



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

▶ **FILE #:** 6-SD-07-C **AGENDA ITEM #:** 18
6-G-07-UR **AGENDA DATE:** 6/14/2007

▶ **SUBDIVISION:** HARVEST GROVE
▶ **APPLICANT/DEVELOPER:** WHITE MOUNTAIN LANDING DEVELOPMENT CO.
OWNER(S): White Mountain Landing Development Co.

TAX IDENTIFICATION: 57 130 & 1332
JURISDICTION: County Commission District 7

▶ **LOCATION:** Northwest side of Dante Rd., southwest of Chetwood Dr.

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

▶ **APPROXIMATE ACREAGE:** 28.9 acres

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Access is via Dante Rd., a minor arterial street with 20' of pavement within a 50' right-of-way.

SURROUNDING LAND USE AND ZONING: This site is located within a residential development pattern of older and new housing that has developed under A, RB and PR zones

▶ **NUMBER OF LOTS:** 11

SURVEYOR/ENGINEER: LeMay & Associates

ACCESSIBILITY: Access is via Dante Rd., a minor arterial street with 20' of pavement within a 50' right-of-way.

ESTIMATED STUDENT YIELD: 28 (public and private school children, ages 5-18 years)

▶ **SUBDIVISION VARIANCES REQUIRED:**

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

STAFF RECOMMENDATION:

▶ **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:

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.

► **APPROVE the development plan for up to 57 detached dwellings on individual lots (46 units from phase one and 11 units from phase two) as shown on the development plan subject to 1 condition**

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

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.

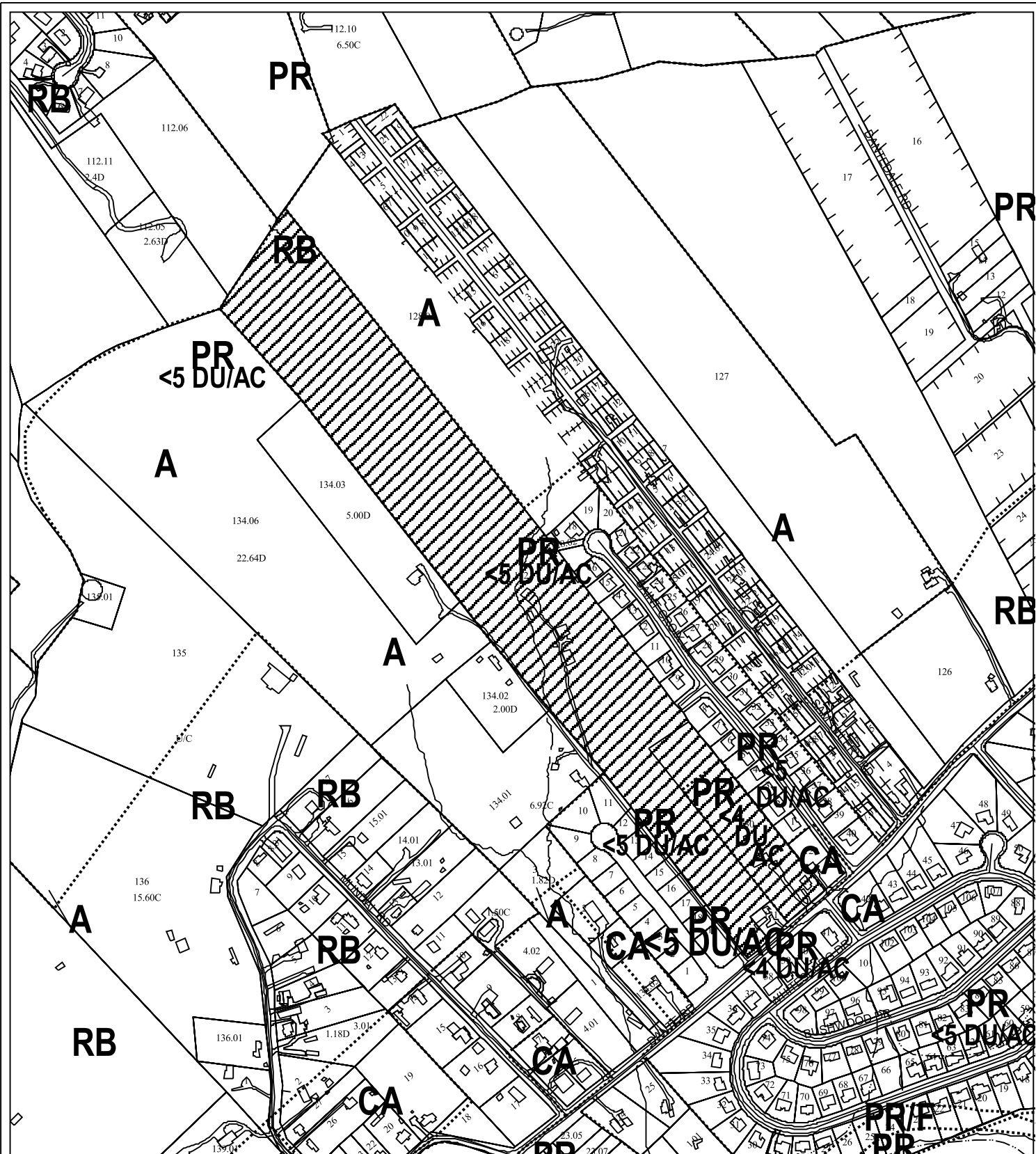
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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'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.



6-SD-07-C/6-G-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached residential subdivision in PR (Planned Residential)

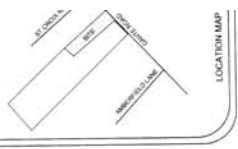
Original Print Date: 05/31/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Harvest Grove
 White Mountain
 Landing Development Co.

Map No: 57

Jurisdiction: County





UTILITIES

WATER	NC
SEWER	MA
GAS	KL
ELECTRIC	KL
TELEPHONE	BI
CABLE TV	CZ

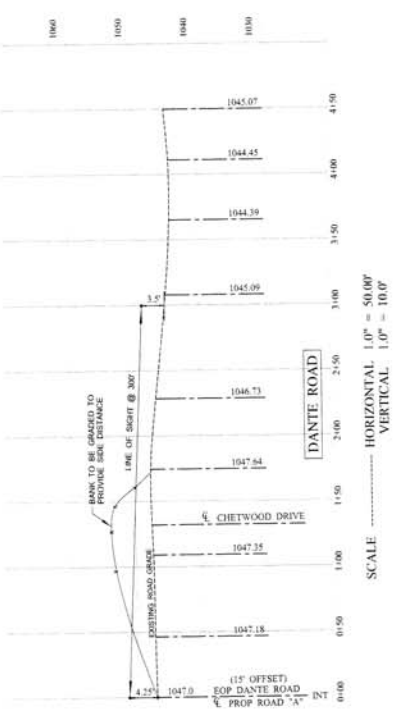
DEVELOPER: HARVEST GROVE
 111 CROSS PARK DR
 KNOXVILLE, TN 37934
 PHONE: 865.606.1511

CONCEPT PLAN
 08-07-08
 09-01-10
U.O.R.
 DATE 9/10/07

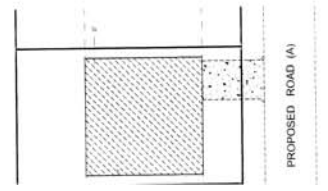
CONCEPT AND DEVELOPMENT PLAN

HARVEST GROVE

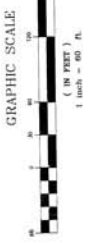
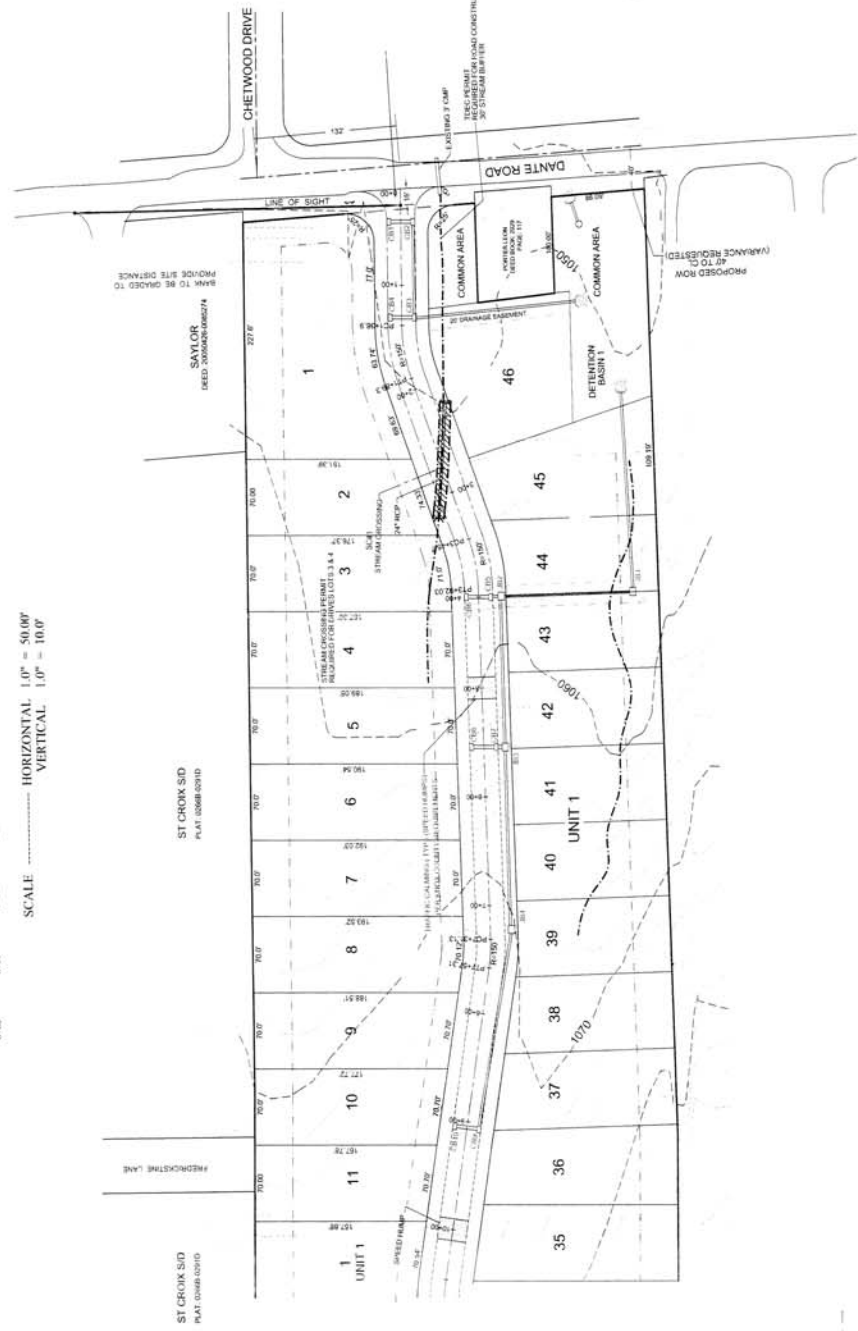
DISTRICT	6	KNOX COUNTY	•	TENNESSEE	
DRAWN BY	GENS	CHECKED	BELL	DATE	10-23-2007
REVISION	04-18-07				



SCALE
 HORIZONTAL 1" = 50.00'
 VERTICAL 1" = 10.00'



L BUILDING LAYOUT...NTS



PH: 865-671-0183 FAX: 865-671-0213
 10816 KINGSTON PIKE
LeMay and Associates
CONSULTING ENGINEERS
 KNOXVILLE, TENNESSEE 37934

WHETHER IN CONNECTION OF ALL UNDERGROUND UTILITIES AND SERVICES SHALL BE THE RESPONSIBILITY OF THE OWNER.
 THE LOTS AND UNIT 1 ARE TO BE CONVEYED TO THE BUYER BY DEED.
 THE BUYER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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