

# CASE SUMMARY

APPLICATION TYPE: SUBDIVISION  
CONCEPT PLAN



**File Number:** 11-SB-24-C                      **Related File Number:** 11-B-24-DP  
**Application Filed:** 9/23/2024                      **Date of Revision:**  
**Applicant:** CONNOR P. KELLY

## PROPERTY INFORMATION

**General Location:** East side of Harvey Road, north side of Northshore Drive  
**Other Parcel Info.:**  
**Tax ID Number:** 169 009                      **Jurisdiction:** County  
**Size of Tract:** 42.44 acres  
**Accessibility:** Access is via S Northshore Drive, a minor arterial street with a 20-ft pavement width within a right-of-way width of 50-76 ft; and via Harvey Road, a minor collector street with a 20-ft pavement width within a 54-ft right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/Forestry/Vacant Land  
**Surrounding Land Use:** North: Agriculture/forestry/vacant, single family residential - A (Agricultural)  
South: Single family residential, public/quasi-public land (church), agriculture/forestry/vacant - PR (Planned Residential) 1-3 du/ac and 1-3.5 du/ac, A (Agricultural)  
East: Multifamily residential, agriculture/forestry/vacant - RA (Low Density Residential), A (Agricultural)  
West: Agriculture/forestry/vacant, single family residential - A (Agricultural), PR (Planned Residential) < 2 du/ac and 3 du/ac  
**Proposed Use:** Detached residential subdivision                      **Density:** 2.73 du/ac  
**Planning Sector:** Southwest County                      **Plan Designation:** RL (Rural Living)  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 1630 HARVEY RD  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) < 3 du/ac  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:**

**PLAN INFORMATION (where applicable)**

Current Plan Category: N/A

Requested Plan Category:

**SUBDIVISION INFORMATION (where applicable)**

Subdivision Name: Harvey Lane Subdivision

No. of Lots Proposed: 116      No. of Lots Approved: 116

Variances Requested: VARIANCES  
None

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

- 1. Reduce the minimum horizontal curve radius on Road 'B' from 250 ft to 100 ft at curve C7.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOX COUNTY ENGINEERING AND PUBLIC WORKS APPROVAL (PLANNING COMMISSION APPROVAL NOT REQUIRED)

- 1. Increase the maximum intersection grade from 1% to 2% on Road 'C' at Road 'A'.
- 2. Increase the maximum intersection grade from 1% to 2% on Road 'B' at Road 'E'.
- 3. Increase the maximum intersection grade from 1% to 1.5% on Road 'D' at Road 'B'.
- 4. Increase the maximum intersection grade from 1% to 2% on Road 'E' at Road 'A' and Northshore Drive.

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): Approve the alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 10 conditions.

Staff Recomm. (Full):

- 1) Connection to sanitary sewer and meeting other relevant utility provider requirements.
- 2) Provision of street names consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
- 3) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.
- 4) Implementing the recommendations of The Enclave at Harvey Transportation Impact Study (TIS) (AJAX Engineering, 10/28/2024) as required by Knox County Engineering and Public Works during the design plan phase. The property owner shall partner by providing all necessary clearing and grading to achieve subgrade elevations with Knox County providing design, stone, and asphalt to construct a westbound left turn lane into Falcon Pointe Subdivision and an eastbound left turn lane into their subdivision within the confines of the existing right-of-way.
- 5) Entering into a memorandum of understanding with Knox County Engineering and Public Works for completing off-site improvements per Chapter 54, Article V of the Knox County Code (Ord. O-23-4-102).
- 6) Install sidewalks per Chapter 54, Article IV of the Knox County Code, including but not limited to an internal connection between the Harvey Road and Northshore Drive access points, and along the Northshore Drive frontage. The location of the sidewalks will be determined by Knox County Engineering and Public Works during the design plan phase. Any sidewalks installed that are not required must be maintained by the home owners association.
- 7) All double frontage lots must meet the requirements of Section 3.02.A.4. of the Subdivision Regulations.
- 8) Meet all applicable requirements of the Knox County Zoning Ordinance.
- 9) Meet all applicable requirements of the Knox County Department of Engineering and Public Works.
- 10) Before certification of the final plat for the subdivision, establish a property owners association or other legal entity responsible for maintaining common facilities, such as common areas, amenities, private roads, and/or stormwater drainage systems.

**Comments:**

This proposal is for a 116-lot detached residential subdivision on this 42.44-acre property at a 2.76 du/ac density. The development will have access to Northshore Drive, across from Falcon Pointe Drive, and access to Harvey Road. The property was rezoned from A (Agricultural) to PR (Planned Residential) < 3 du/ac in February 2024 (1-E-24-RZ). The Knox County Sidewalk Ordinance requires a sidewalk along the Northshore Drive frontage and an internal sidewalk that connects the Harvey Road and Northshore Drive points. The applicant is encouraged to reach out to Knox County Parks and Recreation to determine if the land area on the west side of the creek near the Northshore Drive and Harvey Road intersections could be used as a pocket park.

**TRANSPORTATION IMPACT STUDY (TIS)**

The TIS studied the impact of the additional traffic at the proposed access points on Northshore Drive and Harvey Road, and the existing intersection of Northshore Drive and Harvey Road. The most significant recommendation is the installation of a westbound left turn lane on Northshore Drive at the Falcon Pointe Road intersection. The TIS also recommends installing an eastbound left turn lane at the same intersection to reduce interruptions and facilitate the thru movements on Northshore Drive.

Because the recommended left turn lane is warranted without the subject development, the developer will partner with Knox County to make this improvement by providing all necessary clearing and grading to achieve subgrade elevations, with Knox County providing design, stone, and asphalt to construct a westbound left turn lane into Falcon Pointe Subdivision and an eastbound left turn lane into their subdivision within the confines of the existing right-of-way.

**ALTERNATIVE DESIGN STANDARDS**

The applicant requests to reduce the minimum horizontal curve radius from 250 ft to 100 ft on Road 'B', east of the roundabout. While the full length of Road 'B' exceeds 1,000 ft, requiring a minimum 250 ft radius, the road length from the roundabout is only about 450 ft. Roads less than 1,000 ft require a minimum 100 ft radius. In addition, sight distance easements are required through the inside of curves with less than 250 ft radius to ensure sight lines remain clear. The applicant also requests to increase the maximum intersection grade from 1% to 1.5% for one intersection and 2% at four intersections. Knox County Engineering and Public Works can approve an intersection grade of up to 2% when there is a crosswalk and 3% when there is no crosswalk.

**Action:** Approved with Conditions **Meeting Date:** 11/14/2024

**Details of Action:**

**Summary of Action:** Approve the alternative design standard based on the justification provided by the applicant and recommendations of the Knox County Department of Engineering and Public Works.

Approve the Concept Plan subject to 10 conditions.

**Date of Approval:** 11/14/2024 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:**

**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:**