

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
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www.knoxmpc.org

File Number: 1-SE-06-C **Related File Number:** 1-D-06-UR
Application Filed: 12/5/2005 **Date of Revision:**
Applicant: FRANKLIN DEVELOPMENT, LLC
Owner: FRANKLIN DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: South side of Norton Rd., west side of Arthur Harmon Rd.
Other Parcel Info.:
Tax ID Number: 124 200 & 200.01 **Jurisdiction:** County
Size of Tract: 18.9 acres
Accessibility: Access is via Arthur Harmon Rd., a local street with a pavement width of 14' within a 30' right-of-way and Norton Rd., a local street with a pavement width of 19' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: Property in the area is zoned RA, RB and PR residential and CA commercial. Development in the area consists of detached single family dwellings.
Proposed Use: Detached and attached residential development **Density:** 2.86 du/ac
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth 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: Village of John Sevier
Surveyor: AEMC Applied Engineering
No. of Lots Proposed: 33 **No. of Lots Approved:** 0
Variances Requested: None
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly
Staff Recomm. (Abbr.): APPROVE the concept plan subject to 10 conditions
Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. Widen Harmon Rd. to a minimum paved width of 20'. This road widening is to be done prior to or in conjunction with the development of any portion of this site. Road widening plans must be reviewed and approved by the Knox County Dept. of Engineering and Public Works before any construction begins on this project
3. All retaining walls greater than 4' in height must be designed by a registered engineer
4. Note on the plan that all intersection grades up to 3% have been approved by the Knox County Dept. of Engineering and Public Works
5. Certify 300' of sight distance in both directions at the Harmon Rd. entrance and at all three driveway entrances to the condominiums
6. Place a note on the final plat that lots 1-32 will have access from the internal street system to Arthur Harmon Rd. only
7. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
8. Provision of street names which are consistent with the Uniform Street naming and Addressing System in Knox County (Ord. 91-1-102)
9. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
10. Meeting all requirements of the approved use on review development plan

Comments: The applicant is proposing to divide this site into 33 lots. Detached single family dwellings are proposed for 32 of the lots. The final lot will be developed with 12 condominium units. The single family portion of the development will be accessed from Arthur Harmon Rd. In order to use this road as an access, the applicant will need to widen the road from its present 14' width to 20'. This road widening is to be undertaken at the time any part of the site is being developed. A plan for the widening must be approved by the Knox County Dept. of Engineering and Public Works as part of the Design Plan Phase for this subdivision. The 12 condominium units will be accessed via three driveways that will intersect with E. Norton Rd. The applicant's engineer will be required to certify the sight distance at each of the proposed driveway access points and at the Harmon Rd. entrance.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed detached single-family subdivision at a density of 2.33 du/ac, is consistent in use and density (up to 5 du/ac with the approved zoning).
3. Any school age children living in this development are presently zoned to attend New Hopewell Elementary and South Doyle Middle and High Schools

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family subdivision and condominium development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review:

The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for low density residential uses. The PR zoning for the site allows a density up to 5 du/ac. At a proposed density of 2.33 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 2/9/2006

- Details of MPC action:**
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Summary of MPC action: APPROVE the concept plan subject to 10 conditions

Date of MPC Approval: 2/9/2006

Date of Denial:

Postponements: 1/12/2006

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: