



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

▶ **FILE #:** 4-D-06-UR

AGENDA ITEM #: 90

AGENDA DATE: 4/13/2006

▶ **APPLICANT:** M & M PARTNERS

OWNER(S): MCCLURE WALLACE JR TR

TAX ID NUMBER: 143 E D 024

JURISDICTION: County Commission District 5

▶ **LOCATION:** Southwest side Valley Hill Ln., northwest of Trent Ln.

▶ **APPX. SIZE OF TRACT:** 0.6 acre

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Valley Hill Ln., a local street with 50' of right of way and 25' of pavement width.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Single family residence

HISTORY OF ZONING: Property was zoned PR in the late 1980's and the subdivision was developed in phases during the 1990's. MPC approved a use on review for two tennis courts to be constructed on this parcel on 2/12/04 (1-A-04-UR).

SURROUNDING LAND USE AND ZONING: North: Single family dwelling / PR (Planned Residential) @ 4 du/ac

South: Single family dwelling / PR (Planned Residential) @ 4 du/ac

East: Valley Hill Ln. - Single family dwelling / PR (Planned Residential) @ 4 du/ac

West: Single family dwelling / PR (Planned Residential) @ 4 du/ac

NEIGHBORHOOD CONTEXT: The subject property is located within Lovell Hills, a single family subdivision developed under PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for a single family dwelling on Lot 32, Lovell Hills, Unit 11, in the PR zoning district.**

The lot was originally approved for a single family dwelling and is more appropriate for a house than the previously approved tennis courts.

COMMENTS:

The applicant is proposing to build a single family dwelling on this residential lot within Lovell Hills Subdivision. The lot was originally approved for a single family dwelling in the 1990's, but was subsequently approved for two tennis courts in 2004 (1-A-04-UR). Use on review approval is required to change the most recent use on review approval for this lot only. This lot is the only one on Valley Hill Ln. and one of only a few lots in Lovell

Hills Subdivision yet to be developed with houses.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. This proposal is consistent with the surrounding single family residential development in the Lovell Hills subdivision.
2. The lot is of similar size and has similar slope characteristics to other lots within the subdivision.
3. The proposed use is more compatible and consistent with surrounding development than the previously approved plan for tennis courts on the property. Staff had previously recommended denial of the tennis court proposal, but MPC voted to approve the request.

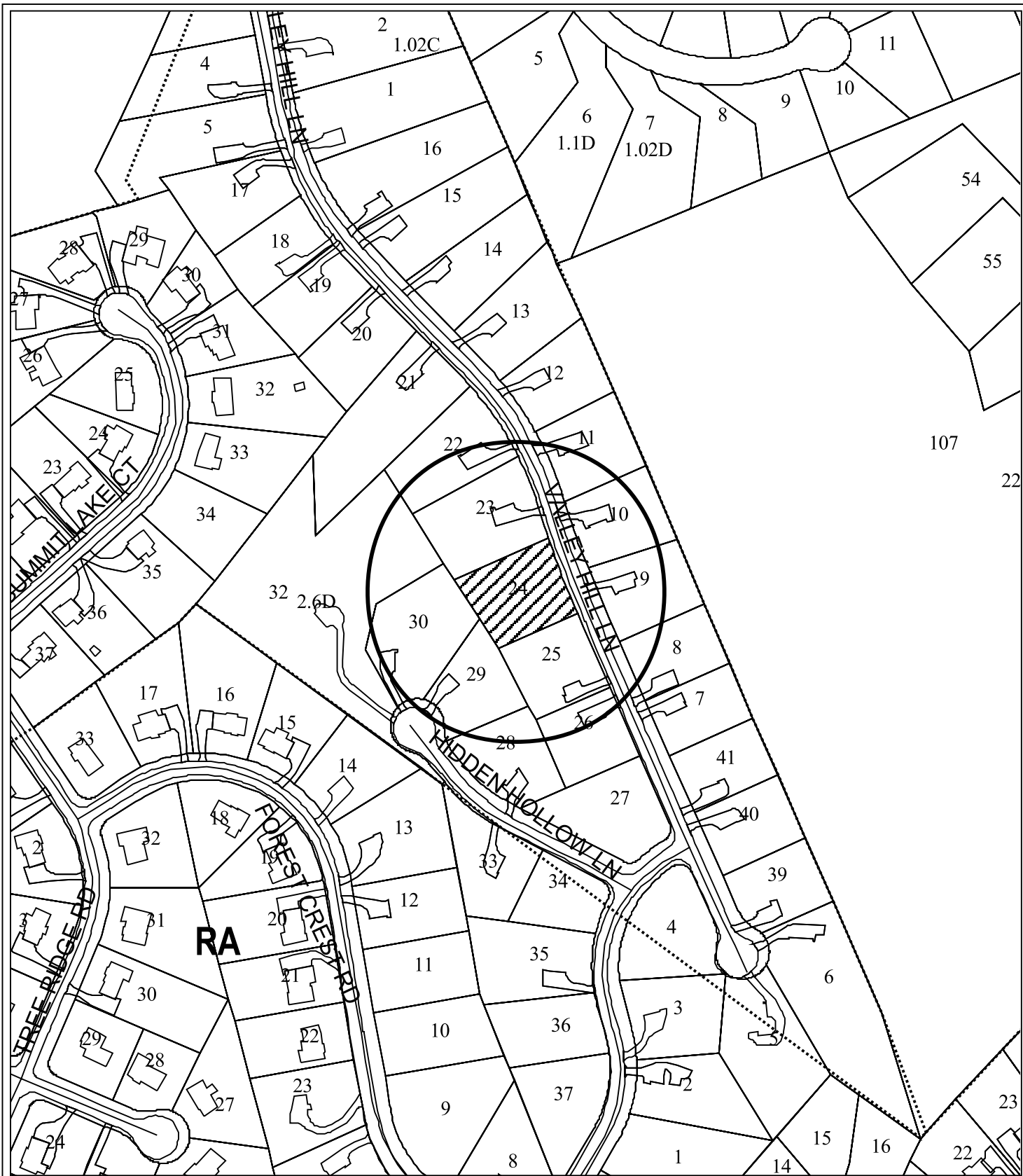
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed development is consistent with the general standards for uses permitted on review: The proposal is consistent with the policies of the General Plan, Sector Plan and other adopted plans. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential streets.
2. The proposal meets the intent of the PR zoning district in the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes low density residential uses for this area, consistent with the proposal.
2. The site is located in the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC's approval or denial of this 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. Appellants have 30 days to appeal an MPC decision in the County.



4-D-06-UR
 USE ON REVIEW

 Single family residence in PR (Planned Residential)

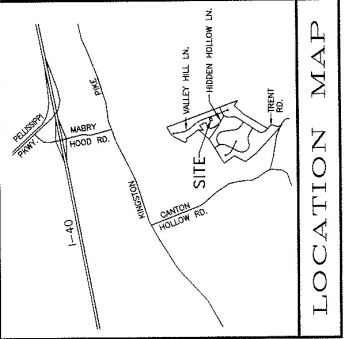
Original Print Date: 03/24/06 Revised: 03/30/06
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: M & M Partners

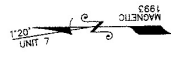
Map No: 143

Jurisdiction: County



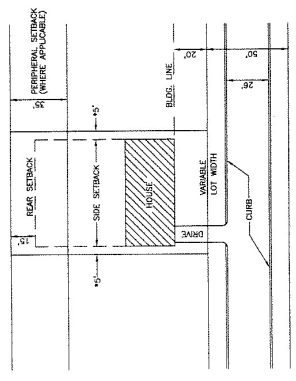


LOCATION MAP



NOTES:

1. A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR LOT LINES.
2. A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
3. THIS PROPERTY IS ZONED PR.
4. UTILITIES:
 WATER: FIRST UTILITY DISTRICT
 ELECTRIC: LENOR CITY UTILITY BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: SBCS BY OTHERS.
5. BOUNDARY SURVEY BY OTHERS.
6. THIS PLAN REVOKES THE PREVIOUSLY APPROVED DEVELOPMENT PLAN TO BUILD A TENNIS COURT ON THIS LOT.



TYPICAL LOT LAYOUT
1" = 40'

* NOTE: IN AREAS WHERE EXISTING HAS 15% GRADE (LOTS 61-64 & 71-73), SIDE SETBACK OF 10' IS ENFORCEABLE.

4-10-06 UK

U.O.R.

