



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

▶ **FILE #:** 9-G-06-UR

AGENDA ITEM #: 96

AGENDA DATE: 9/14/2006

▶ **APPLICANT:** **BOB BURRIS**

OWNER(S): BOB BURRIS

TAX ID NUMBER: 27 289.01-289.03

JURISDICTION: County Commission District 7

▶ **LOCATION:** **Southwest side of Pelleaux Rd., north of Western Rd.**

▶ **APPX. SIZE OF TRACT:** **4.08 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Pelleaux Rd., a minor collector street with 17' of pavement width within a 40' right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

▶ **ZONING:** **PR (Planned Residential) & A (Agricultural)**

▶ **EXISTING LAND USE:** **Vacant Land**

▶ **PROPOSED USE:** **Detached dwellings on 5 lots**

HISTORY OF ZONING: Property was rezoned to PR 1-2 du/ac (9-H-04-RZ, 5-V-06-RZ).

SURROUNDING LAND USE AND ZONING: North: Residential / PR (Planned Residential)

South: Residential / A (Agriculture)

East: Residential / A (Agriculture)

West: Residential / A (Agriculture)

NEIGHBORHOOD CONTEXT: This area has been developed with rural to low density residential uses under A, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for 5 detached dwellings on 5 lots in the PR zoning district, subject to the following 5 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Certifying sight distance for each lot.
4. Submitting a revised site plan showing the location of proposed driveways and their turn-around capability.
5. Meeting all applicable requirements of the Knox County Health Department.

With the conditions noted above, this request meets all criteria for a use on review in the PR zoning district.

COMMENTS:

The applicant is proposing to subdivide this 4.08 acre site into 5 lots. There are presently 3 lots located on this

site. Access to the lots will be from private driveways directly off Pelleaux Rd. Since Pelleaux Rd. is classified as a collector street, the applicant will be required to provide turn-around driveways for each lot. Upon field review, staff has requested that the applicant certify sight distance for each lot.

Due to slope constraints and the natural drainageway running through the property, the applicant has requested and received a number of variances from the Knox County Board of Zoning Appeals regarding front building and peripheral setback reductions. The applicant is planning on requesting an additional variance to reduce the right-of-way along Pelleaux Rd. from 35' to 25' upon final plat review.

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

1. The request will not place any additional demands on schools and will have minimal impact on street traffic.
2. The request will have minimal impact on local services since all utilities are in place to serve this site.
3. The request is consistent with the use and density of recent zoning changes and subdivision development in the area.

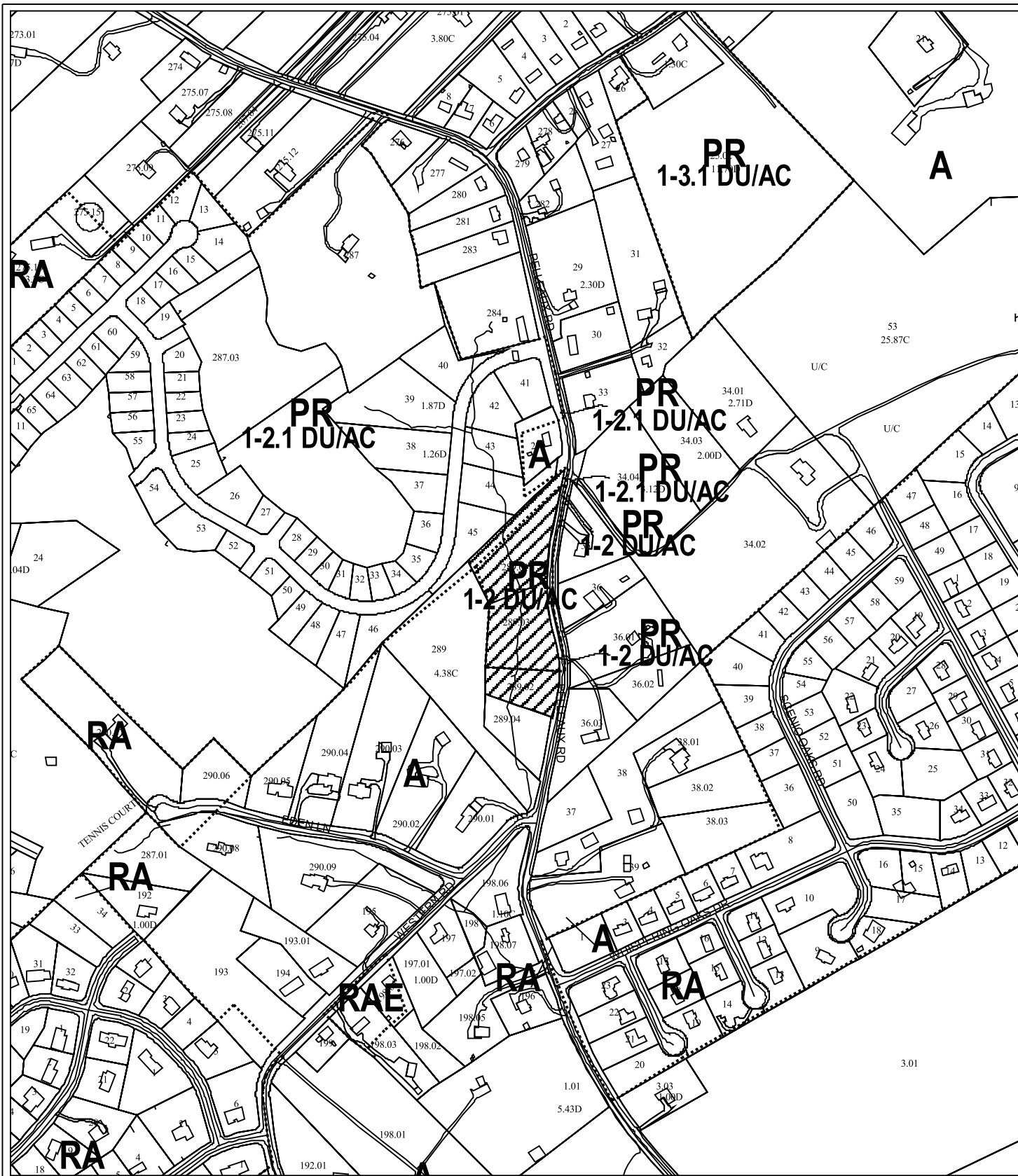
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed development is consistent with all relevant requirements of PR zoning, as well as other criteria for approval of a use on review.
2. The proposed development 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 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 MPC PLANS

1. The North County Sector Plan identifies this property as low density residential. The PR zoning approved for this site allows a density up to 2 du/ac. This density is consistent with the Sector Plan and the other development found in the area.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Commission. The date of the Knox County Commission hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**9-G-06-UR
USE ON REVIEW**



Detached dwellings on 5 lots. in PR (Planned Residential) & A (Agriculture)

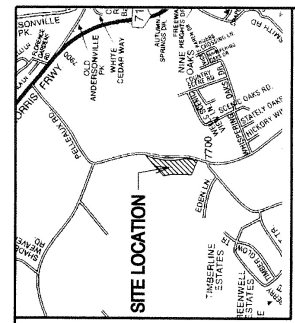
Original Print Date: 08/23/06 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Bob Burris

Map No: 27

Jurisdiction: County





LEGEND

- EXISTING IRON PIN
- IRON PIN SET
- ⊙ BENCH MARK
- ⊖ GUY WIRE
- ⊕ UTILITY POLE
- ⊖ T/C

ENGINEER: ROBERT G. CAMPBELL & ASSOC., L.P.
 10000 WINDY HOLLOW
 KNOXVILLE, TN 37938
 PHONE: (865) 947-5986

OWNER: Bob Burris
 029 US 41 West
 Nashville, MI 49866
 PHONE: (906) 475-5121

SETBACKS:
 FRONT: 25'
 REAR: 15'

