CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

PROPERTY INFORMATION

General Location:East side of Harvey Rd., southeast side of Bruce Smith Rd.Other Parcel Info.:Jurisdiction:Tax ID Number:169 009.02Jurisdiction:Size of Tract:6.7 acresAccessibility:Access is via Harvey Rd., a collector street with a pavement width of 20' within a 40' right-of-way and Bruce Smith Rd., a local street with a pavement width of 18' within a 40' right-of-way.

 GENERAL LAND USE INFORMATION

 Existing Land Use:
 Vacant

 Surrounding Land Use:
 This site is in a rural residential area that is in the process of transitioning to low density residential with the development of numerous subdivisions under PR zoning regulations.

 Proposed Use:
 Detached single family subdivision
 Density: 3.29 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)

PR (Planned Residential) pending

Current Zoning: Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:	Harvey Heights		
Surveyor:	Sullivan		
No. of Lots Proposed:	22	No. of Lots Approved: 0	
Variances Requested:	1. Vertical curve from 135' to 100' at sta. 0+75 of Road A.		
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 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 11 conditions
Staff Recomm. (Full):	 Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102). Compaction of fill areas to be done in accordance with the requirements of the Knox County Dept. of Engineering and Public Works. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements and obtaining all required permits from the Tennessee Dept. of Environment and Conservation. Prior to final plat approval, establish a drainage easement over the stream crossing the site as may be required by the Knox County Dept. of Engineering and Public Works. Certification on the final plat by the applicant's engineer that there is 300' of sight distance in both directions on Harvey Rd. Place a note on the final plat that vehicular access to all lots is limited to the internal street system. Meeting all requirements of the approved Use-on-Review development plan. 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. Approval of the rezoning of this site to PR (Planned Residential) at an appropriate density by the
Comments:	Knox County Commission. The applicants propose to divide this 6.7 acre site into 22 lots. The zoning of this property is to be heard by the Knox County Commission at its February 24, 2003 meeting. In order to provide the required sight distance at the entrance, the existing bank will need to be graded back and some of the existing brush will be required to be removed. The site has quite a bit of frontage on Harvey Rd. and Bruce Smith Rd. Staff will require the access from this development be limited to the internal street system only. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND
	THE COMMUNITY AS A WHOLE The proposed subdivision will have minimal impact on local services since all utilities are in place to
	 serve this site. The proposed detached single-family subdivision is consistent in use and density with the recent zoning and subdivision development in the area. Access to this project will be limited to Harvey Rd. via the internal road system of the project.
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE
	 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. 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

	significantly injure residential areas. 3. The recomme the permitted zon CONFORMITY C 1. The Southwes density of 5 du/ac	e the value of adjacent property. The nded density of this site is 1-4 dwelli ing density. IF THE PROPOSAL TO ADOPTED t County Sector Plan identifies this p c. The PR zoning approved for this	property as low density residential with a maximum site allows a density up to 4 du/ac. which is
MPC Action:	Approved	e Sector Plan and the other develop	MPC Meeting Date: 2/13/2003
Details of MPC action:	 Connection to Health Departme Provision of st System within Kn Compaction o Engineering and Meeting all ap Works. Meeting all ap Environment and Prior to final p be required by the Certification of directions on Har Place a note o Meeting all red A final plat ap certification of de 	nt. reet names which are consistent wit ox County (Ord. 91-1-102). f fill areas to be done in accordance Public Works. plicable requirements of the Knox C plicable requirements and obtaining Conservation. lat approval, establish a drainage ea e Knox County Dept. of Engineering n the final plat by the applicant's engine vey Rd. In the final plat that vehicular access quirements of the approved Use-on- oplication based on this concept plan sign plan approval has been submitt he rezoning of this site to PR (Plann	her relevant requirements of the Knox County the Uniform Street Naming and Addressing with the requirements of the Knox County Dept. of ounty Department of Engineering and Public all required permits from the Tennessee Dept. of assement over the stream crossing the site as may and Public Works. gineer that there is 300' of sight distance in both is to all lots is limited to the internal street system. Review development plan. In will not be accepted for review by the MPC until
Summary of MPC action:	Regulations, and	tee 1 because the site's topography the proposed variance will not creat pncept Plan subject to 11 conditions	
Date of MPC Approval:	2/13/2003	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication	on?: 🗌 Action Appealed?:
Legislative Body:	LEGISL	ATIVE ACTION AND DIS	POSITION

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: