

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 2-SA-04-C **Related File Number:** 2-F-04-UR
Application Filed: 1/12/2004 **Date of Revision:**
Applicant: JOHN KERR CONSTRUCTION CONCEPTS
Owner: M. A. SCHUBERT

PROPERTY INFORMATION

General Location: North & west side of Harvey Rd., east of Amber Glades Ln.
Other Parcel Info.:
Tax ID Number: 162 29.13 **Jurisdiction:** County
Size of Tract: 15.07 acres
Accessibility: Access is via Harvey Rd., a collector street with a pavement width of 19' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: One single family dwelling and vacant land
Surrounding Land Use: This is a rapidly suburbanizing area. Property in the area is zone A agricultural, RA and PR residential. Development consists of single family dwellings.
Proposed Use: Detached singl family subdivision **Density:** 2.07 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) pending and HZ (Historic Overlay) pending
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: Harrison Glen
Surveyor: LeMay & Associates
No. of Lots Proposed: 27 **No. of Lots Approved:** 0
Variances Requested:
1. Horizontal curve variance from 250' to 100' at sta. 8+96 of Road A.
2. Intersection grade variance from 1% to 2% at Harrison Glen Dr. and Harvey Rd.
3. Intersection grade variance from 1% to 2% at Sweet Glen Dr. and Harrison Glen Dr.
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- 3 because the site's topography restricts compliance with the Subdivision Regulations.
Staff Recomm. (Full): APPROVE the concept plan subject to 8 conditions
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2.. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Dedication of the needed right-of-way to improve the horizontal radius in the curve on Harvey Rd. This improvement is to be done by Knox County.
4. Establish a drainage easement around the existing pond on the site as may be required by the Knox County Dept. of Engineering and Public Works.
5. Meeting all requirements of the approved Use-on-Review development plan.
6. 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.
7. Final approval of the rezoning of this site by the Knox County Commission to Planned Residential at 2.07 du/ac or greater.
8. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in each direction on Harvey Rd.
Comments: The tract of ground this site is coming out of contains 15.04 acres. This subdivision will contain 27 lots on 13.07 acres of the larger site. The remaining 2 acres of the site are being retained with a historic dwelling. The house was built in the early 1800's. It is currently being renovated. The new subdivision will wrap around the house on two sides.

Harvey Road has two very sharp curves in the general vicinity of this site. At the request of the Knox County Dept. of Engineering and Public Works, the applicant's engineer has prepared a plan that proposes improvements for one of these curve. The developer has agreed to dedicate the needed right-of-way to carry out this project. Knox County will be responsible for the construction of the improvement.

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 in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

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 the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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 density of this site is 1- 3 dwellings per acre. The proposed 2.07 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 3 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Action:

Approved

MPC Meeting Date: 2/12/2004

Details of MPC action:

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Summary of MPC action:

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APPROVE the concept plan subject to 8 conditions

Date of MPC Approval:

2/12/2004

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: