

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number: 11-SB-05-C **Related File Number:** 11-A-05-UR
Application Filed: 10/3/2005 **Date of Revision:**
Applicant: NORTH AMERICAN DEVELOPMENT CORPORATION
Owner: NORTH AMERICAN DEVELOPMENT CORP KEN BOWMAN

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
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

PROPERTY INFORMATION

General Location: East side of Harvey Rd., south of S. Northshore Dr.
Other Parcel Info.:
Tax ID Number: 169 020 **Jurisdiction:** County
Size of Tract: 14.47 acres
Accessibility: Access is via Harvey Rd., a local street with a pavement width of 19' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Two single family dwellings and vacant land
Surrounding Land Use: The site is located in an area where other single family subdivisions have recently been developed on PR (Planned Residential) zoned tracts.
Proposed Use: Detached single family subdivision **Density:** 3.33 du/ac
Sector Plan: Southwest 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: Arbor Gate Subdivision Revised
Surveyor: Robert G. Campbell and Associates
No. of Lots Proposed: 48 **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 9 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Approval of the rezoning of this site to PR (Planned Residential) at a density of 3.3 du/ac or greater.
5. Dedication of the required 44' from the centerline of S. Northshore Dr. and 25' from the centerline of Harvey Rd.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the drainage system and any common area.
7. Placing a note on the final plat that all lots will have access from the internal road system only.
8. Meeting all requirements of the approved use on review development plan.
9. 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 site was before MPC at the October 13, 2005 meeting for rezoning. The MPC recommended PR (Planned Residential) zoning at 1-3.5 dwellings per acre. The Knox County Commission will be hearing this rezoning request at its November, 2005 meeting. The proposed subdivision will contain 48 lots on this 14.47 acre site. This equates to a development density of 3.33 du/ac.

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 can be provided to this site.
2. The proposed detached single-family subdivision at a density of 3.33 du/ac, is consistent in use and density with the recent rezoning.
3. Any school age children living in this development are presently zoned to attend Farragut schools.

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

1. The proposed detached single-family subdivision 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.
3. The recommended zoning density of this site is 1 - 3.5 dwellings per acre. The proposed 3.33 du/ac does not exceed the proposed zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the site allows a density up to 3.5 du/ac. and is consistent with the Sector Plan and

zoning designation.

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: 11/10/2005

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Approval of the rezoning of this site to PR (Planned Residential) at a density of 3.3 du/ac or greater.
5. Dedication of the required 44' from the centerline of S. Northshore Dr. and 25' from the centerline of Harvey Rd.
6. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the drainage system and any common area.
7. Placing a note on the final plat that all lots will have access from the internal road system only.
8. Meeting all requirements of the approved use on review development plan.
9. 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 the Concept Plan subject to 9 conditions

Date of MPC Approval:

11/10/2005

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: