



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

▶ **FILE #:** 2-B-06-UR

AGENDA ITEM #: 75

AGENDA DATE: 2/9/2006

▶ **APPLICANT:** PAUL GARRON

OWNER(S): MICHAEL C. RHODES, LLC

TAX ID NUMBER: 148 C E 33

JURISDICTION: County Commission District 9

▶ **LOCATION:** Northwest side of Broken Creek Ln., south side of Autumn Knoll Dr.

▶ **APPX. SIZE OF TRACT:** 0.4 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Broken Creek Ln. and Autumn Knoll Dr., local streets with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District
Sewer Source: Knox-Chapman Utility District

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

▶ **EXISTING LAND USE:** Detached single-family lot

▶ **PROPOSED USE:** Two detached single-family lots

DENSITY PROPOSED: 5 du/ac

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Twin Creek Subdivision / PR (Planned Residential) 1-3 du/ac
South: Twin Creek Subdivision / PR (Planned Residential) 1-3 du/ac
East: Twin Creek Subdivision / PR (Planned Residential) 1-3 du/ac
West: Twin Creek Subdivision / PR (Planned Residential) 1-3 du/ac

NEIGHBORHOOD CONTEXT: The site is located in Unit 2 of Twin Creek Subdivision, a detached single-family subdivision that has developed under the PR (Planned Residential) zoning district.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for two detached single family dwellings on Tax Parcel 148CE033, with each dwelling to be on an individual lot, subject to 4 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Including the line of sight easement and related conditions for Lot 50R-1 (as recorded for Lot 50 in Unit 2 of the subdivision) on the final plat for the lot split.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

COMMENTS:

The applicant is proposing to subdivide Lot 50 of Twin Creek Subdivision, Unit 2 into two lots with a detached single-family residence on each lot. When the concept plan/use-on-review was approved in 2002 for Unit 2 of the subdivision, it was approved for a total of 54 residential units. Subdivision lots have been recorded for the 54 units. Any further subdivision of the lots requires a use-on-review approval for the additional units. The two proposed lots are similar in size to the other lots located within the subdivision block.

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

1. The proposed additional dwelling unit will have minimal impact on local services since all utilities are available to serve this site.
2. With the additional dwelling, the overall density will be 2.32 du/ac which is consistent with the approved zoning density (up to 3 du/ac). The proposed lots are similar in size to adjoining lots.
3. Any school age children living in this development are presently zoned to attend Bonny Kate Elementary, South-Doyle Middle and High Schools.

