

▶ **FILE #:** 11-A-07-UR

AGENDA ITEM #: 76

AGENDA DATE: 11/8/2007

▶ **APPLICANT:** **BOB WEAVER**
 OWNER(S): WEAVER CUSTOM HOMES, LLC

TAX ID NUMBER: 77 I A 007 & 008

JURISDICTION: County Commission District 5

▶ **LOCATION:** **East side of Mountain Vista Rd., north of W. Emory Rd.**

▶ **APPX. SIZE OF TRACT:** **3.03 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Mountain vista rd., a local street with a pavement width of 26' within a 50' wide right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** **2 detached dwellings**

▶ **PROPOSED USE:** **Detached residential subdivision**

.97 du/ac

HISTORY OF ZONING: The property was zoned PR at 1 du/ac in 1996.

SURROUNDING LAND USE AND ZONING: North: Detached residences / PR residential

South: Detached residences / PR residential & A agricultural

East: Detached residences / PR residential

West: Detached residences / A agricultural

NEIGHBORHOOD CONTEXT: This site is located in an area of low density detached residential development. Property in the area is zoned PR residential and A agricultural. The Anderson county Boundary is immediately to the north of this site.

STAFF RECOMMENDATION:

▶ **Approve the request to permit up to 3 detached dwellings on individual lots on this 3.03 acre site as shown on the development plan subject to 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. Prior to issuance of a building permit for 8R2, the applicant's surveyor must certify that 250' of sight distance exists in both directions from the proposed driveway looking onto Mountain Vista Rd.
4. Establish a sight distance easement across parcels 077 IA 007 & 008 as required by the Knox County Dept. of Engineering and Public Works
5. Containing all grading required for installation of the driveway for lot 8R2, the 2.18 acre lot, or obtaining a

grading easement from the adjoining property owner(s)

6. Renumbering the lots to eliminate the duplicated lot numbers. The 2.18 acre lot should be labeled as lot 8R2

7. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dep

8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to the issuance of any building permits for this site.

COMMENTS:

The applicant is proposing to resubdivided two existing lots in Emory Vista Subdivision to create a third lot. The two lots presently contain 3.03 acres. After the subdivision lots 7R1 and 8R1 will contain approximately .40 acres each. Proposed lot 8R2 (See condition #6) will contain 2.18 acres. Division of two of the lots into parcels that contain less than one acre can occur as long as the three proposed lots do not exceed the gross density established by the zoning of the site.

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

1. The proposed duplex will have minimal impact on local services since all utilities are in place to serve this site.
2. This request will have minimal impact on schools and adjacent properties.

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

1. The proposed detached residential development is consistent with the following general standard 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.
2. The plan meets all of the requirements of the Knoxville Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes rural residential uses for this site.
2. The current PR zoning at 1 du/ac is consistent with the sector plan recommendation for the area.

ESTIMATED TRAFFIC IMPACT 41 (average daily vehicle trips)

