



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

▶ **FILE #:** 7-SG-07-C
7-I-07-UR

AGENDA ITEM #: 23
AGENDA DATE: 7/12/2007

▶ **SUBDIVISION:** DAVID MORINS
▶ **APPLICANT/DEVELOPER:** HOWARD DAWSON
OWNER(S): David F. Morin

TAX IDENTIFICATION: 122 L D 5, 6, 7, 13 & 14

JURISDICTION: County Commission District 9

▶ **LOCATION:** Southwest side of Joe Lewis Rd., north and south sides of Walter Reed Ln.

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Goose Creek

▶ **APPROXIMATE ACREAGE:** 3.75 acres

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

▶ **EXISTING LAND USE:** 13 detached dwellings

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: Property in the area is zoned R-2, R-1 & RA residential an A agricultural. Development in the area is dominated by the Montgomery Village Apartments with detached dwellings as the secondary use in the vicinity of this site.

▶ **NUMBER OF LOTS:** 16

SURVEYOR/ENGINEER: Howard Dawson

ACCESSIBILITY: Access is via Joe Lewis Rd., a local street with a pavement width of 22' within a 40' wide right-of-way and Walter Reed Ln., a local street with a pavement width of 8' to 12' within a 25' wide right-of-way

▶ **SUBDIVISION VARIANCES REQUIRED:** 1. Right-of-way dedication variance from 25' to 20' from centerline of Walter Reed Ln.

STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard

APPROVE the concept plan subject to 8 conditions

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of a street name for the JPE which is consistent with the Uniform Street Naming and Addressing System within Knox County (91-1-102)
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. Widening Walter Reed Ln. to a minimum width of 18' from Joe Lewis Rd. to the western right-of-way of the

proposed Morin Wy.

5. Construction of the proposed Morin Wy. to the standards required by the Subdivision Regulations
6. Prior to final plat approval, obtain a variance to the 35' peripheral boundary setback for lots 9 & 13-16 from the Knox County Board of Zoning Appeals
7. Final action by the Knox County Commission approving the rezoning of this site to PR (Planned Residential) at 4.52 du/ac or greater
8. A final plat based on this concept plan will not be accepted for review by MPC until certification of design plan has been submitted to MPC staff

► **APPROVE the request for up to 16 detached dwellings on individual lots subject to conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

COMMENTS:

The applicant has present a concept plan for 16 lots on this 3.54 acre site. On June 14, 2007 the MPC recommended the rezoning of this site to PR (Planned Residential) at 5 du/ac. The rezoning will be heard by the Knox County Commission on July 23, 2007. The applicant is proposing to rehabilitate a number of houses that are in poor condition. Placing these houses on lots will aid in the developers ability to obtain financing for the rehab work that is proposed. Due to the size of the proposed lots development a variance to the peripheral setback will be required for 5 of the lots.

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

1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.
2. The proposed attached residential subdivision at a density of 4.52du/ac, 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 Mount Olive Elementary, South-Doyle Middle and High Schools.

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

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed residential development is consistent with the general standards for uses permitted on review:
 - A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The South County Sector Plan proposes this site for low density residential use which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 4.52 dwellings per acre.
 - B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
 - C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
 - D. The use will not significantly injure the value of adjacent property.
 - E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for low density residential use. The PR zoning recommended for the property allows consideration of up to 5.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 4.52 du/ac is consistent with the Sector Plan and the proposed zoning designation.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 192 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

