



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

▶ **FILE #:** 4-SE-07-C **AGENDA ITEM #:** 11
4-H-07-UR **AGENDA DATE:** 6/14/2007

POSTPONEMENT(S): 4/12/2007

▶ **SUBDIVISION:** THE LIVERY AT HARVEY ROAD
▶ **APPLICANT/DEVELOPER:** THE LIVERY DEVELOPMENT COMPANY
OWNER(S): The Livery Development Company

TAX IDENTIFICATION: 162 43, 44, 44.01, 44.02 & 45

JURISDICTION: County Commission District 5

▶ **LOCATION:** Northeast side of Harvey Rd., north of Choto Rd.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

▶ **APPROXIMATE ACREAGE:** 20.9 acres

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

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential)
South: Residence / PR (Planned Residential)
East: Residences / PR (Planned Residential)
West: Residences / A (Agricultural)

▶ **NUMBER OF LOTS:** 56

SURVEYOR/ENGINEER: Cannon & Cannon, Inc.

ACCESSIBILITY: Access is via Harvey Rd., a major collector street with a 21' pavement width within a 60' right-of-way.

ESTIMATED STUDENT YIELD: 35 (public and private school children, ages 5-18 years)

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Horizontal curve variance on Road A at STA 2+84.81, from 250' to 100'.

STAFF RECOMMENDATION:

▶ **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

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
3. Placing a note on the final plat that all lots will have access from the internal road system only.
4. 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.

5. Certification on the final plat by the applicant's surveyor that there is 300' of sight distance in both directions along Harvey Rd.
6. 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.
7. Meeting all applicable requirements of the Knox County Department of Engineering and Public 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 the development plan for up to 56 detached dwellings on individual lots subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review.

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.

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 utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 2.68 du/ac, is consistent in use and density (up to 3 du/ac) with the approved zoning. Other subdivision development in the area has occurred under the PR zoning with maximum density ranges from 2 du/ac to 3.02 du/ac.
3. While the overall density of the subdivision is 2.68 du/ac the applicant has laid out the subdivision so that the smaller lots adjoin the higher density lots to the north and the larger lots adjoin the lower density developments to the east and south.
3. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediate, Middle and High Schools.

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

1. The proposed detached residential subdivision meets the standards for development within the 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. With direct access to a collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

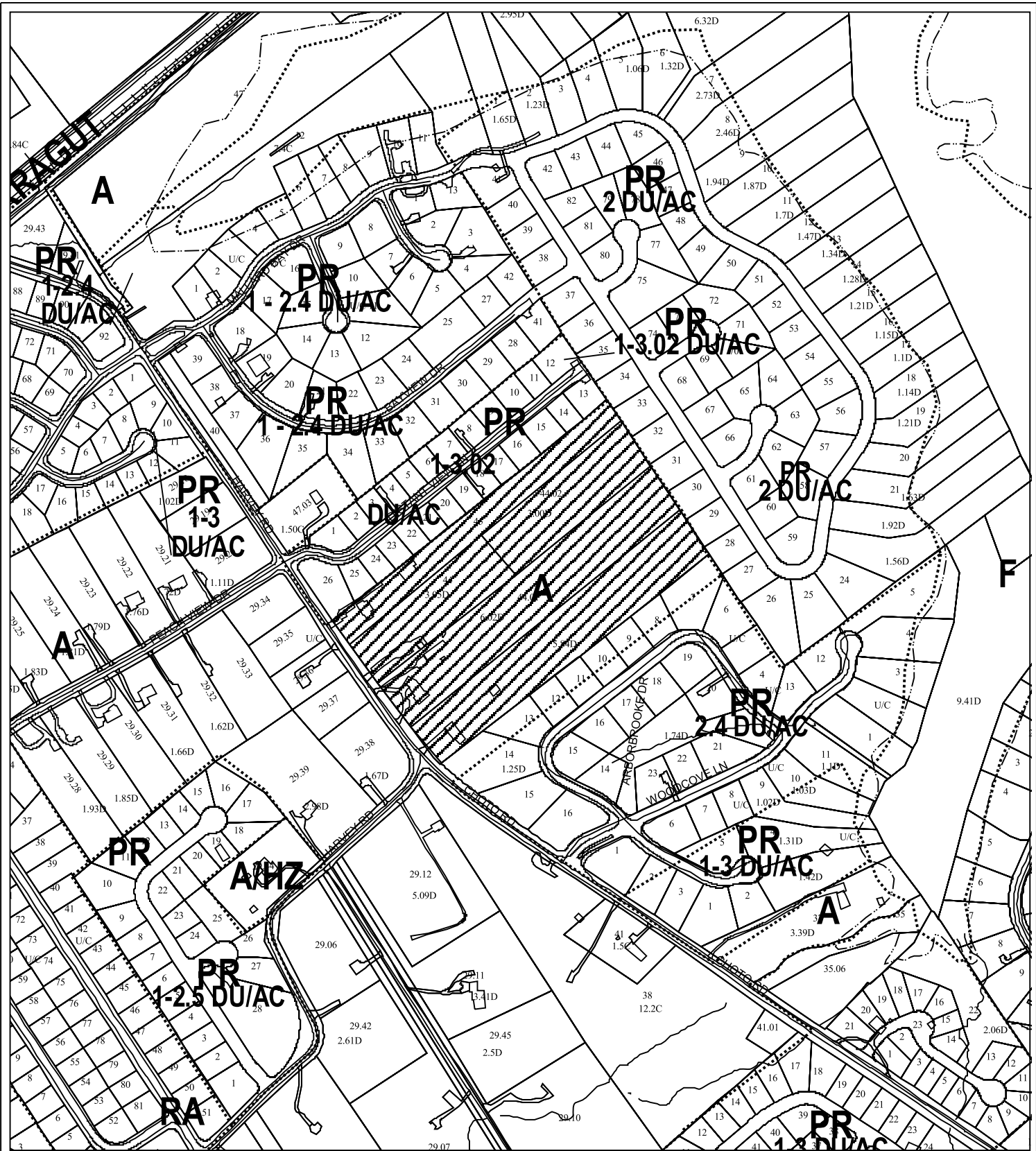
1. The Southwest County Sector Plan designates this property for low density residential use. The approved

PR zoning for the site would allow a density up to 3 du/ac. At a proposed density of 2.68 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.

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 Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



4-SE-07-C/4-H-07-UR
 CONCEPT PLAN/USE ON REVIEW



Detached residential subdivision in PR (Planned Residential) & PR (Planned Residential) pending

Original Print Date: 03/21/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: The Livery at Harvey Road
 The Livery Development Co.

Map No: 162

Jurisdiction: County



From: "Sims, Jeffery W (SI4)" <SI4@bechteljacobs.org>
To: <contact@knoxmpc.org>
Date: 6/5/2007 7:53:13 AM
Subject: Opposition to the proposed Subdivisions in the Northshore and Choto Road area in Knox County

MPC,

- > Please consider my vote against the proposed number of lots in the proposed
- > subdivisions at the intersection of Harvey and Choto road in west Knox
- > County just north of Northshore Drive AND the new subdivision on the
- > Pratter farm at the rodeo. The area is currently being "Way" over
- > built/developed not to mention the traffic is horrible out there. The
- > bridge along Northshore is under construction and Evans Road is closed!!!
- > ...not to mention the bridge is closed at Virtue Road and the road to
- > Anchor Park!! The schools are overpopulated in Farragut and I don't see a
- > long term solution in the works. Please side with the current residents in
- > this area and reduce the number of homes per acre. The developers ask for
- > twice or three times what they really want to get what they want. Please
- > keep the number of homes at 2 or less per acre.
- >
- > Thank you
- > Jeff Sims
- > (Choto Bend resident)
- >
- >

CC: "Sierra Sims" <5alive@charter.net>