

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
 SUBDIVISION REPORT - CONCEPT/USE ON REVIEW**

▶ **FILE #:** 1-SE-06-C **AGENDA ITEM #** 10  
 1-D-06-UR **AGENDA DATE:** 2/9/2006

POSTPONEMENT(S): 1/12/2006

▶ **SUBDIVISION:** VILLAGE OF JOHN SEVIER  
 ▶ **APPLICANT/DEVELOPER:** FRANKLIN DEVELOPMENT, LLC  
 OWNER(S): FRANKLIN DEVELOPMENT, LLC

TAX IDENTIFICATION: 124 200 & 200.01  
 JURISDICTION: County Commission District 9

▶ **LOCATION:** South side of Norton Rd., west side of Arthur Harmon Rd.

SECTOR PLAN: South County  
 GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 18.9 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached and attached residential development

SURROUNDING LAND USE AND ZONING: Property in the area is zoned RA, RB and PR residential and CA commercial. Development in the area consists of detached single family dwellings.

▶ **NUMBER OF LOTS:** 33

SURVEYOR/ENGINEER: AEMC Applied Engineering

ACCESSIBILITY: Access is via Arthur Harmon Rd., a local street with a pavement width of 14' within a 30' right-of-way and Norton Rd., a local street with a pavement width of 19' within a 40' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:** None

**STAFF RECOMMENDATION:**

▶ **APPROVE the concept plan subject to 10 conditions**

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 1-32 will have access from the internal street system to Arthur Harmon Rd. only
7. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
8. Provision of street names which are consistent with the Uniform Street naming and Addressing System in Knox County (Ord. 91-1-102)
9. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation
10. Meeting all requirements of the approved use on review development plan

► **APPROVE the request for up to 32 detached single family dwellings on individual lots and up to 12 condominium units as shown on the development plan subject to 3 conditions**

1. Meeting all requirements of the approved concept subdivision plan
2. Meeting all applicable requirements of the Knox County Zoning Ordinance
3. Installation of landscaping as shown on the development plan within six months of the issuance of an occupancy permit for this project or posting a bond with the Knox County Dept. of Engineering and Public works to guarantee such installation.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use-on-Review.

**COMMENTS:**

The applicant is proposing to divide this site into 33 lots. Detached single family dwellings are proposed for 32 of the lots. The final lot 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 single-family subdivision at a density of 2.33 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**

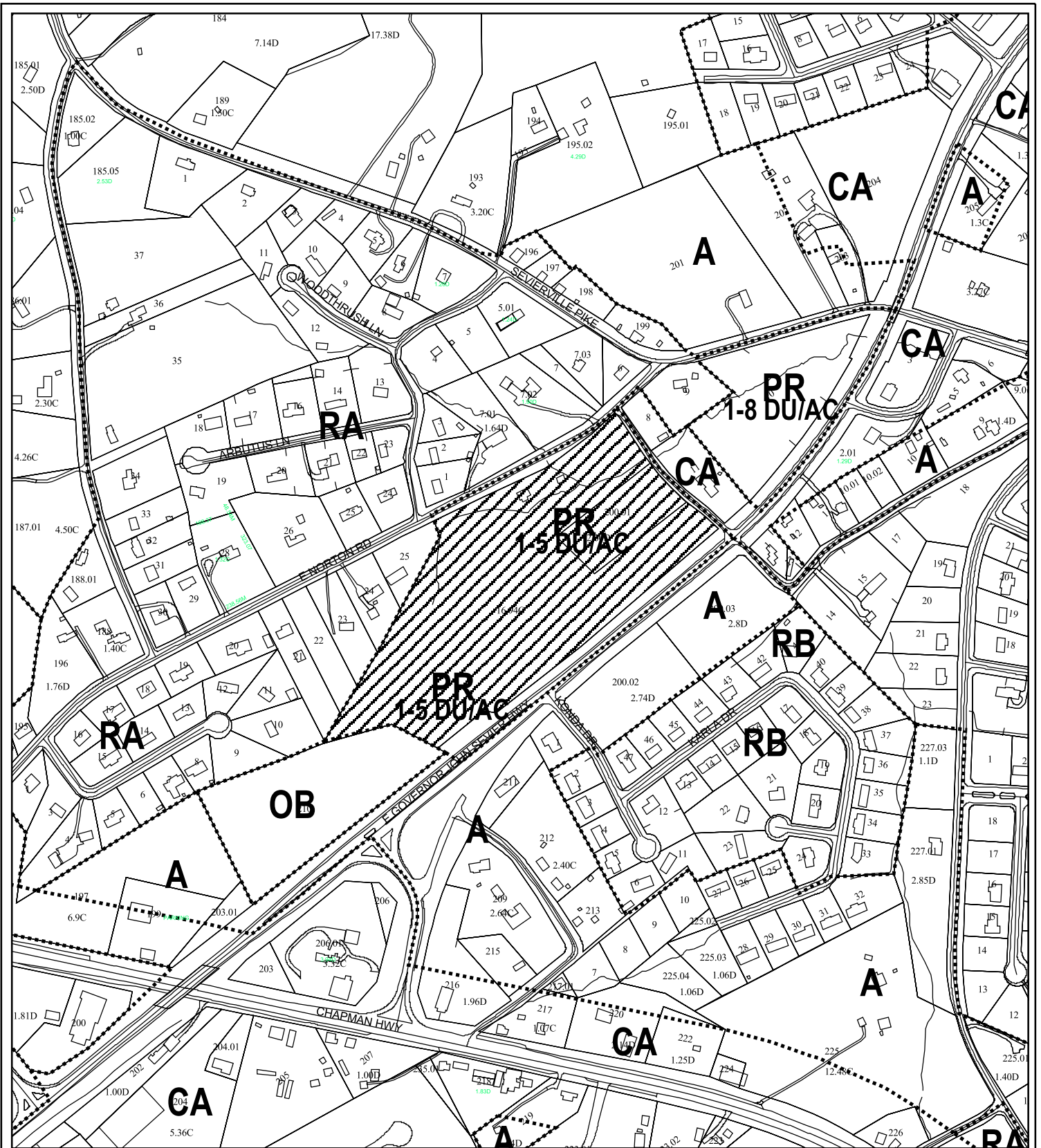
1. The proposed detached single-family subdivision and condominium development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: 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 2.33 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's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Commission. The date of the Knox County Commission hearing will depend on when the appeal application is filed.



**1-SE-06-C/1-D-06-UR  
CONCEPT PLAN/USE ON REVIEW**

 Attached & detached residential development in PR (Planned Residential)

Original Print Date: 02/01/06    Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Village of John Sevier  
Franklin Development, LLC

Map No: 124

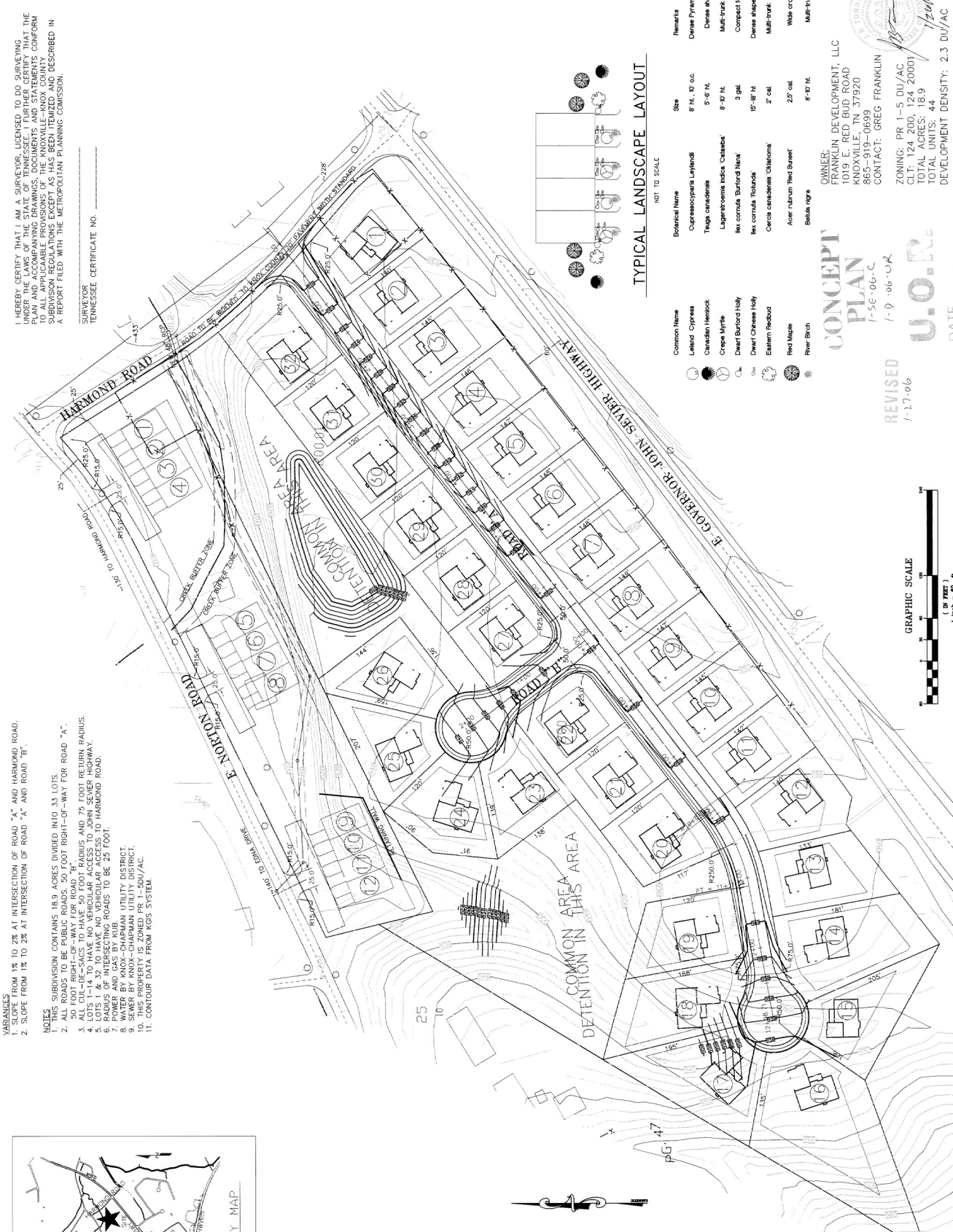
Jurisdiction: County



I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TENNESSEE SURVEYING ACT AND TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

SURVEYOR  
TENNESSEE CERTIFICATE NO. \_\_\_\_\_

- VARIANCES**
1. SLOPE FROM 1% TO 2% AT INTERSECTION OF ROAD "A" AND HARMOND ROAD.
  2. SLOPE FROM 1% TO 2% AT INTERSECTION OF ROAD "A" AND ROAD "B".
- NOTES**
1. THIS SUBDIVISION CONTAINS 18.9 ACRES DIVIDED INTO 33 LOTS.
  2. ALL ROADS TO BE PUBLIC ROADS, 50 FOOT RIGHT-OF-WAY FOR ROAD "A".
  3. 50 FOOT RIGHT-OF-WAY FOR ROAD "B".
  4. ALL LOTS TO BE 75 FOOT RADIUS AND 75 FOOT RESURV RADIUS.
  5. LOTS 1-14 TO HAVE NO VEHICULAR ACCESS TO JOHN SEVER HIGHWAY.
  6. RADIUS OF INTERSECTING ROADS TO BE 25 FOOT.
  7. WATER BY KNOX-CHAPMAN UTILITY DISTRICT.
  8. SEWER BY KNOX-CHAPMAN UTILITY DISTRICT.
  9. THIS TRACT IS ZONED DU/AC.
  10. CONTOUR DATA FROM ADJACENT AREAS.
  11. CONTOUR DATA FROM ADJACENT AREAS.