TIMBERLAKE DEVELOPMENT LLC
 DEED: 200601100058799
 PLAT: 200508290019197

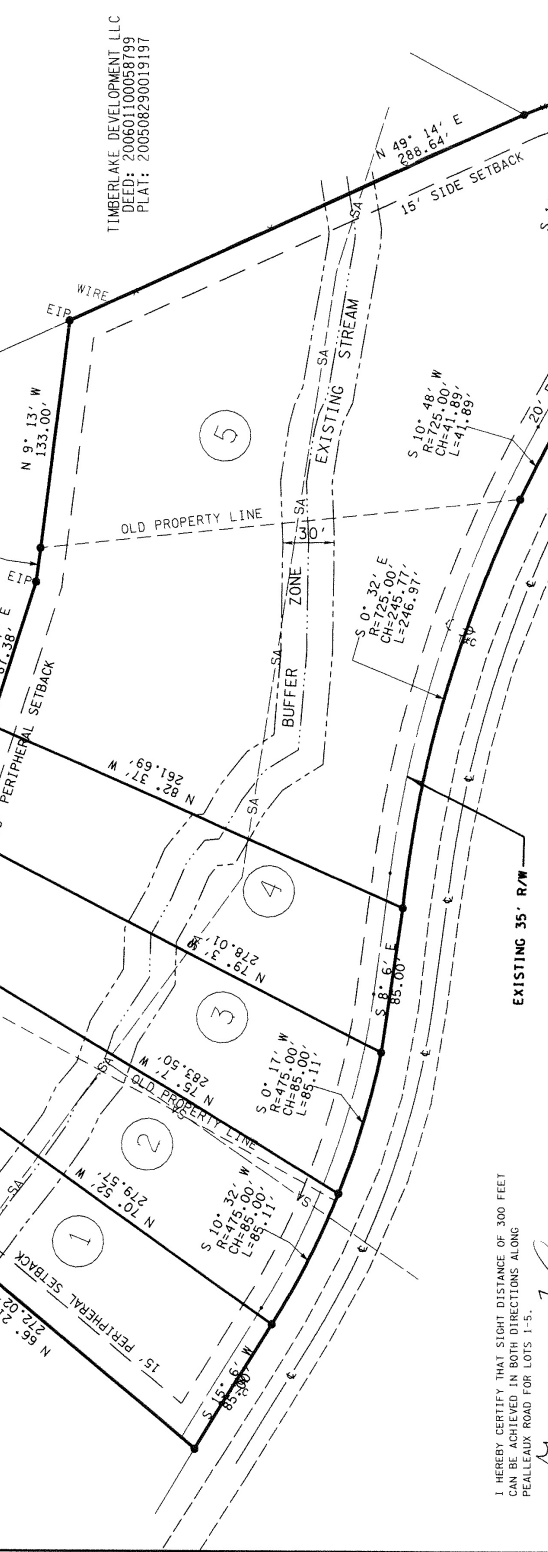
U.O.R.
 DATE: 9/12/06

9-G-06-UR
REVISED

USE ON REVIEW	
SURVEY OF	BOB BURRIS PROPERTY
DIST NO. E6	KNOX CO., TN
SCALE	1"=50'
DRAWN BY	JBB
SURVEYED BY	
ROBERT G. CAMPBELL & ASSOC., L.P.	
DATE	8-31-06
PROJECT NUMBER	04055

I, THE UNDERSIGNED, ROBERT G. CAMPBELL, ENGINEER, HEREBY CERTIFY THAT THE SURVEY, THE UNDERSTOOD OWNER, SUBDIVISION AND DEDICATE THE STREETS AS SHOWN TO THE PUBLIC USE OF THE ROAD AND HEREBY CERTIFY THAT THE OWNER HAS BEEN ADVISED OF THE RIGHT TO DEDICATE RIGHT-OF-WAY AND/OR GRANT EASEMENTS AS SHOWN ON THIS MAP, AND THAT THE OWNER HAS BEEN ADVISED OF THE RIGHTS AND OBLIGATIONS OF ANY EASEMENTS, IF ANY, WHICH APPLY TO THE LOTS ARE EITHER SHOWN ON THIS MAP OR REFERRED TO BY REFERENCE TO THE DEEDS OF RECORD. THE DEEDS REFERRED TO ARE: TUMMEL, TRAVIS & RHODA DEED: 2327 - 465 PLAT: P-147 - A; BROWN, R A & CAROLYN G DEED: 2282 - 1098; TIMBERLAKE DEVELOPMENT LLC DEED: 200601100058799 PLAT: 200508290019197.

SIGNATURE: [Signature]



NOTES:

- 1) IRON PINS AT ALL CORNERS WITH EXISTING IRON PINS (ETIP) AS SHOWN ON MAP. ALL OTHERS SET BY ROCKA.
- 2) A 10' DRAINAGE AND/OR UTILITY EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROADS, 5' EACH SIDE OF INTERIOR LOT LINES.
- 3) A 15' UTILITY EASEMENT EXISTS, 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
- 4) VARIANCE APPROVED AT THE AUGUST 10, 2006 MPC ROAD FROM 35' TO 25' TO REDUCE FRONT PERIPHERAL SETBACK FROM 35' TO 25'.
- 5) VARIANCE APPROVED AT THE JUNE 28, 2006 BZA MEETING TO REDUCE FRONT BUILDING SETBACK FROM 20' TO 15' AND SIDE PERIPHERAL BUILDING SETBACK FROM 35' TO 20'.
- 6) VARIANCE APPROVED AT THE JULY 26, 2006 BZA MEETING TO REDUCE FRONT PERIPHERAL SETBACK FROM 35' TO 20'.
- 7) VARIANCE APPROVED AT THE JULY 26, 2006 BZA MEETING TO REDUCE REAR AND SIDE PERIPHERAL SETBACK FROM 35' TO 15'.
- 8) ALL LOTS TO HAVE TURNAROUND DRIVEWAYS.
- 9) THE 20' FRONT BUILDING SETBACK IS ALSO AN EASEMENT FOR SIGHT DISTANCE ALONG PELLEAUX RD.



I HEREBY CERTIFY THAT SIGHT DISTANCE OF 300 FEET CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG PELLEAUX ROAD FOR LOTS 1-5.

[Signature]

CLT MAP: 27
PARCELS: 289.01, 289.02, 289.03
DEED: 16101654
DEED: 20040812-0013384
DEED: 20040811-0012885
TOTAL ACREAGE: 4.08 AC
TOTAL NUMBER OF LOTS: 5
ZONING: PR

GRAPHIC SCALE 1"=50'

0 50 100 150