

▶ **FILE #:** 4-B-07-UR

AGENDA ITEM #: 97

AGENDA DATE: 4/12/2007

▶ **APPLICANT:** LARRY HOLT CONSTRUCTION

OWNER(S): LARRY HOLT CONSTRUCTION

TAX ID NUMBER: 125 I A 14

JURISDICTION: Commission District 9

▶ **LOCATION:** Northwest side of Kimberlin Heights Rd., southwest of Draeger Ln.

▶ **APPX. SIZE OF TRACT:** 2.7 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Kimberlin Heights Rd., a collector street with a pavement width of 20' within a 40' wide right-of-way

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

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** detached residential development

DENSITY PROPOSED: 1.49 du/ac

HISTORY OF ZONING: The property was zoned PR (Planned Residential) @ 5 du/ac in December 2006

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / A agricultural
 South: Detached dwellings / A agricultural
 East: Detached dwellings / A agricultural
 West: Detached dwellings / A agricultural & CA commercial

NEIGHBORHOOD CONTEXT: Property in the area is zoned PC and CA commercial and A agricultural. The predominate use in the area are detached dwellings that have been constructed at rural densities.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan to permit up to 4 detached dwellings on individual lots subject to 5 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. No more that two driveway cuts on Kimberlin Heights Rd. to serve all 4 lots
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Connection to sanitary sewer and meeting any other relevant requirement of The Knox County Health Dept.
5. A revised site plan reflecting the conditions of approval must be submitted to MPC prior to issuance of any building permits

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to divide this 2.52 acre site into four lots and construct a detached dwelling on each lot. The site was zoned PR (Planned Residential) in December of 2006. The plan as proposed would permit four driveways to Kimberlin Heights Rd. Staff will recommend that no more than two driveways be construct to serve all four lots. The reduction of the number of driveways accessing this major collector street will lessen the potential traffic conflict points.

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

1. All public utilities are available in the area to serve this site.
2. The existing roads in the area will support the additional traffic that will be generated by this project
3. The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern.

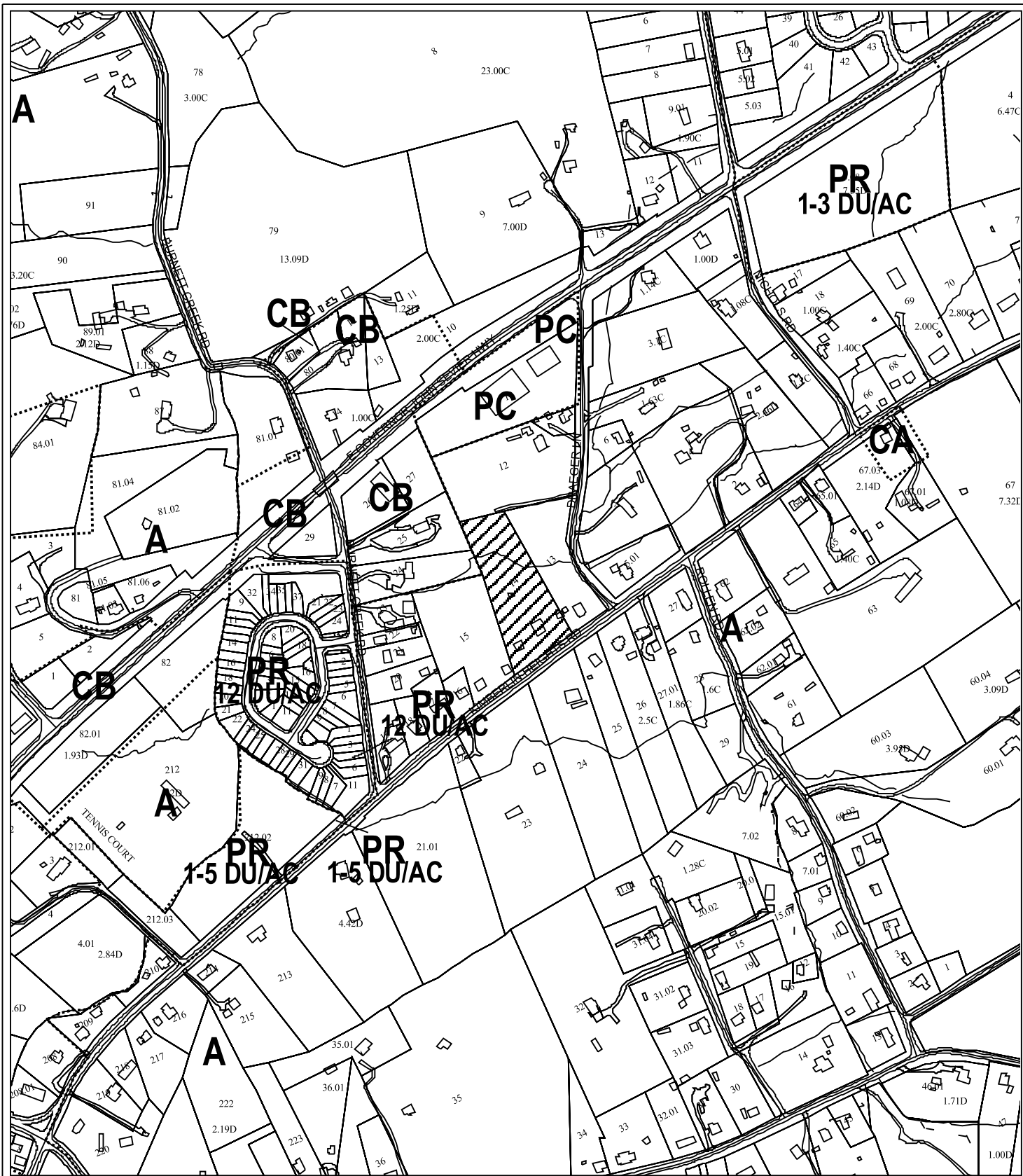
CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposal meets all requirements of the PR zoning district as well as the general criteria for approval of a use-on-review.
2. The proposed development is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The South County Sector Plan designates this site for low density residential use. The proposed dwellings are consistent with the PR (Planned Residential) zoning and sector plan 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 .



**4-B-07-UR
USE ON REVIEW**

 detached residential development in

Original Print Date: 03/20/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Larry Holt Construction

Map No: 125

Jurisdiction: County





Not to Scale
LOCATION MAP

- NOTES:**
1. ALL DIMENSIONS ARE SHOWN AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 2. 15' FINISH, UTILITY AND CONSTRUCTION EASEMENT DIGITS INSIDE ALL EXTERIOR LOT LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 3. A 15' UTILITY EASEMENT DIGITS 7.5' EACH OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 4. THIS PROPERTY CONTAINS APPROXIMATELY 2.2 ACRES AND IS SURVEYED ACCORDING TO THE 1998 DEED.
 5. THIS PROPERTY IS ZONED PH.
 6. CONTOURS PROVIDED BY KNOXVILLE/PKNS COUNTY G.L.S.
 7. UTILITIES: KNOX CHURCHMAN UTILITY DISTRICT WATER; KNOXVILLE UTILITY DISTRICT SANITARY SEWER; KNOXVILLE UTILITY BOARD GAS; KNOXVILLE UTILITY BOARD CABLE TELEVISION.
 8. CALL BEFORE YOU DIG. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE TENNESSEE ONE CALL SYSTEM AT 1-800-351-1111.

U.O.P.A.
DATE _____



**DEVELOPMENT PLAN
FOR
KIMBERLIN CREEK S/D**

C-L-T MAP 125-1-A, PARCEL 14
DISTRICT 9, KNOX COUNTY, TN.

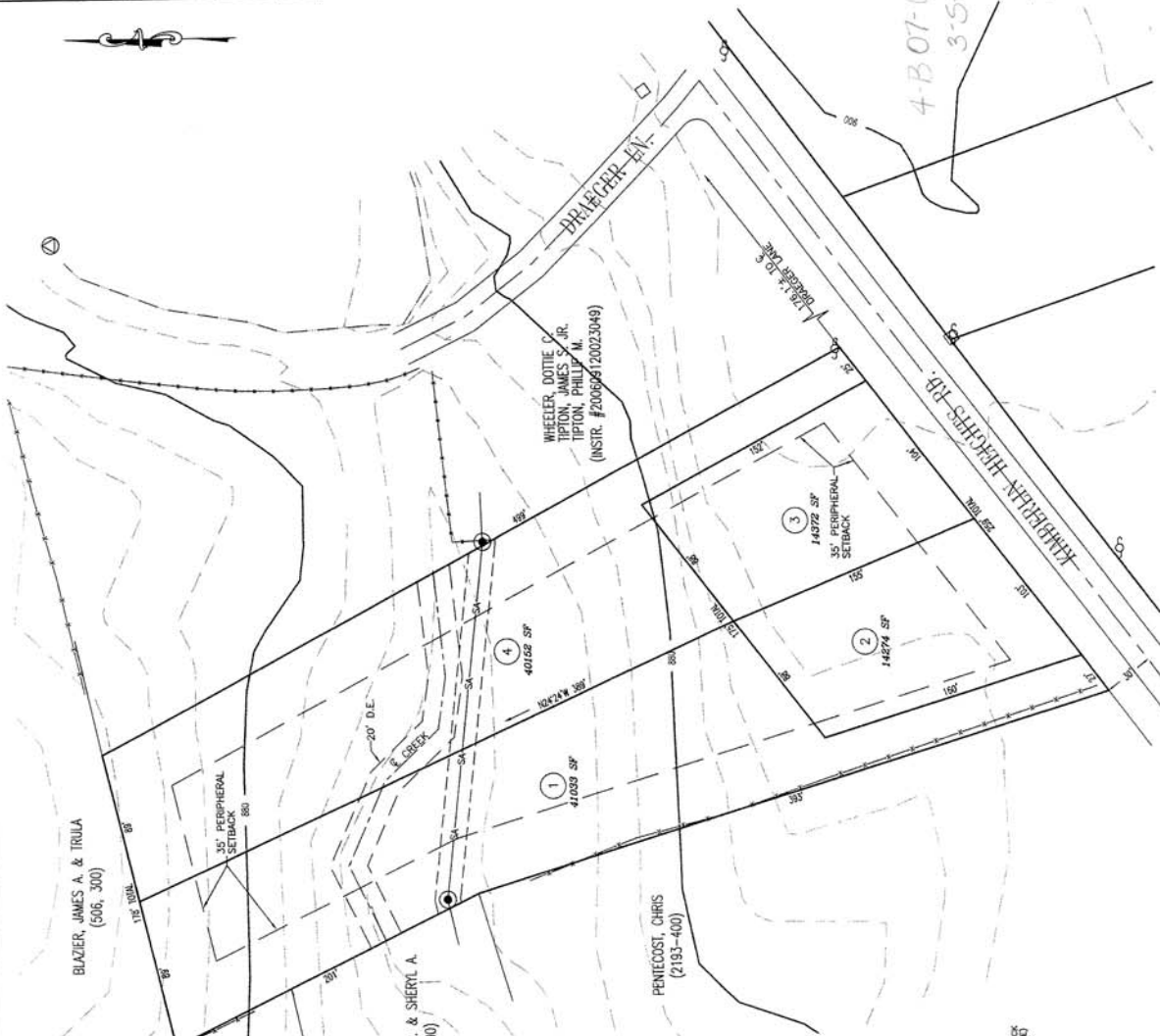
SCALE: 1" = 50'
50 25 0 50 100
MARCH 1, 2007

BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
enr@bhn-p.com

DEVELOPER:
LARRY E. HOLT CONSTRUCTION, INC.
6944 ST. CROIX LANE
KNOXVILLE, TENNESSEE 37918
PHONE: (665) 388-7291

REFERENCE DEED: INSTR. #200609010019882
REFERENCE PLAT: DEED BOOK 8, PAGE 30

24239



LEGEND

- IPF Iron Pin Found
- IPS Iron Pin Set
- Sanitary Sewer Manhole
- Sanitary Sewer Manhole
- Power Pole
- Water Meter
- Water Valve
- Overhead Electric
- X-X- Fence



TYPICAL LOT LAYOUT
1" = 40'