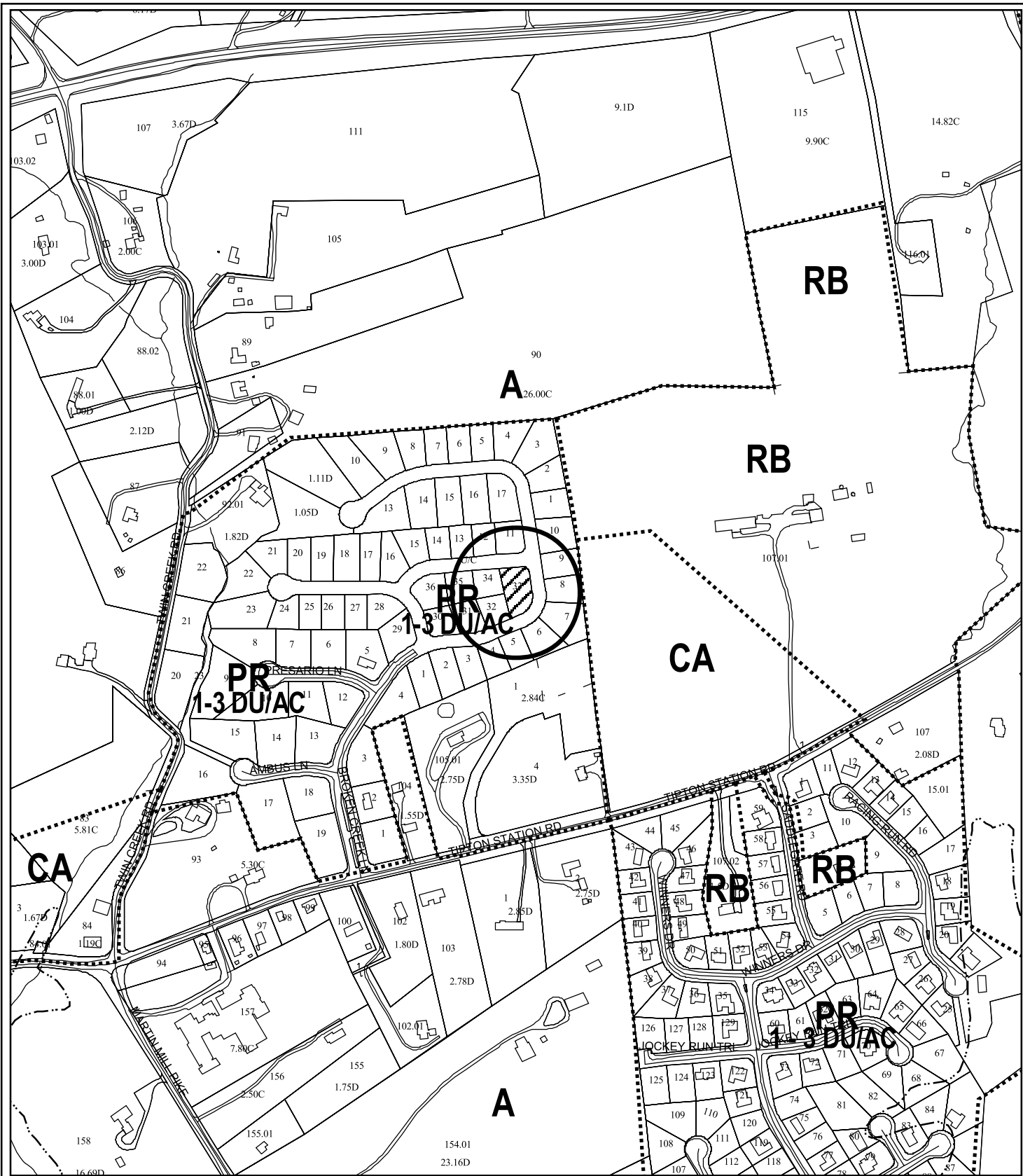
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family subdivision 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 South County Sector Plan designates this property for low density residential uses. The PR zoning for the site allows a density up to 3 du/ac. With the additional dwelling unit, the overall density will be 2.32 du/ac which is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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.



**2-B-06-UR
USE ON REVIEW**

 Two Detached Single-family Lots in PR (Planned Residential)

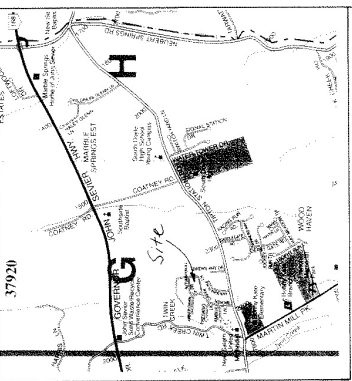
Original Print Date: 01/25/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Paul Garron

Map No: 148

Jurisdiction: County





Survey by:
 Barron Land Surveying
 4925 Buckner Drive
 Knoxville, TN, 37958
 922-7411



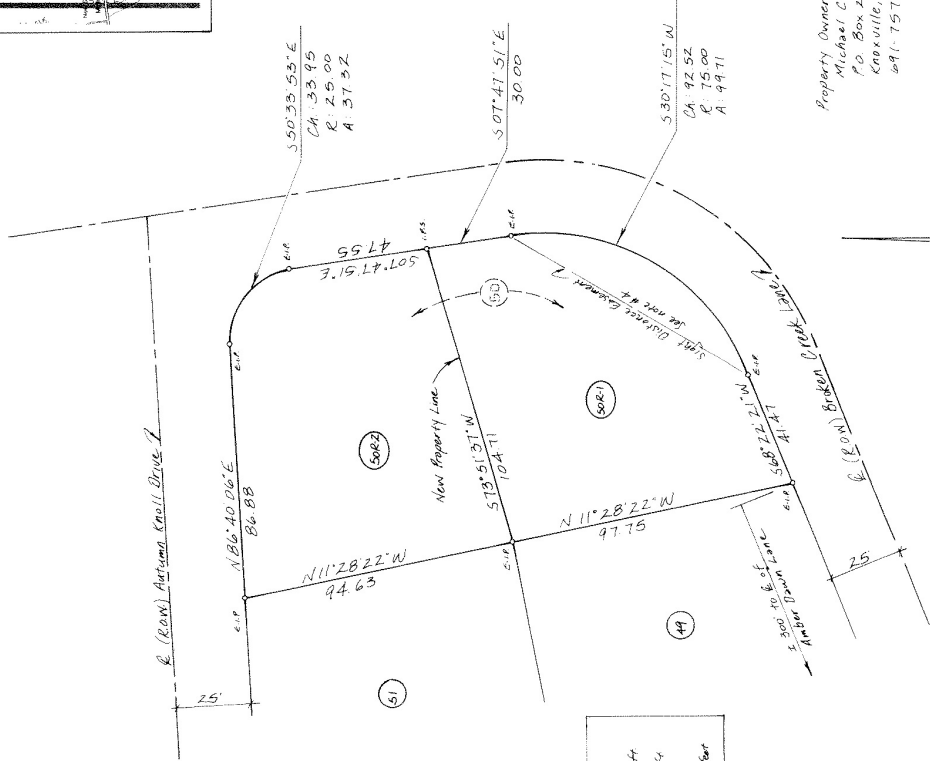
Property Owner:
 Michael C. Rhodes, LLC
 P.O. Box 22792
 Knoxville, TN, 37992
 691-7573

U.O.R.

DATE

MPC File No:
 M#:

LLI Map 148-C-Group E - Parcel No. 033
 Twin Creek Subdivision - Unit Two
 A re-subdivision of Lot 50 to
 Lot SDR-1 and Lot SDR-2
 District Nine
 Knox County, TN
 December 27, 2005
 Plat: 20051024.0047029
 Read: 200512070049919
 Scale 1"=30'
 Drawing No. 0207B



North
 5661



- Notes:
- 1) All lots at all property corners as shown.
 - 2) All lot lines existing from this plan.
 - 3) 1.10' drainage and utility easement exists inside the road R.O.W. line. 5' on both sides of all interior lot lines.
 - 4) 1.15' sanitary easement exists at 7.5' on both sides of sanitary sewer line as installed.
 - 5) No structure or vegetation allowed within the sight distance easement that may impede the vision of the traveling public.
 - 6) Building set backs:
 Front: 5'
 Side: 5'
 Rear: 15'

Area Table:

Lot SDR-1	0.20 ac	8,751.7 sq ft
Lot SDR-2	0.20 ac	8,701.6 sq ft
Total of both lots	0.40 ac	17,453.3 sq ft

This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities and that such installation shall be in accordance with state and local regulations.

Date: _____
 Knox County Health Department

Certificate of Ownership and General Dedication
 I, the undersigned owner of the property shown herein, hereby adopt as my plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I am the owner in fee simple of the property, and as property owner have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plan. I hereby certify that the facts and circumstances upon which I apply to the facts and circumstances of this plan or are referred to thereon, with copies of the plan and the Register of Deeds.

ZONING SHOWN ON OFFICIAL MAP
 DATE: _____ BY: _____

This is to certify that all property taxes and assessments due on this property have been paid.
 Signed: _____ Date: _____
 City Tax Clerk

Signed: _____ Date: _____
 Knoxville/Knox County
 Metropolitan Planning Commission

Certification of Final Plan - Construction Comitable
 I hereby certify that I am a surveyor licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission, and that the same have been approved and filed. The indicated monuments were in place on the _____ day of _____, 2005.

Paul R. Garron
 Tennessee Registration No. 1747

Certification of Category and Accuracy of Survey
 I hereby certify that this is a category _____ survey and the ratio of precision of the unadjusted survey is 1:_____, as shown hereon.

Paul R. Garron
 Tennessee Registration No. 1747