

**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

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**File Number:** 6-SD-07-C                      **Related File Number:** 6-G-07-UR  
**Application Filed:** 5/7/2007                      **Date of Revision:**  
**Applicant:** WHITE MOUNTAIN LANDING DEVELOPMENT CO.

**PROPERTY INFORMATION**

**General Location:** Northwest side of Dante Rd., southwest of Chetwood Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 57 130 & 1332                      **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:** Access is via Dante Rd., a minor arterial street with 20' of pavement within a 50' right-of-way.                      **Density:** 1.98 du/ac  
**Sector Plan:** North 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:** Harvest Grove  
**No. of Lots Proposed:** 11      **No. of Lots Approved:** 0  
**Variances Requested:** 1. Intersection spacing variance from 163' to 132' between the entrance road and Chetwood Dr.  
2. Horizontal curve variance from 250' to 150' at sta 1+50, 3+70 & 7+40 of the proposed road  
**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 & 2 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 10 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. Installation of traffic calming devices as required by the Knox County Department of Engineering and Public Works.
4. 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
5. 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
6. 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.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
8. Provision of traffic calming within the subdivision as may be required by the Knox County Dept. 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. 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 57 lots. In September on 2006 MPC approved a concept plan and use on review that would have permitted up to 54 lots. At that time 3.5 acres of the site was still zoned A (Agricultural). That portion of the site is now zoned PR (Planned Residential) at 4 du/ac as is the remainder of the property. The applicant is now proposing to divide the 3.5 acres into 11 lots.

At the time the initial concept plan was reviewed, staff identified a wetland on the site that would require the Tenn. Dept. of Environment and Conservations (TDEC) review. Their review resulted in the loss of 8 lots from the previously approved concept plan. The net effect of the approval of this second phase will be to increase the total number of lots permitted in the development to 57. This is net increase of 3 lots over the previously approved plan.

### **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 1.98 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 detached 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 4 du/ac. At a proposed density of 1.98 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:** 6/14/2007

**Details of MPC action:**

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).
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**Summary of MPC action:**

APPROVE variances 1 & 2 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 10 conditions:

**Date of MPC Approval:** 6/14/2007

**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:**

**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:**