



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

▶ **FILE #:** 10-V-06-UR

AGENDA ITEM #: 116

AGENDA DATE: 10/12/2006

▶ **APPLICANT:** DAVID WHISNANT

OWNER(S): DAVID WHISNANT

TAX ID NUMBER: 143 K F 062

JURISDICTION: County Commission District 5

▶ **LOCATION:** North end of Meriwether Ln., southwest side of Canton Hollow Rd.

▶ **APPX. SIZE OF TRACT:** 1.319 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Meriwether Ln., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** One additional detached dwelling unit

DENSITY PROPOSED: 2.13 du/ac

HISTORY OF ZONING: Property was rezoned to PR (Planned Residential) at up to 3 du/ac in 2003.

SURROUNDING LAND USE AND ZONING: North: Residences / A (Agricultural)

South: Residences / PR (Planned Residential)

East: Residences / PR (Planned Residential) & A (Agricultural)

West: Vacant land / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in a low density residential area that has developed under PR and A zoning.

STAFF RECOMMENDATION:

▶ **APPROVE** the request for one additional detached dwelling unit located on an individual lot subject to 5 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Providing plans to the Knox County Department of Engineering and Public Works for stabilizing the graded bank behind tax parcels 62, 63 and 30. These plans must be approved prior to a building permit being issued for this additional dwelling. Stabilization measures shall be in place prior to issuance of a certificate of occupancy for the dwelling.
3. Submitting a subdivision plat for the two lots that will include the detention basin and easement across both lots.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval within a PR (Planned Residential) district and the criteria for approval of a use on review.

COMMENTS:

The applicant is requesting approval of one additional dwelling unit within the Biltmore Forest Subdivision. When the concept plan/use on review approval was granted for the subdivision, a maximum of 64 dwelling units were approved. The final plat for the subdivision created 64 lots. A new use on review approval is required to allow the additional unit in the PR zoning district.

Approving the applicant's request will allow the applicant to subdivide an existing 1.319 acre lot. There is a detention basin located near the center of the lot with a building site being available on either side. A dwelling unit is being constructed on the east side of the detention basin. Granting this request will allow the applicant to subdivide the lot and locate a dwelling unit on the southwest side of the detention basin.

When the site was graded for the street system, stormwater detention and building sites, the bank behind this lot and the adjoining lots to the southwest was cut back at a very steep grade. To date the bank has not been stabilized. Staff is recommending a condition of this request that a stabilization plan be submitted, approved and implemented.

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

1. The one additional dwelling unit will have minimal impact on local services since all utilities are in place to serve this site.
2. The additional dwelling unit will bring the density of the subdivision to 2.13 du/ac which is consistent in use and density with the approved zoning of the property.
3. Any school age children living in this development are presently zoned to attend A L Lotts Elementary and Farragut Middle and High Schools.

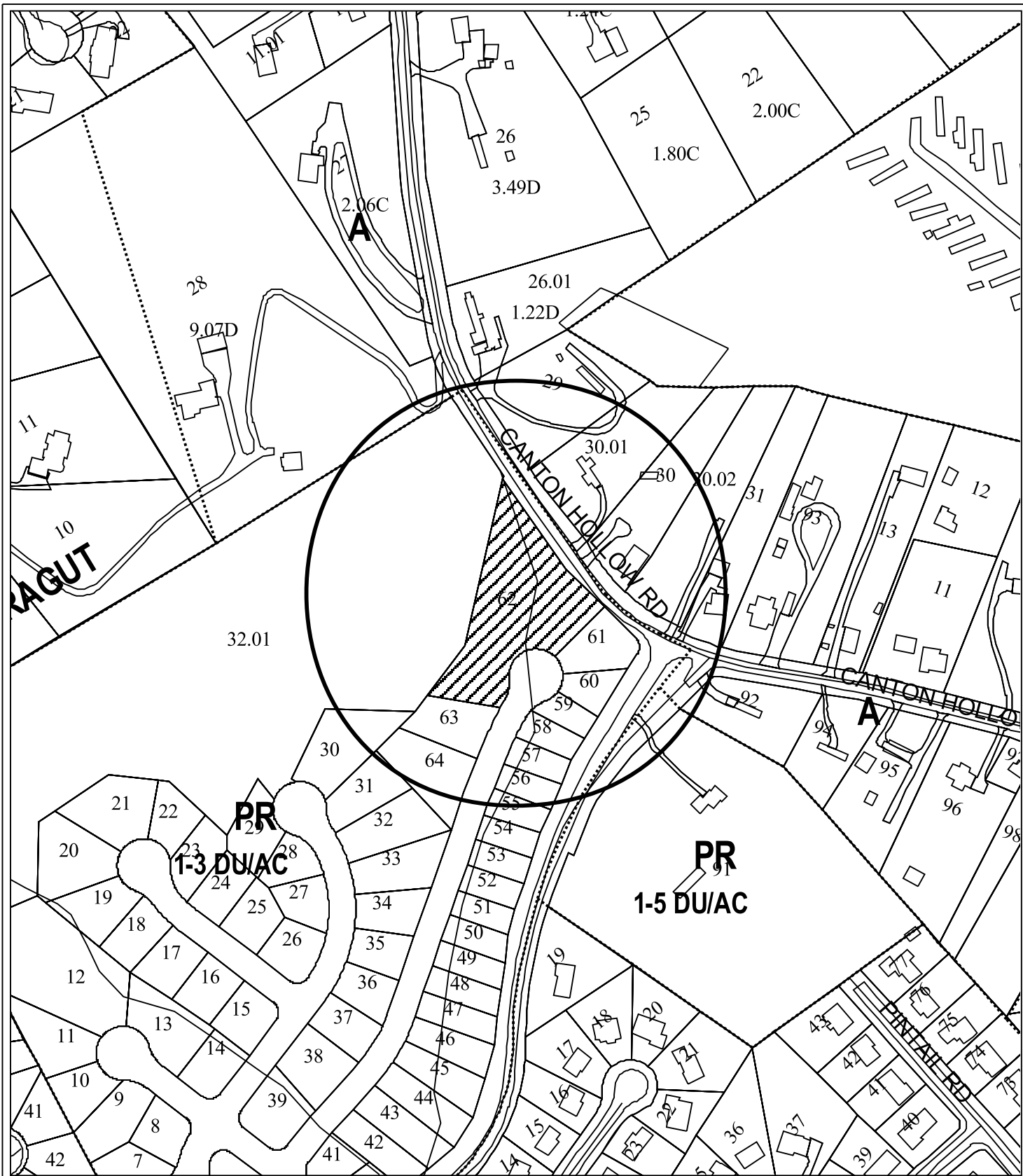
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the stated conditions, this request meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The request 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.


CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use. The site is located in the Planned Growth Area of the Growth Policy Plan. The PR zoning approved for this site will allow a density up to 3 du/ac. With a proposed density of 2.13 du/ac, the request is consistent with the Sector Plan and 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.



10-V-06-UR
 USE ON REVIEW

 Detached residential subdivision in PR (Planned Residential)

Original Print Date: 09/27/06 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: David Whisnant

Map No: 143

Jurisdiction: County



CERTIFICATE OF OWNERSHIP AND GENERAL DEDICATION

(I, We) _____, the undersigned owner of the property shown on the plat, hereby certify that the plat is a true and correct copy of the original plat as shown to the public use forever and the streets as shown on the plat are dedicated to the public use forever and that said property is not encumbered by any mortgages or other liens and that the lots are either shown on the plat or are referred to thereon, with copies of the referred to covenants filed with the Knox County Register of Deeds.

I HEREBY CERTIFY THIS IS A CATEGORY 1 SURVEY AND THE BAND OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON. THE SURVEYOR AND EASEMENTS SHOWN AND/OR NOT APPARENT IN THE FIELD MAY OR MAY NOT BE DISCOVERED BY A TITLE SEARCH BY A TITLE ATTORNEY.

SURVEYOR
JOHN S. PATTERSON
TENNESSEE REGISTRATION NUMBER 1929

Zoning shown on Official Map _____ By _____
Date _____

INSTR. NO. 20040911 - 00309832
MARY S. ANTONIUCI

CERTIFICATE OF APPROVAL FOR RECORDING - ONE LOT

This is to certify that the subdivision plat shown herein has been found to conform to the requirements of the Metropolitan Planning Commission with existing official plans and the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Date _____
Secretary, Metropolitan Planning Commission

This is to certify that the subdivision shown herein is approved subject to the jurisdiction of the Metropolitan Planning Commission in accordance with state and local regulations.

Date _____
Knox County Health Department

SUBDIVISION NAME AND STREET NAMES CONTAINED HEREIN REVIEWED AND APPROVED

DATE: _____

BY: _____
KNOXVILLE KNOX COUNTY METROPOLITAN PLANNING COMMISSION

This is to certify that all property taxes and assessments due on this property have been paid.

Signed: _____
Knox County Trustee

Date: _____

MICHAEL BRADY INC.
Architecture Interiors Civil Structural Mechanical Electrical
Surveying Information Systems

Phone: (865) 584-0999
299 N. Weisgarber Rd.
www.mbiarch.com

Fax: (865) 584-5213
Knoxville, Tn. 37919
mbi@mbiarch.com

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft

NOTES

- CORNER MONUMENTS AS SHOWN
- CONSTRUCTION
- 5' UTILITY AND DRAINAGE EASEMENT EACH SIDE ALL INTERIOR LOT LINES.
- 10' INSIDE ALL EXTERIOR BOUNDARY LINES AND INTERIOR ROADS.
- AND RESTRICTIONS OF RECORD.
- THIS SURVEY PLAT DOES NOT WARRANT TITLE.
- TOTAL AREA = 1.319 ACRES
- AGENCY PRIOR TO ANY DESIGN AND/OR CONSTRUCTION.
- PROPERTY ZONED: PR

OWNER: DAVID WHISNANT
7713 LEBARRINGTON BLVD
POWELL TENN 37849
(865)983-7095

U.O.R.
DATE: 10-11-06-UK

CERTIFICATION OF FINAL PLAT-CONSTRUCTION COMPLETE

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 plat conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as hereinafter noted. The plat is justified in accordance with the Metropolitan Planning Commission, or for variances for which application has been filed. The indicated monuments were in place on the _____ day of OCT., 2006.

Surveyor
Tenn. Reg. No. 1929

LEGEND

- CO CLEANOUT
- CB CATCH BASIN
- PP POWER POLE
- FI FIRE HYDRANT
- LS LIGHT STANDARD
- SMH SANITARY SEWER MANHOLE
- STMH STORM SEWER MANHOLE
- WM WATER METER
- PHN TELEPHONE PEDestal
- WV WATER VALVE
- GM GAS METER
- GV GAS VALVE
- (O) MONUMENT (OLD)
- (N) MONUMENT (NEW)
- CMP CORRUGATED METAL PIPE
- HCP HANDICAPPED PARKING
- BP BOLLARD POLE
- OU OVERHEAD UTILITIES
- SS GRAVITY LINE SANITARY SEWER
- W WATER LINE
- G GAS LINE

REVISIONS

REVISED 10-1-06

BILTMORE FOREST S/D

KNOX COUNTY, TENNESSEE
DISTRICT: 6
CLT: 143K GROUP: F PARCEL: 62
PLAT REFERENCE: INST NO 200407200005792
DEED REFERENCE: INST NO 200509130024163
APPROVED BY: DAVID L. HURST
DRAWN BY: KEVIN WOOD
CREW CHIEF: KEVIN CAMPBELL
FIELD DATE: 04/01/06
DRAWING DATE: 06/15/06
SCALE: 1" = 40'
MBI COMM NUMBER: DH05565

LOCATION MAP - NOT TO SCALE

