



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

▶ **FILE #:** 2-D-06-UR

**AGENDA ITEM #:** 77

**AGENDA DATE:** 2/9/2006

▶ **APPLICANT:** JUDY & CHARLES COWDEN

OWNER(S): ANITA BRIDGES

TAX ID NUMBER: 103 104

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of Hardin Valley Rd., northeast of Bryant Ln.

▶ **APPX. SIZE OF TRACT:** 16.75 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hardin Valley Rd., a minor arterial street with a three lane pavement section within a 60' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

▶ **ZONING:** BP (Business and Technology) & TO (Technology Overlay)

▶ **EXISTING LAND USE:** Single family dwelling and vacant land

▶ **PROPOSED USE:** Single family dwelling

DENSITY PROPOSED: NA

HISTORY OF ZONING: Property zoned BP/TO in the early 1980's

SURROUNDING LAND USE AND ZONING: North: Vacant land / BP/TO commercial

South: Vacant land / BP/TO commercial

East: Pellissippi State Community college / BP/TO commercial

West: Single family subdivision / A/TO & PR/TO residential

NEIGHBORHOOD CONTEXT: The site is located between the Pellissippi State campus and detached single family subdivisions. The property on the south side of Hardin Valley Rd. was recently recommended for PC/ TO commercial zoning

**STAFF RECOMMENDATION:**

▶ **APPROVE** the request for a detached single family dwelling as shown on the development plan subject to 4 conditions

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Approval of a Certificate of Appropriateness for a building permit by the Tenn. Technology Corridor Development Authority

**COMMENTS:**

The BP (Business and Technology Park) zone permits detached single family dwellings as use permitted on review. Requests for single family dwellings must comply with the development requirements of the A

(Agricultural) zone. In addition to MPC review, the Tennessee Technology Corridor Development Authority must consider this request.

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

1. The proposed dwelling will have minimal impact on local services since all utilities are available to serve this site.

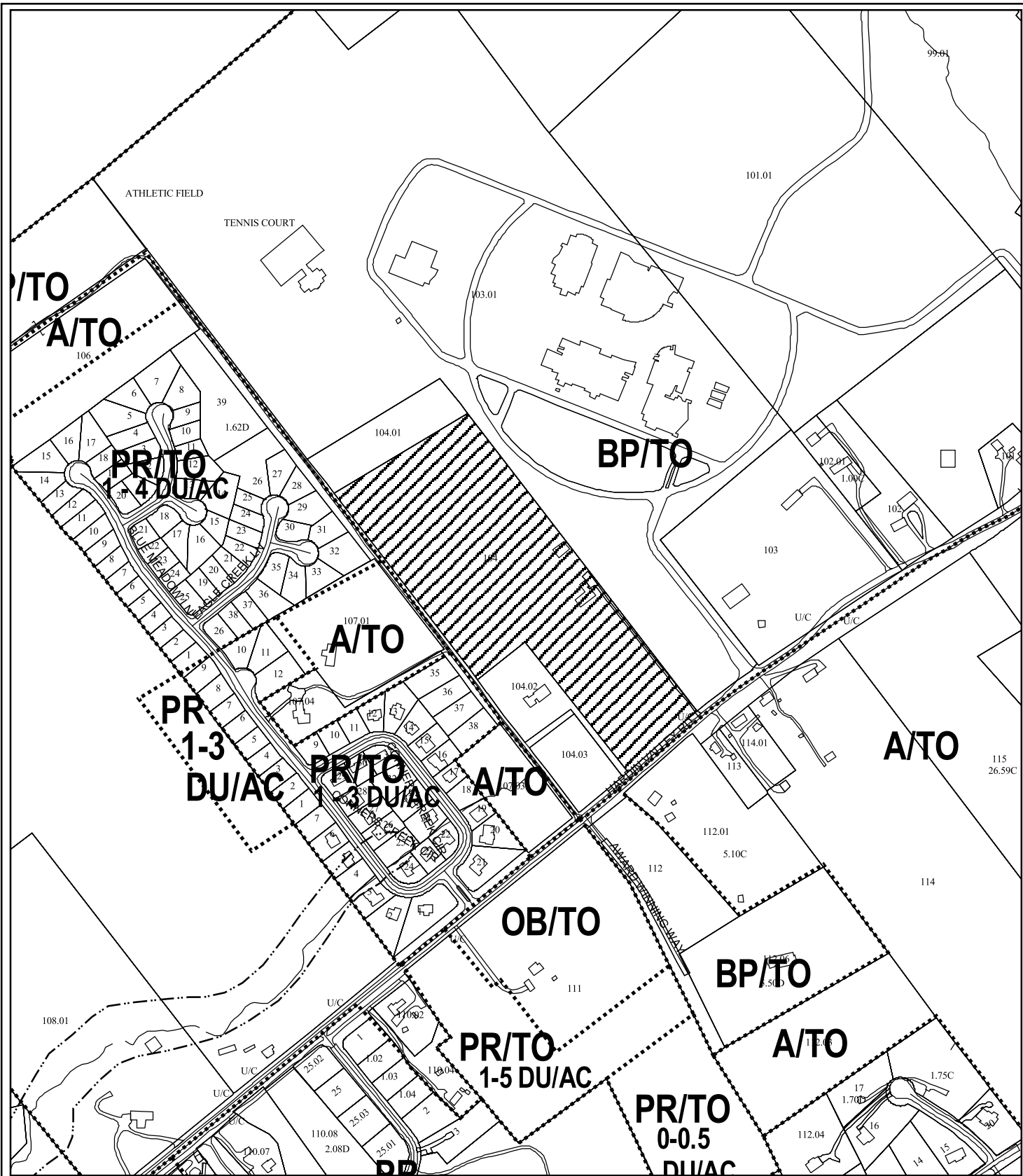
#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached single-family dwelling meets the standards for development within the BP (Business and Technology Park) Zone and all other requirements of the Zoning Ordinance.
2. The proposed dwelling 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 Northwest County Sector Plan designates this property for low density residential uses.
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 Knoxville Board of Zoning Appeals. The date of the Knoxville 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-D-06-UR  
USE ON REVIEW**

 Single family dwelling in a BP zone in BP (Business and Technology) & TO (Technology Overlay)

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

Petitioner: Judy & Charles Cowden

Map No: 103

Jurisdiction: County



2-D-06-4R



Suite 403 • City County Building • 400 Main Street • Knoxville, Tennessee 37902  
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January 26, 2006

Mrs. Judy Cowden  
10925 Hardin Valley Rd.  
Knoxville, Tennessee 37918

**Subject: Review comments for COA request (file # 06.008.0)**

Dear Mrs. Cowden:

I have completed my review of the subject request for COA approval and have the following comments:

1. We don't get many applications for one single-family dwelling in the BP zone, but they are permitted. They do have to comply with the *Design Guidelines*, but the requirements are not as rigid as those that apply to office buildings or commercial developments. I have attached a complete copy of the TTCDA *Design Guidelines* for your reference. The most important page for you will be page 21, which summarizes the primary requirements for the construction of a single family dwelling. The following comments will summarize the remaining requirements that you need to follow.
2. The *Design Guidelines* require the following minimum setbacks for this property:
  - If the house is to face the east, or Pellissippi State, you will need 35 ft. for the front yard, 16 ft. for the rear yard, and 48 ft. for the two side yards.
  - If the house is to face the south, or Hardin Valley Rd., you will need 63 ft. for the front yard, 33 ft. for the rear yard, and 23 ft. for the two side yards.
 It would be helpful if your surveyor would show the footprint of the house on the proposed subdivision plat that has been submitted to MPC for review (file # 1-EE-06). It would appear that you will have plenty of room to place the house on the lot and meet these setbacks.
3. I will need a description of the exterior materials for the house, including colors and the type of material. It would be helpful if you had an elevation that shows what the house will look like from the front, rear and two sides.
4. The plat also needs to show where the driveway will be and if it will be hard surface or gravel.
5. Will there be any landscaping for the house? If so, please show where this landscaping will be installed.

6. The submission of the plat indicates that you will be subdividing the new lot from the larger lot. I would discourage any further subdivision of this property to maintain consistency with the *Design Guidelines*.

Please call me at 215-2500 if you have any questions regarding these comments. By Thursday of next week I will need a revised plan (preferably based on the subdivision plat) so that I can prepare my staff report to the TTCDA Board.

Sincerely,



Ewing M. Johnson, AICP  
Executive Director