DATE: 3/6/06

DEVELOPMENT PLAN FOR LOT 32 LOVELL HILLS SUBDIVISION UNIT 11

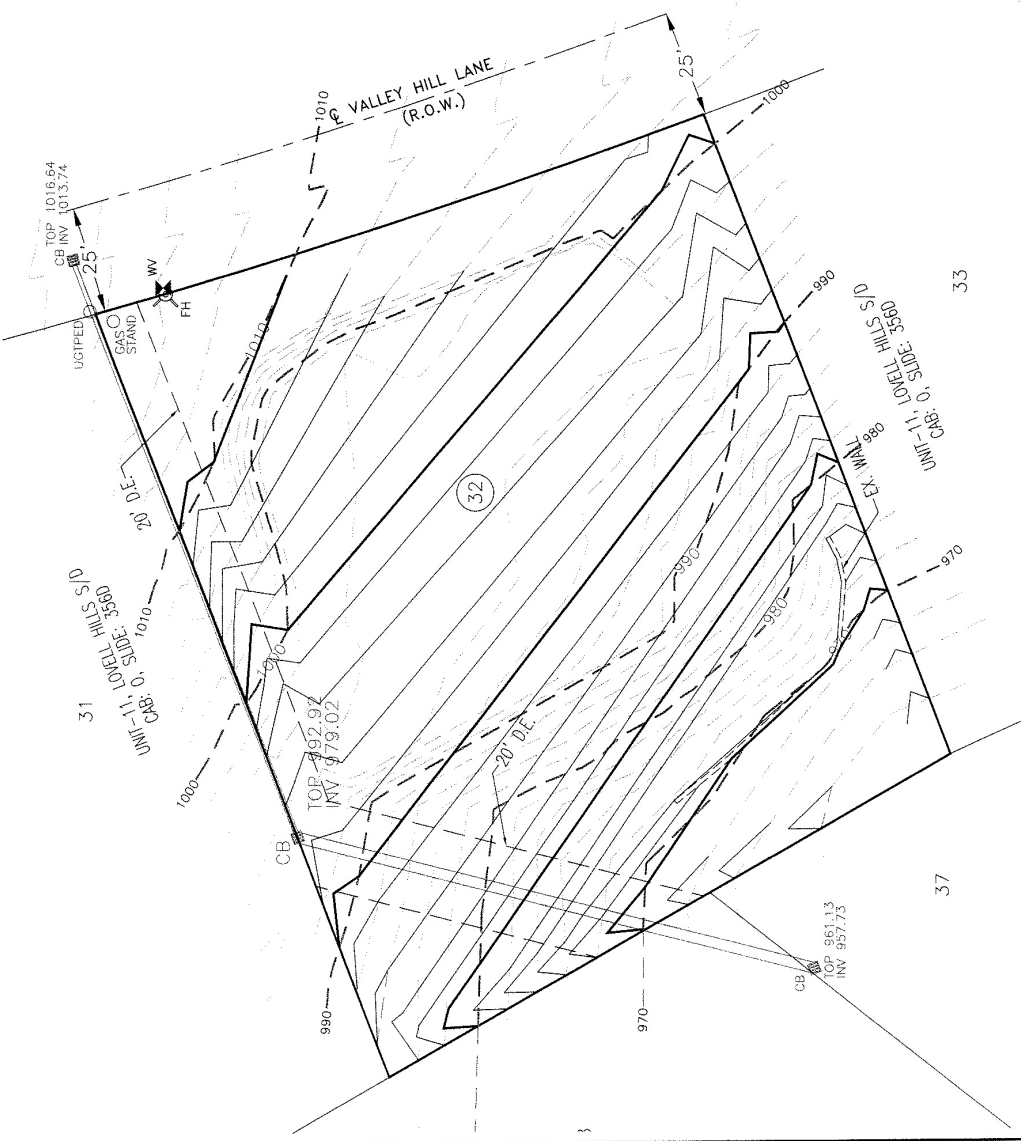
C-L-T MAP 143 ED, PARCEL 24
DISTRICT 6, KNOX COUNTY, TENNESSEE

SCALE: 1" = 20' 03/06/06
REVISED 12/20/05



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
KNOXVILLE, TENNESSEE 37909
PHONE: (615) 588-6472
FAX: (615) 588-6473

22545-11-32B



CERTIFICATE OF CONCEPT PLAN
I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO DO ENGINEERING IN THE STATE OF TENNESSEE. I HAVE PREPARED THIS PLAN AND ACCOMPANYING DOCUMENTS, AND STATEMENTS OF WORK, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERING ACT AND REGULATIONS THEREUNDER, AND I HAVE BEEN DULY LICENSED BY THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF TENNESSEE. I HAVE NOT BEEN DISCIPLINED OR SUSPENDED FROM PRACTICE BY THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF TENNESSEE.



ENGINEER
TENNESSEE CERTIFICATE NO. _____

OWNER:
M & M PARTNERS
114 DURWOOD ROAD
KNOXVILLE, TENNESSEE 37922
PHONE: (865) 693-3000

DEED BOOK 1929, PAGE 576
CABINET O, SLIDE 356 D