detached single-family subdivision **Density:** 2.07 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) Pending
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 at Hardin Valley

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 331 No. of Lots Approved: 331

Variations Requested:

1. Horizontal curve variance on Road F at station 8+25, from 250' to 175'.
2. Horizontal curve variance on Road F at station 16+75, from 250' to 150'.
3. Horizontal curve variance on Road H at station 1+50, from 250' to 100'.
4. Horizontal curve variance on Road H at station 4+75, from 250' to 125'.
5. Horizontal curve variance on Road N at station 2+25, from 250' to 200'.
6. Horizontal curve variance on Road N at station 6+25, from 250' to 175'.
7. Horizontal curve variance on Road N at station 8+75, from 250' to 200'.
8. Street grade variance on Road C between stations 35+75 and 41+25, from 12% to 15%.
9. Broken back curve tangent length variance on Road N between stations 6+50 and 7+94, from 150' to 144'.
10. Vertical curve variance on Road C at station 32+00, from 175' to 105'.
11. Vertical curve variance on Road C at station 35+75, from 450' to 350'.
12. Vertical curve variance on Road H at station 0+90, from 225' to 140'.
13. Vertical curve variance on Road P at station 0+90, from 225' to 140'.

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.
DENY variance 13 (See condition # 10)

APPROVE the Concept Plan subject to 21 conditions

Staff Recomm. (Full):

1. Elimination of Roads P & Q and Lots 246 - 262 from the approved concept plan (see comments below).
2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
3. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
4. Prior to Design Plan approval, submitting a Flood Study for Conner Creek meeting FEMA standards to the Knox County Department of Engineering and Public Works for review and approval.
5. All development shall comply with the stream protection requirements (including buffers) of the amended Knox County Stormwater Ordinance.
6. 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.
7. 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.
8. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
9. Providing guardrails along E. Gallaher Ferry Rd. as may be required by Knox County Department of Engineering and Public Works.
10. Submitting plans at the design plan stage of the subdivision for grading the property in the area of Lots 328 - 330 in order to improve the sight distance through the curve in Hardin Valley Rd. and

recording a sight distance easement on the final plat.

11. Any retaining walls 4' or greater in height shall be designed by an engineer and meet the requirements of the Knox County Department of Engineering and Public Works.

12. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

13. 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.

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

15. Identify the study area of the Tennessee Department of Transportation's current plans for the Knoxville Parkway (SR 475) on the final plat and add the following note to the plat: This property is located within the path of the Tennessee Department of Transportation's current plans for the Knoxville Parkway (SR 475) and if the project is built within the 1000' wide study area, the road project may impact some of the lots within the subdivision.

16. Adding a note to the final plat identifying that some of the lots located along the north and east sides of Hardin Valley Rd. may be impacted by plans for the future realignment of Hardin Valley Rd. and Hickory Creek Rd.

17. Adding sidewalks to at least one side of Roads F, I, J, M, N and O, and providing a sidewalk connection from the sidewalks and lots on the east side of Gallaher Ferry Rd. to the sidewalk/trail system on the west side of E. Gallaher Ferry Rd.

18. Establishing a greenway easement along the blueline stream, if required by the Knox County Greenways Coordinator. If the greenway easement is required, provide a sidewalk connection from the development to the greenway.

19. 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.

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

21. 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 proposing to subdivide this 159.81 acre tract into 331 detached single-family lots at a density of 2.07 du/ac. 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 are to be considered by Knox County Commission on July 25, 2005.

A portion of the property is identified on the Northwest County Sector Plan as being within stream and slope protection areas. Overall the applicant has done a good job of designing with these sensitive areas. On the east side of E. Gallaher Ferry Rd., the applicant has created larger lots to accommodate the steeper slopes. On the west side of E. Gallaher Ferry Rd. the developer has worked around Conner Creek and the hillsides on both sides of the creek, including most of that area within the common area for the subdivision. The one exception to this is the proposed streets and lots located on the west side of E. Gallaher Ferry Rd. at the northeast corner of the subdivision. Due to the major grading of the hillside adjacent to the creek, staff is recommending (condition #1) that Roads P & Q and Lots 246 - 262 be eliminated from the approved concept plan. Staff has also recommended denial of variance #13 since it is one of the streets that is recommended to be eliminated.

Conner Creek has been designated as a floodway. The applicant will be required to submit a flood study for Conner Creek, meeting FEMA standards, for review and approval by the Knox County Department of Engineering and Public Works. This site is also subject to the stream protection requirements of the County's amended stormwater ordinance.

A traffic impact study was prepared for the proposed project by Wilbur Smith Associates. A copy of the recommendations and conclusions are attached. While no major improvements are recommended, the study recommends that the realignment of Hardin Valley Rd. and Hickory Creek Rd. be considered. County Engineering staff has discussed this issue with the applicant but there are no plans for the alignment of the intersection improvement. At a minimum, a condition has been proposed requiring the applicant to grade the bank at the curve in Hardin Valley Rd. to improve sight distance through the curve. Staff is recommending that the final plat identify that the proposed realignment of Hardin Valley Rd. and Hickory Creek Rd. may impact some of the lots within the subdivision. A similar note is also recommended regarding the Knoxville Parkway (Orange Route).

MPC Action:

Approved as Modified

MPC Meeting Date: 7/14/2005

Details of MPC action:

1. Elimination of Roads P & Q and Lots 246 - 262 from the approved concept plan (see comments below).
2. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.
3. Provision of street names that are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
4. Prior to Design Plan approval, submitting a Flood Study for Conner Creek meeting FEMA standards to the Knox County Department of Engineering and Public Works for review and approval.

5. All development shall comply with the stream protection requirements (including buffers) of the amended Knox County Stormwater Ordinance.
6. 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.
7. 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.
8. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
9. Providing guardrails along E. Gallaher Ferry Rd. as may be required by Knox County Department of Engineering and Public Works.
10. Submitting plans at the design plan stage of the subdivision for grading the property in the area of Lots 328 - 330 in order to improve the sight distance through the curve in Hardin Valley Rd. and recording a sight distance easement on the final plat.
11. Any retaining walls 4' or greater in height shall be designed by an engineer and meet the requirements of the Knox County Department of Engineering and Public Works.
12. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
13. 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.
14. Placing a note on the final plat that all lots will have access from the internal road system only.
15. Identify the study area of the Tennessee Department of Transportation's current plans for the Knoxville Parkway (SR 475) on the final plat and add the following note to the plat: This property is located within the path of the Tennessee Department of Transportation's current plans for the Knoxville Parkway (SR 475) and if the project is built within the 1000' wide study area, the road project may impact some of the lots within the subdivision.
16. Adding a not to the final plat identifying that some of the lots located along the north and east sides of Hardin Valley Rd. may be impacted by plans for the future realignment of Hardin Valley Rd. and Hickory Creek Rd.
(Staff recommendation condition concerning sidewalks deleted by Planning Commission 7/14/2005)
17. Establishing a greenway easement along the blueline stream, if required by the Knox County Greenways Coordinator. If the greenway easement is required, provide a sidewalk connection from the development to the greenway.
18. 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.
19. Meeting all requirements of the approved use on review development plan.
20. 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.
DENY variance 13 (See condition # 10)

APPROVE the Concept Plan subject to 20 conditions

Date of MPC Approval: 7/14/2005 **Date of Denial:** **Postponements:**
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: