

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Covered Bridge at Hardin Valley, Unit 2

Surveyor: Batson, Himes, Norvell & Poe

No. of Lots Proposed: 104 No. of Lots Approved: 104

Variances Requested: 1. Maximum street grade variance on Road E, from STA 1+20 to 3+70, from 12% to 14.84%.
2. Vertical curve variance on Road E at STA 1+20, from 296' to 185'.

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 and 2 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 14 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 five feet of the hatched 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. Obtaining an off-site drainage easement at the outfall from the detention basin located at the rear of Lots 11 and 12 or bringing the drainage to Conner Creek through the subdivision.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
7. Extending the sidewalk on Road G to the cul-de-sac at its northern end. All sidewalks shall have at least a minimum width of 4', meeting ADA and Knox County Department of Engineering and Public Works standards.
8. 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.
9. Placing a note on the final plat that all lots will have access from the internal road system only.
10. Establishing a greenway easement along Conner Creek, if required by the Knox County Greenways Coordinator.
11. Revising the concept plan to provide traversable access from Road F to the common area directly south of Lot 18.
12. 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.
13. Meeting all requirements of the approved use on review development plan.
14. 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 44.83 acre tract into 104 detached single-family lots at a density of 2.32 du/ac. This concept plan includes a portion of the concept plan (development east of E. Gallaher Ferry Rd.) approved for the Covered Bridge at Hardin Valley Subdivision on July 14, 2005, and an additional 27.23 acres located just to the east. The Planning Commission recommended approval of a sector plan amendment to LDR/SLPA (5-H-06-SP) and a rezoning to PR at a density of up to 3 du/ac (5-N-06-RZ) at their May 11, 2006 meeting for the 27.23 acre site. The Knox County Commission approved the requests on June 26, 2006. The original PR zoning approval for the subdivision that included property on both sides of E. Gallaher Ferry Rd. was a conditional approval that

allowed development at up to 1.8 du/ac or consideration of up to 283 lots.

This second unit of the subdivision includes 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 proposed concept plan includes a change in access for the subdivision on the east side of E. Gallaher Ferry Rd. The original concept plan had access only to Hardin Valley Rd. With this revision, all the property north of Conner Creek (44.83 acres/104 lots) will have access only to E. Gallaher Ferry Rd. This access will be directly opposite the E. Gallaher Ferry Rd. access to the subdivision on the west side of the road. The applicant has indicated that it is to costly to cross Conner Creek at this location to provide access to Hardin Valley Rd. Since the concept plan includes a street connection to a large tract to the east, further subdivision where the total lots will exceed 149 lots will require a second entrance. This may require the connection back to Hardin Valley Rd.

A Traffic Impact Study had been previously submitted for Covered Bridge at Hardin Valley Subdivision. With the additional acreage and proposed lots, and with the change in access for the eastern portion of the subdivision to E. Gallaher Ferry Rd., the Traffic Impact Study has been updated. The Study identified acceptable levels of service at the proposed subdivision entrance on E. Gallaher Ferry Rd. The study did identify a potential sight distance problem at the proposed entrance. Prior to final plat approval the applicant's surveyor will be required to certify that the required sight distance exists at the proposed entrance. If the required sight distance cannot be achieved, the access for the subdivision will have to be re-evaluated.

The proposed subdivision includes common area along the E. Gallaher Ferry Rd. street frontage and Conner Creek. The common area along the road is to remain as a natural wooded buffer which is one of the conditions of the PR zoning approval. The only clearing in this area is for the subdivision entrance and for compliance with the sight distance requirements. Sidewalks are being provided to allow for a pedestrian connection to the trail system and amenity area located in the subdivision on the west side of E. Gallaher Ferry Rd. Staff is recommending a condition that the sidewalk be extended on Road G to the cul-de-sac at its northern end.

Due to the changes in street layout, the balance of the subdivision covered by the original concept plan approval on the east side of E. Gallaher Ferry Rd. will be subject to review as a revised concept plan. With the different density restrictions for the subdivision under the approved PR zoning, all future units of the subdivision will be monitored so that the maximum allowed density is not exceeded.

MPC Action:

Approved as Modified

MPC Meeting Date: 8/10/2006

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. (Revised by MPC 8/10/06) Placing a note on the final plat that all structures will have to be located at least 50 feet from the top of the closed contour areas, as determined by TDEC to be sinkholes, and as 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 five feet of the hatched 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. Obtaining an off-site drainage easement at the outfall from the detention basin located at the rear of Lots 11 and 12 or bringing the drainage to Conner Creek through the subdivision.
6. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
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10. Establishing a greenway easement along Conner Creek, if required by the Knox County Greenways Coordinator.
11. Revising the concept plan to provide traversable access from Road F to the common area directly south of Lot 18.
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design plan has been submitted to MPC staff.

Summary of MPC action: APPROVE variances 1 and 2 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 14 conditions

Date of MPC Approval: 8/10/2006

Date of Denial:

Postponements: 7/13/2006

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: