



## ***SUBDIVISION INFORMATION (where applicable)***

**Subdivision Name:** Village of John Sevier - Revised  
**No. of Lots Proposed:** 37      **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 11 conditions  
**Staff Recomm. (Full):**

1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
2. Widen Harmon Rd. to a minimum paved width of 20'. This road widening is to be done prior to or in conjunction with the development of any portion of this site. Road widening plans must be reviewed and approved by the Knox County Dept. of Engineering and Public Works before any construction begins on this project
3. All retaining walls greater than 4' in height must be designed by a registered engineer
4. Note on the plan that all intersection grades up to 3% have been approved by the Knox County Dept. of Engineering and Public Works
5. Certify 300' of sight distance in both directions at the Harmon Rd. entrance and at all three driveway entrances to the condominiums
6. Place a note on the final plat that lots 1-17 & 37 will have access from the internal street system to Arthur Harmon Rd. only
7. Note on the plan the required 56' right-of-way dedication from the center line of E. Governor John Sevier Hwy.
8. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
9. Provision of street names which are consistent with the Uniform Street naming and Addressing System in Knox County (Ord. 91-1-102)
10. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
11. 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:** Detached dwellings are proposed for the 37 lots. The remainder of the site will be developed with 12 condominium units. The single family portion of the development will be accessed from Arthur Harmon Rd. In order to use this road as an access, the applicant will need to widen the road from its present 14' width to 20'. This road widening is to be undertaken at the time any part of the site is being developed. A plan for the widening must be approved by the Knox County Dept. of Engineering and Public Works as part of the Design Plan Phase for this subdivision. The 12 condominium units will be accessed via three driveways that will intersect with E. Norton Rd. The applicant's engineer will be required to certify the sight distance at each of the proposed driveway access points and at the Harmon Rd. entrance.

### **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 and attached residential development at a density of 2.60 du/ac, is consistent in use and density (up to 5 du/ac with the approved zoning).
3. Any school age children living in this development are presently zoned to attend New Hopewell Elementary and South Doyle Middle and High Schools

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

1. The proposed detached residential subdivision and condominium development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development 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 South County Sector Plan designates this property for low density residential uses. The PR zoning for the site allows a density up to 5 du/ac. At a proposed density of 2.60 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 map.

**MPC Action:**

Approved

**MPC Meeting Date:** 9/13/2007

**Details of MPC action:**

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11. 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 11 conditions

**Date of MPC Approval:**

9/13/2007

**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:**