

CASE SUMMARY

APPLICATION TYPE: SUBDIVISION
CONCEPT PLAN



File Number: 9-SA-24-C Related File Number: 9-B-24-DP
Application Filed: 7/17/2024 Date of Revision:
Applicant: MESANA INVESTMENTS LLC

PROPERTY INFORMATION

General Location: West side of Harvey Rd, north of S Northshore Dr
Other Parcel Info.:
Tax ID Number: 169 00903 Jurisdiction: County
Size of Tract: 13.42 acres
Accessibility: Access is via Harvey Rd, a minor collector with a pavement width of 20 ft within 54 ft of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use: North: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac, A (Agricultural)
South: Single family residential - PR (Planned Residential) up to 3 du/ac
East: Agriculture/forestry/vacant land - PR (Planned Residential) at up to 3 du/ac, A (Agricultural)
West: Single family residential, agriculture/forestry/vacant land - PR (Planned Residential) up to 3 du/ac
Proposed Use: Detached houses Density: 1.9 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: 0 HARVEY RD
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) up to 2 du/ac
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category: LDR (Low Density Residential)

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: 0 Harvey Rd

No. of Lots Proposed: 26 **No. of Lots Approved:** 0

Variances Requested: VARIANCES
None.

ALTERNATIVE DESIGN STANDARDS REQUIRING KNOXVILLE-KNOX COUNTY PLANNING COMMISSION APPROVAL

1) Reduce the minimum horizontal curve radius on Road 'A' from 250 ft to 125 ft at STA 1+43.20.

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) Providing sight distance easements through the horizontal curve radius less than 250 ft per the requirements of Knox County Engineering and Public Works during the design plan phase. Any driveways that cannot be located outside the sight distance easement must have a 20 ft depth outside the sight distance easement.
- 4) Providing shared driveways for the lots that access Harvey Road, as shown on the concept plan.
- 5) Providing a vehicle turnaround for all driveways access points to Harvey Road.
- 6) On the final plat, the area south of Lot 26 must be either incorporated into Lot 26 or labeled as a common area.
- 7) 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 an 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.
- 8) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 9) Meeting 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 26-lot detached residential subdivision on 13.42 acres at a density of 1.9 du/ac. In June 2024 (5-L-24-RZ), the property was rezoned from A (Agricultural) to PR (Planned Residential) up to 2 du/ac. Nine (9) lots use Harvey Road as frontage, with every other lot sharing an access point. The remaining 17 lots access an extension of Crescent Oaks Lane, which was constructed with The Oaks subdivision. The right-of-way of Crescent Oaks Lane was extended to the subject property with the intention of being extended in the future. If the road were not intended to be extended, a cul-de-sac would have been required at the end of the road. The proposed lots have a similar width and size as those in The Oaks subdivision.

ALTERNATIVE DESIGN STANDARDS

The applicant is requesting to reduce the minimum horizontal curve radius from 250 ft to 125 ft. The reduced radius helps to reduce grading towards the stream and reduces vehicle speeds. A sight distance easement is required on the inside of the curve through an area that is not a building lot.

Action: Approved with Conditions **Meeting Date:** 9/12/2024

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: 9/12/2024 **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:**