CASE SUMMARY

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:	4-SE-07-C	Related File Number:	4-H-07-UR
Application Filed:	3/5/2007	Date of Revision:	
Applicant:	THE LIVERY DEVELOPMENT COMPANY		

PROPERTY INFORMATION

General Location:	Northeast side of Harvey Rd., north of Choto Rd.		
Other Parcel Info.:			
Tax ID Number:	162 43, 44, 44.01, 44.02 & 45	Jurisdiction:	County
Size of Tract:	20.9 acres		
Accessibility:	Access is via Harvey Rd., a major collector street with a 21' pavement width within a 60' right-of-way.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Residences		
Surrounding Land Use:	North: Residences / PR (Planned Residential) South: Residence / PR (Planned Residential) East: Residences / PR (Planned Residential) West: Residences / A (Agricultural)		
Proposed Use:	Detached residential subdivision		Density: 2.68 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) & PR (Planned Residential) pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

6/21/2007 05:23 PM

PLAN INFORMATION (where applicable)

Current Plan Category:



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Requested Plan Category:

Subdivision Name:	The Livery at Harvey Road		
No. of Lots Proposed:	56	No. of Lots Approved: 56	
Variances Requested:	1. Horizontal curve variance on Road A at STA 2+84.81, from 250' to 100'.		
S/D Name Change:			

	MPC ACTION AND DISPOSITION
Planner In Charge:	Tom Brechko
Staff Recomm. (Abbr.):	APPROVE variance 1 because the site's shape and required entrance location restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard.
	APPROVE the concept plan subject to 9 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 (County Ord. 91-1-102). Placing a note on the final plat that all lots will have access from the internal road system only. Final design of the boulevard entrance, gate locations and turnaround area subject to approval by the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision. The gate design is also subject to approval by the Knox County Fire Marshal. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions along Harvey Rd. On the final plat, providing a sight triangle easement across Lot 26 in order to provide the needed sight distance through the curve in Road A. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements and drainage system. 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:	 The applicant has submitted a concept plan for the subdivision of this 20.9 acre tract into 56 lots at a density of 2.68 du/ac. Three of the parcels (044, 04401 & 04402) were rezoned to PR (Planned Residential) at a density up to 2 du/ac (11-L-06-RZ) by Knox County Commission on December 18, 2006. The rezoning of parcels 043 and 045 to PR at a density up to 2 du/ac (3-C-07-RZ) was approved by Knox County Commission on April 23, 2007. The Planning Commission recommended approval of a request (4-G-07-RZ) to increase the density of the five parcels at up to 3 du/ac on April 12, 2007. The Knox County Commission approved the request on May 29, 2007. The proposed subdivision will be a gated subdivision with all lots having access from private streets/Joint Permanent Easements. Staff has included a condition that the final design of the boulevard entrance, gate locations and turnaround area are subject to approval by the Knox County
	Department of Engineering and Public Works at the design plan stage of the subdivision.
MPC Action:	Approved MPC Meeting Date: 6/14/2007
Details of MPC action:	 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 (County Ord. 91-1-102). Placing a note on the final plat that all lots will have access from the internal road system only. Final design of the boulevard entrance, gate locations and turnaround area subject to approval by the Knox County Department of Engineering and Public Works at the design plan stage of the subdivision. The gate design is also subject to approval by the Knox County Fire Marshal. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions along Harvey Rd. On the final plat, providing a sight triangle easement across Lot 26 in order to provide the needed

Summary of MPC action:	 Works. 8. Prior to or concurrent with recording of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the joint permanent easements and drainage system. 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. APPROVE variance 1 because the site's shape and required entrance location restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard. APPROVE the concept plan subject to 9 conditions 		
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Date of MPC Approval:	6/14/2007	Date of Denial:	Postponements: 4/12/2007
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:		
	LEGIS	SLATIVE ACTION AND D	ISPOSITION
Legislative Body:	Knox County Ch	hancery Court	

Legislative Body:	Knox County Chancery Court		
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:	