

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
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www.knoxmpc.org

File Number: 10-SD-06-C **Related File Number:** 10-J-06-UR
Application Filed: 9/5/2006 **Date of Revision:**
Applicant: WHITE MOUNTAIN LANDING DEVELOPMENT CO.
Owner: WHITE MOUNTAIN LANDING DEVELOPMENT CO.

PROPERTY INFORMATION

General Location: North side of Dante Rd., southwest of Saint Croix Ln.
Other Parcel Info.:
Tax ID Number: 57 130 & 132 **Jurisdiction:** County
Size of Tract: 28.9 acres
Accessibility: Access is via Dante Rd., a minor arterial street with 20' of pavement within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use: This site is located within a residential development pattern of older and new housing that has developed under A, RB and PR zones
Proposed Use: Detached residential subdivision **Density:** 1.87 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Urban 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) pending, CA (General Business), A (Agricultural)
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: Harvest Grove Phase One
Surveyor: LeMay & Associates
No. of Lots Proposed: 54 **No. of Lots Approved:** 0
Variances Requested:
1. Vertical curve variance from 125' to 80' at sta 21+60 of Harvest Grove Ln.
2. Right-of-way dedication variance from 66' to 35' from the center line of Dante Rd.
3. Intersection spacing variance from 400' to 163' between the proposed Harvest Grove Ln. and Chetwood Dr.
4. Property line radius from 25' to 15' at the intersection of Harvest Grove Ln. and Dante Rd.
5. Horizontal curve variance from 250' to 150' at sta 14+50 of Harvest Grove Ln.
6. Horizontal curve variance from 250' to 150' at sta 17+00 of Harvest Grove Ln.
7. Horizontal curve variance from 250' to 200' at sta 20+00 of Harvest Grove Ln.
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 variances 1-7 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.
Staff Recomm. (Full): APPROVE the Concept Plan subject to 12 conditions:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name that is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Extending Fredrickstine Ln. in the St. Croix Subdivision to connect with the proposed Harvest Grove Ln. Design of this extension is to comply with the Subdivision Regulations and it is to be reviewed and approved by the Knox County Dept. of Engineering and Public Works
4. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation and the U.S. Army Corp of Engineers
6. Establish a 30' wide stream buffer, 15' either side of the center line of the creek, as required by the Knox County Dept. of Engineering and Public Works
7. Certification on the final plat by the applicants' engineer that there is sight distance equal to or greater than 10 times the posted speed limit on Dante Rd. at the proposed Harvest Grove Ln.
8. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
9. Placing a note on the final plat that all lots will have access only to the internal street system.
10. Final approval of the rezoning of this site by the Knox County Commission to PR (Planned Residential) with an approved density of 1.87 du/ac or greater
11. Meeting all requirements of the approved use on review development plan.
12. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.
Comments: This applicant is proposing to divide this 28.9 acre site into 54 lots. The site has some physical constraints that is impacting how this project will be developed. The northern portion of the site is very steep. The plan as presented proposes that the steepest portion of the site be limited to three very large lots. Secondly, there is a wetland on the site. The wetland is being preserved by designating it as part of a common area.

This site adjoins St. Croix Subdivision. When St. Croix was developed a stub street, Fredrickstine Ln., was constructed to this site. Staff will recommend this stub street be extended to tie into the proposed Harvest Grove Ln. Staff anticipates this recommendation will be opposed by the residents of St. Croix Subdivision. Staff supports the extension to increase connectivity and to provide alternative access points between these adjoining neighborhoods.

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 residential subdivision at a density of 1.87 du/ac, is consistent in use and density (up to 5 du/ac) with the existing and proposed zoning of the site.
3. Any school age children living in this development are presently zoned to attend Sterchi Elementary, Gresham Middle and Central High Schools.

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

1. The proposed attached residential subdivision with the conditions noted, meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision 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 North County Sector Plan designates this property for low density residential use and slope protection. The existing PR zoning of the site allows a density up to 5 du/ac. At a proposed density of 1.87 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.

Upon approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action:

Approved

MPC Meeting Date: 10/12/2006

Details of MPC action:

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11. Meeting all requirements of the approved use on review development plan.
12. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Summary of MPC action:

APPROVE variances 1-7 because the site's shape and topography restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

APPROVE the Concept Plan subject to 12 conditions:

Date of MPC Approval:

10/12/2006

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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: