

CASE SUMMARY
APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN

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

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Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 8-SB-08-C **Related File Number:** 8-I-08-UR
Application Filed: 7/7/2008 **Date of Revision:**
Applicant: CORNERSTONE DEV. GROUP

PROPERTY INFORMATION

General Location: North end of Covered Bridge Blvd., west of East Gallaher Ferry Rd.
Other Parcel Info.:
Tax ID Number: 116 029 (PART OF) **Jurisdiction:** County
Size of Tract: 35.44 acres
Accessibility: Access is via Covered Bridge Blvd., a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: North: Rural residential / A (Agricultural) & RA (Low Density Residential)
South: Phase 1 of the Subdivision / PR (Planned Residential)
East: Vacant land / PR (Planned Residential)
West: Vacant land / A (Agricultural)
Proposed Use: Detached residential subdivision **Density:** 1.52 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

No. of Lots Proposed: 54 No. of Lots Approved: 54

Variances Requested: 1. Tangent length variance between broken back curves from 150' to 126', STA 11+15 to STA 12+41, Road "J".

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

APPROVE the Concept Plan subject to 7 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. A 5' drainage easement extending outside of the uppermost closed contour is required. Construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Establishing a greenway easement along Conner Creek, if required by the Knox County Greenways Coordinator.
7. 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 35.44 acres out of the original 159.81 acre tract. The area under consideration for this revision is located at the northern end of the subdivision on the west side of East Gallaher Ferry Rd. This proposed unit of the subdivision includes 54 lots. This request will complete the subdivision on the west side of East Gallaher Ferry Rd. as originally approved by the Planning Commission on (7-SB-05-C) with a total of 190 lots.

The only area not addressed by the revised concept plans on the west side of East Gallaher Ferry Rd. is the area fronting along East Gallaher Ferry Rd., that backs up to Conner Creek on its northeast side. In the original concept plan, that area included 17 proposed lots with a street access to East Gallaher Ferry Rd. The Planning Commission eliminated those lots in the approved plan due to the steep grade of the property and safety concerns with the access to East Gallaher Ferry Rd. There is no development approval for this area.

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: 8/14/2008

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. 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. A 5' drainage easement extending outside of the uppermost closed contour is required. Construction is not permitted within the hatched contour area of the sinkhole or the drainage easement. 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. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

6. Establishing a greenway easement along Conner Creek, if required by the Knox County Greenways Coordinator.

7. 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 variance 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
APPROVE the Concept Plan subject to 7 conditions:

Date of MPC Approval: 8/14/2008

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: