

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

▶ **FILE #:** 9-SE-07-C **AGENDA ITEM #:** 20
 9-L-07-UR **AGENDA DATE:** 9/13/2007

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

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

▶ **LOCATION:** Northwest side of E. Gov. John Sevier Hwy., southwest side of Arthur Harmon Rd.
 SECTOR PLAN: South County
 GROWTH POLICY PLAN: Planned Growth Area
 WATERSHED: Burnett Creek
 ▶ **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:** 37
 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 11 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 1-17 & 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 Dep
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.

► **APPROVE the request for up to 37 detached dwellings on individual lots and up to 12 condominium units as shown on the development plan subject to 2 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. 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:

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.

ESTIMATED TRAFFIC IMPACT 557 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

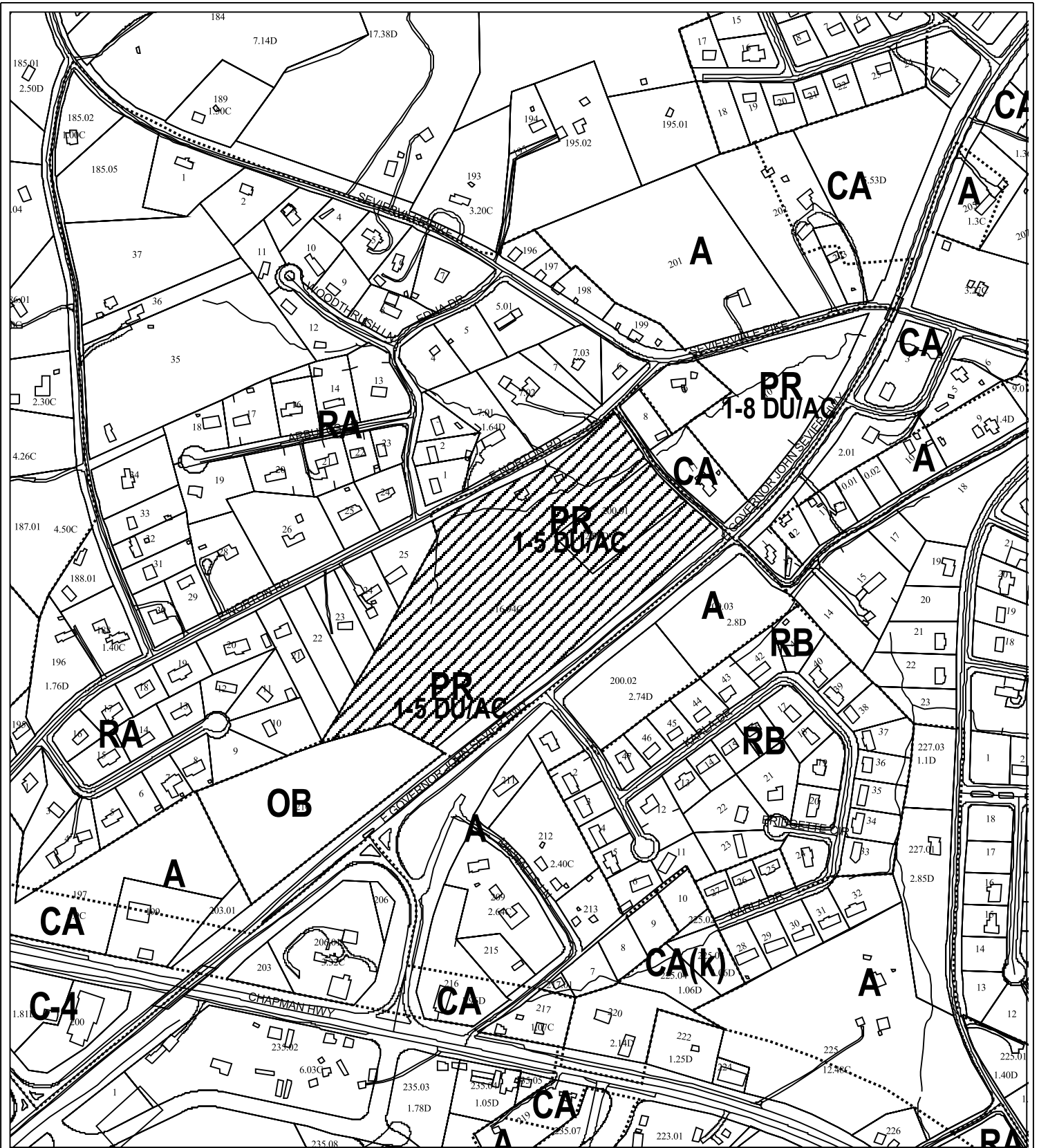
ESTIMATED STUDENT YIELD: 16 (public and private school children, ages 5-18 years)

Schools affected by this proposal: New Hopewell Elementary, South-Doyle Middle, and South-Doyle High.


- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

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.



**9-SE-07-C/9-L-07-UR
CONCEPT PLAN/USE ON REVIEW**

 Attached & detached residential development in PR (Planned Residential)

Original Print Date: 08/28/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Village of John Sevier - Revised
Franklin Development, LLC

Map No: 124

Jurisdiction: County



APPLIED ENGINEERING & MANAGEMENT CORPORATION
2111 WOODSON DRIVE, SW
KNOXVILLE, TN 37920
(615) 568-6355

AEMC

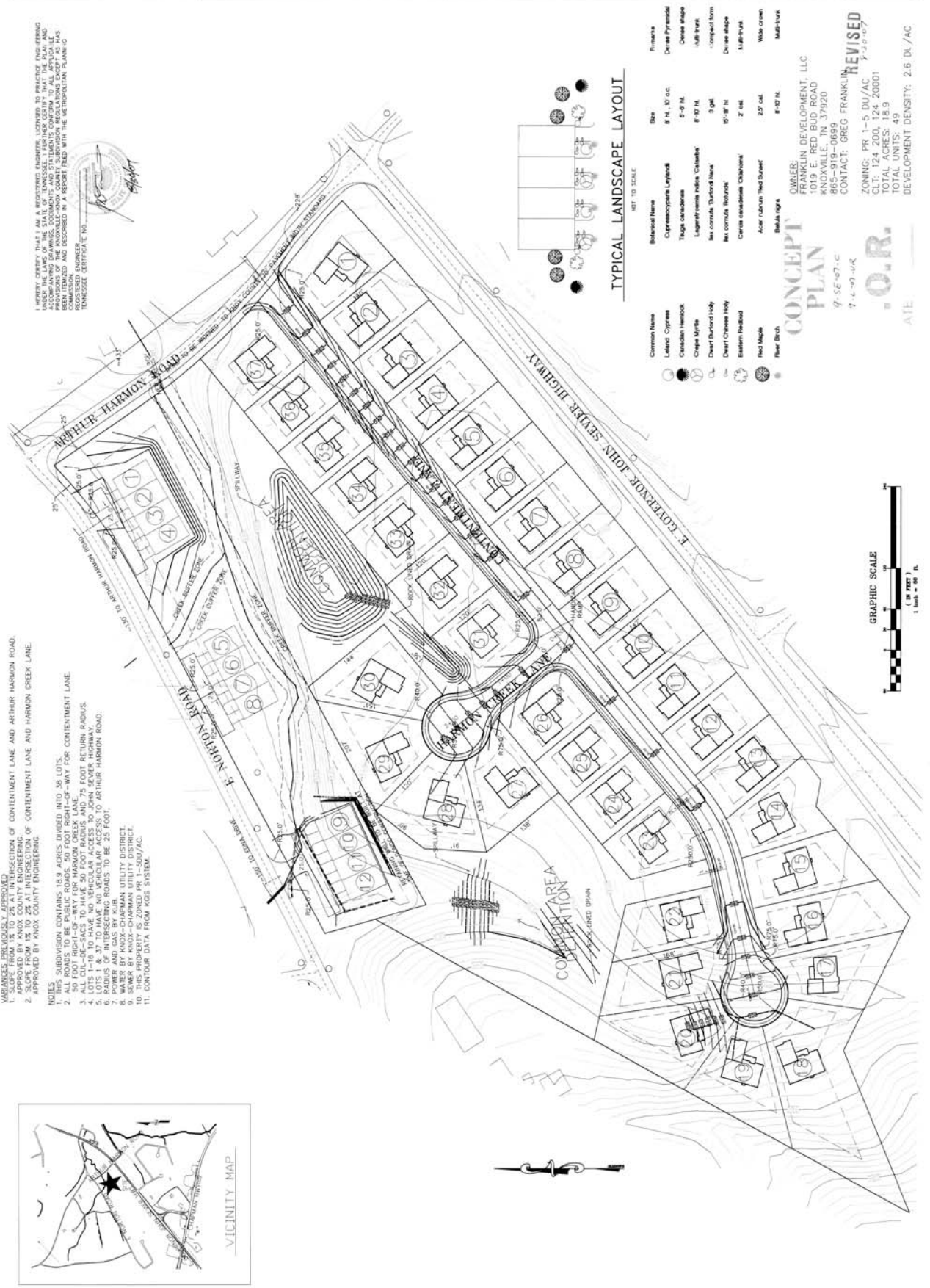
VILLAGE OF JOHN SEVIER
KNOX COUNTY
TENNESSEE

CONCEPT PLAN

DATE: 9-11-07
SCALE: 1"=40'±
DESIGNED BY: JET
CHECKED BY: JET

REVISIONS:
1. 09-11-07 - MFC COMMENTS
2. 09-12-07 - MFC COMMENTS
3. 01-01-08 - MFC COMMENTS

DRAWN BY: JET
SHEET: **CP1**
OF 2



I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND SPECIFICATIONS HEREON WERE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A MEMBER OF THE PROFESSIONAL ENGINEERS SOCIETY OF THE STATE OF TENNESSEE.
REGISTERED PROFESSIONAL ENGINEER
STATE OF TENNESSEE

9/11/07

VARIANCES PREVIOUSLY APPROVED:
1. SLOPE FROM 1% TO 2% AT INTERSECTION OF CONTENTMENT LANE AND ARTHUR HARMON ROAD.
2. APPROVED BY KNOX COUNTY ENGINEERING DEPARTMENT OF CONTENTMENT LANE AND HARMON CREEK LANE.
3. APPROVED BY KNOX COUNTY ENGINEERING DEPARTMENT OF ARTHUR HARMON ROAD.

NOTES:
1. THIS SUBDIVISION CONTAINS 18.9 ACRES DIVIDED INTO 38 LOTS.
2. ALL ROADS TO BE PUBLIC ROADS. 50 FOOT RIGHT-OF-WAY FOR CONTENTMENT LANE.
3. ALL CUL-DE-SACS TO HAVE 50 FOOT RADII AND 75 FOOT RETURN RADII.
4. LOTS 1-14 TO HAVE NO VEHICULAR ACCESS TO JOHN SEVIER HIGHWAY.
5. DRIVE ACCESS TO LOTS 15-38 TO BE 20 FEET.
6. RADII OF INTERSECTING ROADS TO BE 25 FEET.
7. POWER AND GAS BY KUB. UTILITY DISTRICT.
8. SEWER BY KUB. UTILITY DISTRICT.
9. SEWER BY KNOX-CHARMAN UTILITY DISTRICT.
10. THIS PROPERTY IS ZONED PR-1-5DU/AC.
11. CONTOUR DATA FROM KGS SYSTEM.





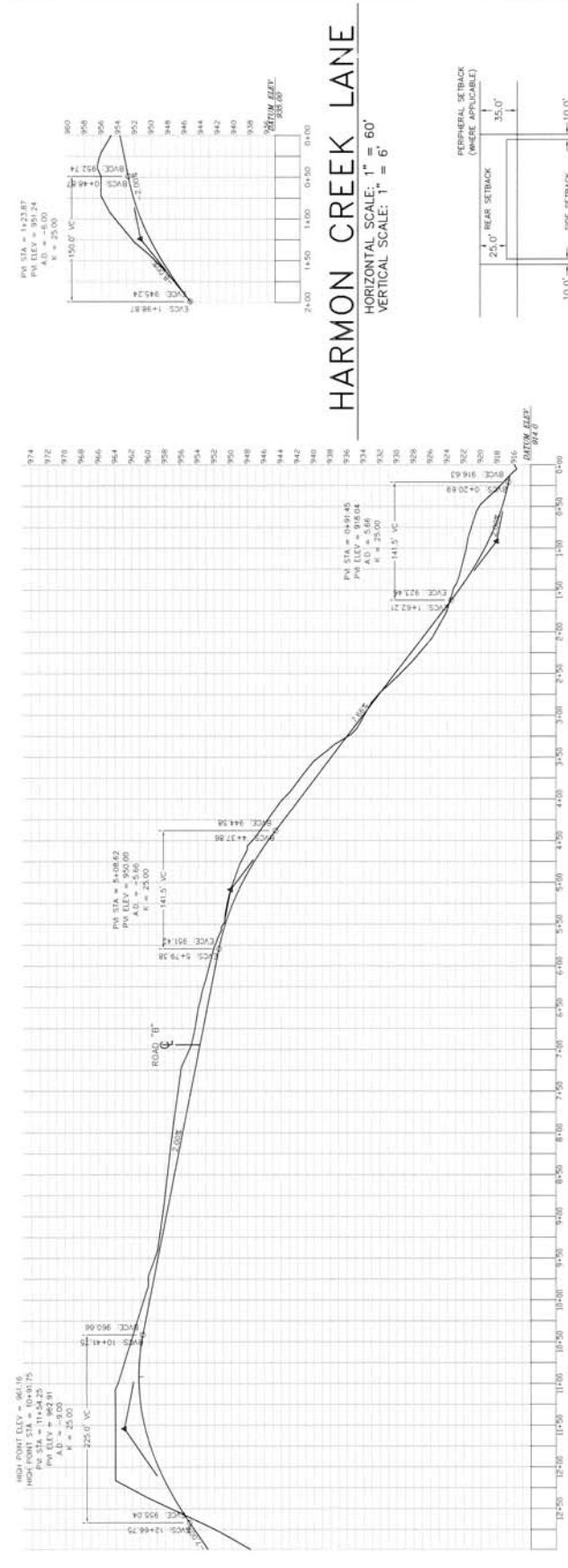
AEMC
Architectural Engineering

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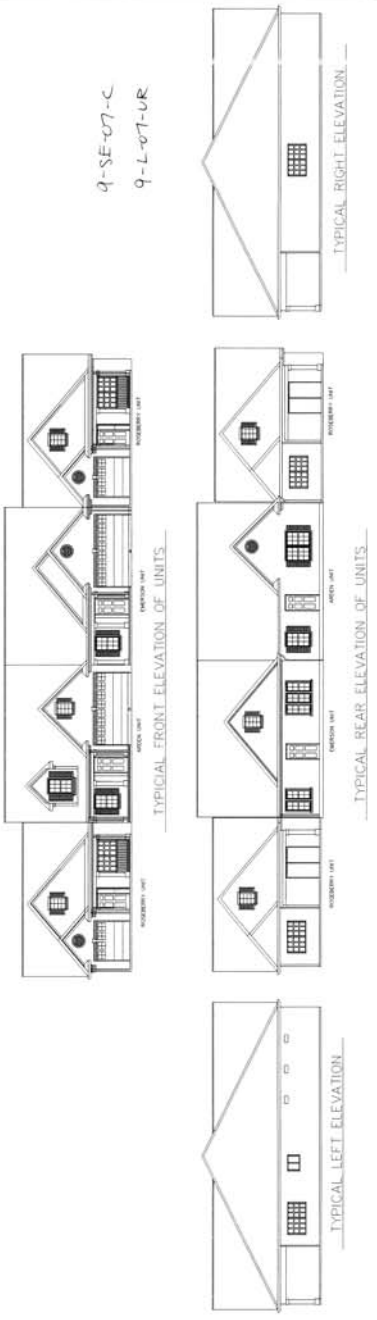
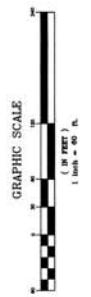
CONCEPT PLAN
VILLAGE OF JOHN SEVIER
KNOX COUNTY
TENNESSEE

DATE	10/20/07
SCALE	AS SHOWN
DRAWN BY	JAT
CHECKED BY	JAT
DESIGNER	
IN CHARGE	
CLIENT	
PROJECT	
SHEET	17-002

CP2
OF 2



CONTENTMENT LANE
HORIZONTAL SCALE: 1" = 60'
VERTICAL SCALE: 1" = 6'



9-SE-07-C
9-L-07-UR