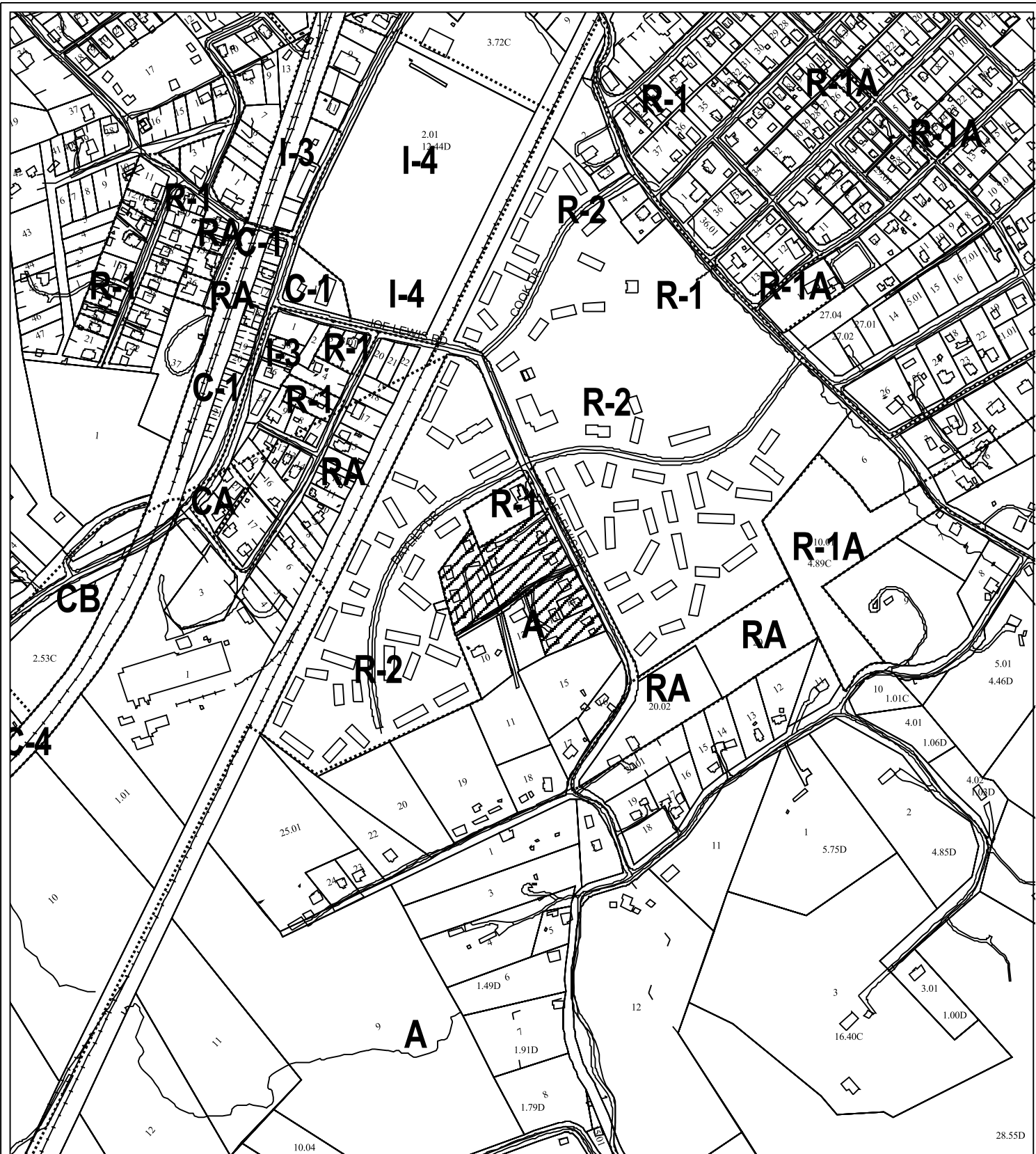
ESTIMATED STUDENT YIELD: 6 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Mount Olive Elementary, South-Doyle Middle, and South-Doyle High.


- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

MPC's approval or denial of this use on review 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.



7-SG-07-C/7-I-07-UR
 CONCEPT PLAN/USE ON REVIEW

 Detached Residential Subdivision in PR (Planned Residential) pending

Original Print Date: 06/27/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

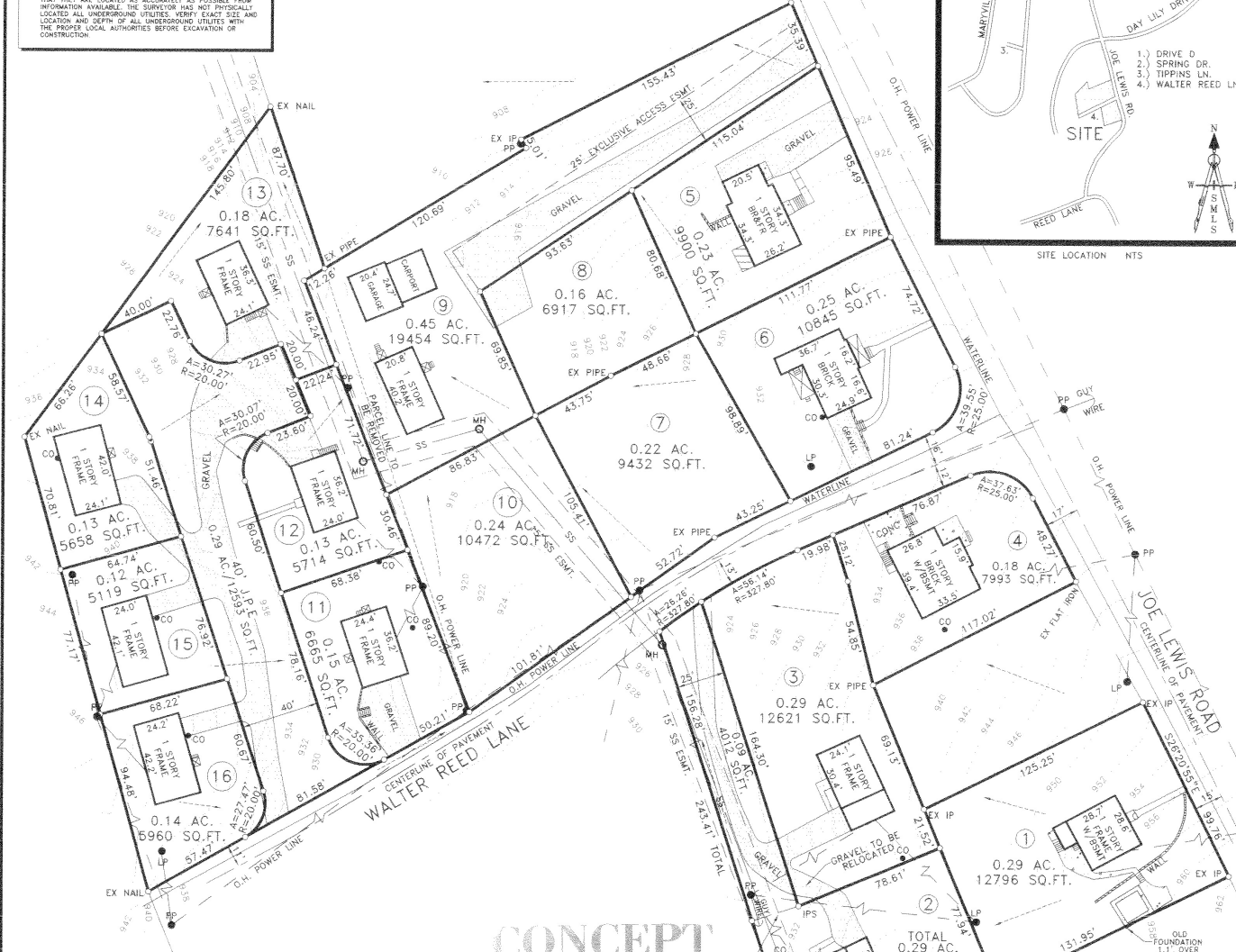
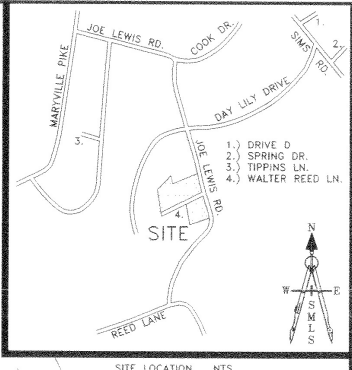
Petitioner: David Morins
 Howard Dawson

Map No: 122

Jurisdiction: County



NOTE:
 1) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES, VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



CONCEPT PLAN

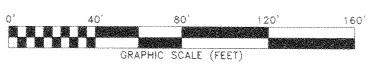
LEGEND

BLACKTOP	////
CONCRETE	—
MANHOLE	MH ○
POWER POLE	PP ●
LIGHT POLE	LP ●
SERVICE POLE	SP ●
DRAINAGE LINE	- - -

Certification of Concept Plan.
 I hereby certify that I am a registered land surveyor, licensed to practice surveying under the laws of the State of Tennessee. I further certify that the plan and accompanying drawings, documents and statements conform to all applicable provisions of the Knoxville-Knox County Subdivision Regulations except as has been itemized and described in a report filed with the Metropolitan Planning Commission.

Registered Land Surveyor _____
 Tennessee Certificate No. _____

U.O.P.
 DATE 6-4-07



ADDRESS INSET
 4605, 4607, 4613 JOE LEWIS RD. & 4619
 1307, 1309, 1314, WALTER REED LN.
 1316, 1318, 1320
 1322 & 1324

- NOTES:**
- 1) 5' UTILITY AND DRAINAGE EASEMENTS INSIDE ALL LOT LINES. 10' UTILITY AND DRAINAGE EASEMENTS INSIDE ALL BOUNDARY LINES AND ALONG ROAD R/W'S.
 - 2) TOTAL AREA = 3.45 AC.
 - 3) TOTAL LOTS = 16
 - 4) PROPERTY ZONED = "PP"
 A.) MINIMAL BUILDING LINES TO CONFORM WITH ZONING.
 - 5) THIS PLAN INDICATES A PROPERTY BOUNDARY ENCROACHMENT. IT HAS NOT BEEN ADDRESSED BY PLAT REVIEWING AGENCIES. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO RESOLVE ANY PROPERTY BOUNDARY CONFLICTS.

THE APPROVAL OF THIS PLAN DOES NOT INCREASE ANY ZONING NON-COMPLIANCE FOR THE EXISTING STRUCTURE ON THE PROPERTY NOR DOES IT CHANGE THE NON-COMPLIANCE STATUS OF THE EXISTING STRUCTURES. DOCUMENTATION AS TO THE LEGAL STATUS OF THE STRUCTURES OR VARIANCES FROM THE BOARD OF ZONING APPEALS MAY BE REQUIRED AT SOME LATER DATE FOR PERMIT APPLICATIONS OR OTHER DEVELOPMENT APPROVALS.

CONCEPT PLAN FOR MORIN HEIGHTS

SURVEY FOR DISTRICT 9 COUNTY KNOX CITY _____ WARD _____ STATE TN

LOT NO. _____ BLOCK _____ IN _____

ADDRESS SEE INSET

MAP BOOK _____ PAGE _____ SCALE 1"=40'

MAP CAR. _____ SLIDE _____ DATE 4-09-07

TAX MAP 122D GROUP L PARCEL 005-007 & 013

WARRANTY DEED INST NO200512160053047 & 200702150066239

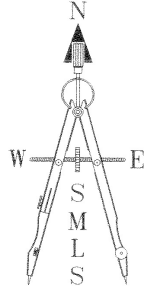
CENSUS TRACT NO. _____ DRAWN BY MJD

BEARING BASE WARRANTY DEED

MORTGAGE CO. _____

TITLE CO. _____

SMLS
 SMOKY MOUNTAIN LAND SURVEYING CO., INC.
 HOWARD T. DAWSON
 R.L.S. #1301
 134-C MARYVILLE PIKE
 KNOXVILLE, TN 37920
 PH: (865) 579-4075
 FAX: (865) 579-4625
 SMLS1301@RLLSOUTH.NET
 SMLS DWG NO. 070039CP



OWNER:
 DAVID & DUSTY A. MORIN
 7620 WIDOW FRENCH LANE
 KNOXVILLE, TN 37920
 PH: (865)-300-5826

SURVEYOR:
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