TYPICAL LANDSCAPE LAYOUT

NOT TO SCALE

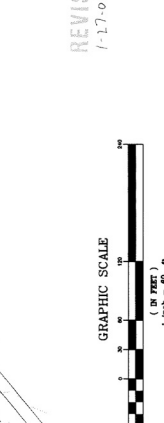
Botanical Name	Size	Remarks
Opuntia basilaris	8" H. 10" dia.	Dense Pyramidal
Tagas palustris	5'-6" H.	Dense shape
Lagerströmia indica 'Carmel'	8'-10" H.	Multi-trunk
Ilex cornuta 'Burford Nana'	3 gal.	Compact form
Ilex cornuta 'Robusta'	15'-18" H.	Dense shape
Cercis canadensis 'Oblongata'	2' cal.	Multi-trunk
Acer rubrum 'Red Sunset'	2.5' cal.	Wide crown
Betula nigra	8'-10" H.	Multi-trunk

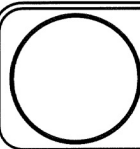
Common Name	Symbol
Leland Cypress	●
Canadian Hemlock	○
Crape Myrtle	○
Dwarf Burford Holly	○
Dwarf Chinese Holly	○
Eastern Redbud	○
Red Maple	○
River Birch	○

OWNER:  
FRANKLIN DEVELOPMENT, LLC  
1019 E. RED BUD ROAD  
KNOXVILLE, TN 37920  
865-919-0699  
CONTACT: GREG FRANKLIN

ZONING: PR 1-5 DU/AC  
CLT: 124 200, 124 20001  
TOTAL ACRES: 18.9  
TOTAL UNITS: 44  
DEVELOPMENT DENSITY: 2.3 DU/AC

DATE: \_\_\_\_\_





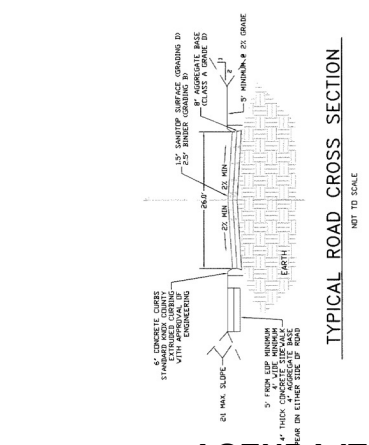
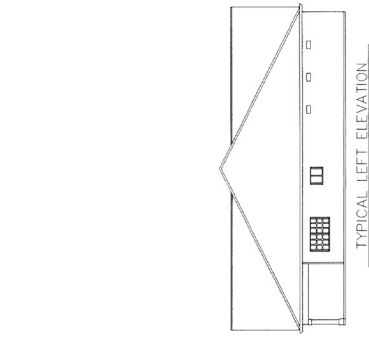
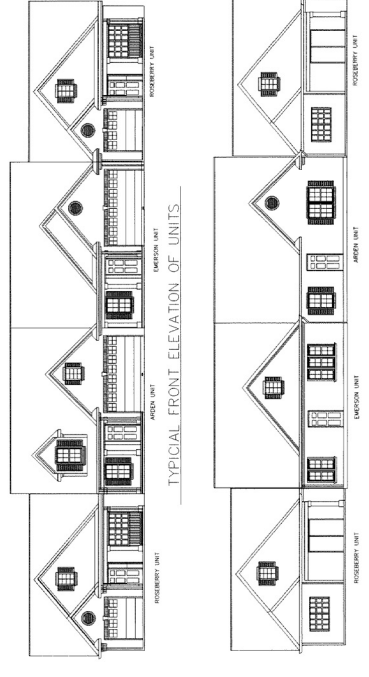
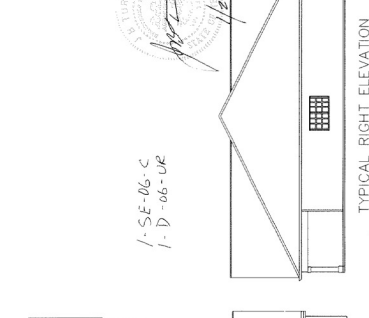
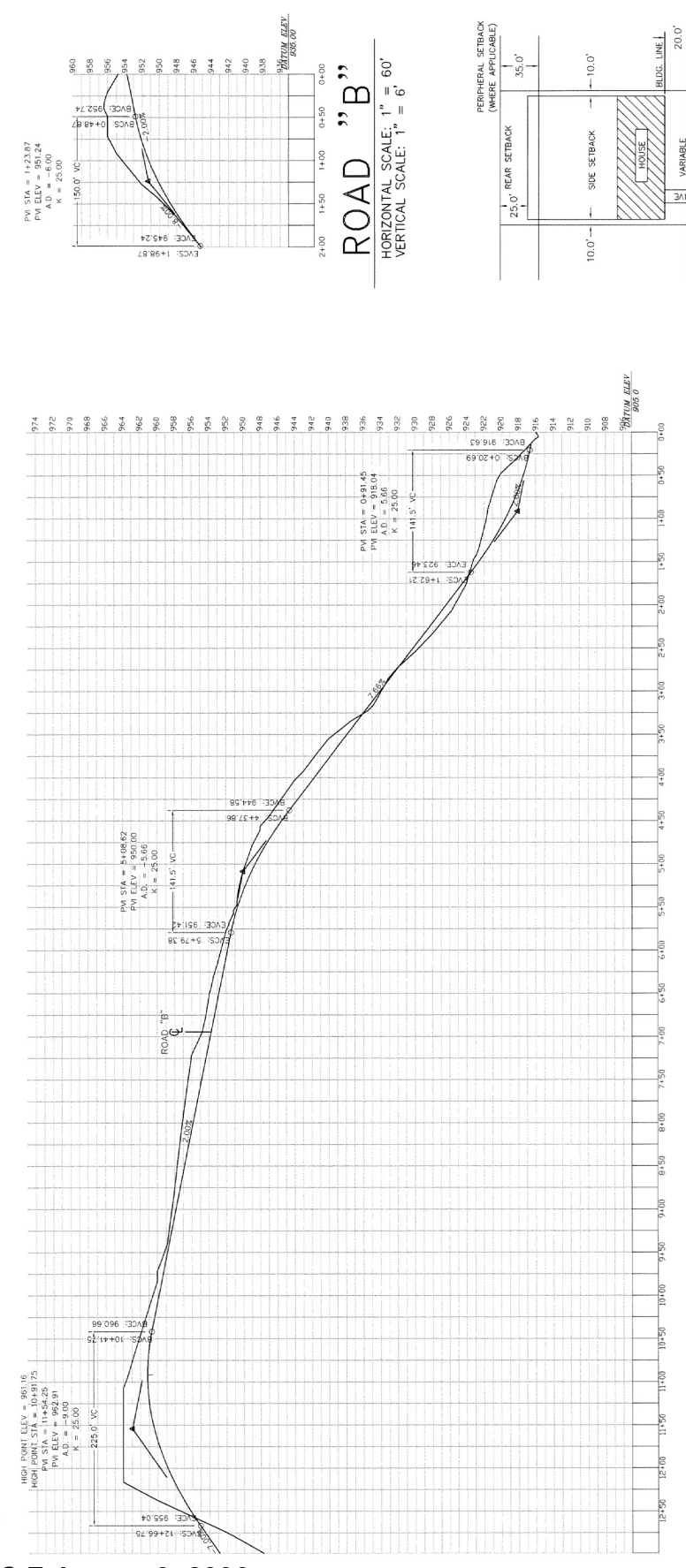
**AEMC**

**APPLIED ENGINEERING & MANAGEMENT CORPORATION**  
 2111 WOODSON DRIVE, SW  
 KNOXVILLE, TN 37920  
 (865) 588-6355

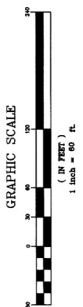
**VILLAGE OF JOHN SEVIER**  
 KNOX COUNTY  
 TENNESSEE

**CONCEPT PLAN**

**CP2**  
 SHEET  
 OF 2



**ROAD "A"**  
 HORIZONTAL SCALE: 1" = 60'  
 VERTICAL SCALE: 1" = 6'



1-SE-06-C  
 1-D-06-UR