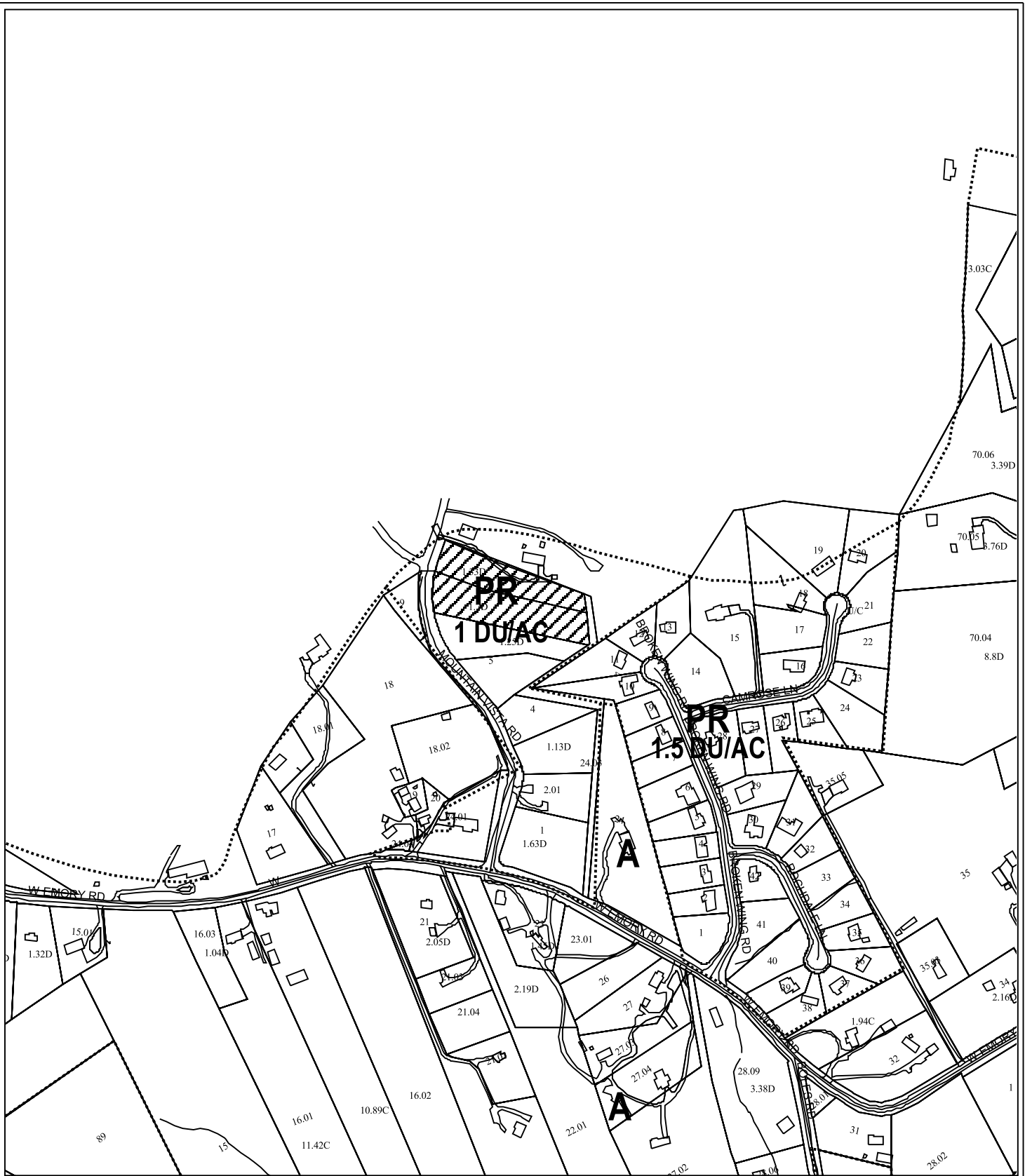
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns 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 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.



11-A-07-UR
 USE ON REVIEW

Petitioner: Bob Weaver

Map No: 77

Jurisdiction: County



Detached residential subdivision in PR (Planned Residential)

Original Print Date: 10/23/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



Certificate of Ownership and General Declaration

(U. We) _____ the _____
 my part of _____, the _____
 public use forever and hereby certify that I am the owner in fee
 and that I have no other right to be surveyed or set off on
 an easement, right to dedicate right-of-way or any other interest
 on this plot. I further certify that all restrictive
 covenants, conditions, and provisions which may be contained
 in the plan or on other instruments filed with the Knox County Register of Deeds,
 to covenants filed with the Knox County Register of Deeds.

Date: _____ Owner(s) _____
 This is to certify that the subdivision shown herein is
 in compliance with the laws of the State of Tennessee, and
 that such installation shall be in accordance with state and local regulations.

Date: _____ Knox County Health Department

Certification of Category and Accuracy of Survey
 I hereby certify that this is a category 1 survey on a lot ratio
 1:10,000 as shown herein.

Surveyor: _____
 Tennessee Reg. No. 1961

Certification of Engr. Plat. Construction Complete

I hereby certify that I am a surveyor, licensed to so surveying
 under the laws of the State of Tennessee. I further certify that
 the subdivision shown herein conforms to the laws of the State
 and to all applicable provisions of the Knoxville/Knox County
 Subdivision Regulations except as has been itemized, described
 and approved by the Knoxville/Knox County Planning
 Commission, of the variances for which application has been
 filed. The indicated instruments were in place on the

_____ day of _____, 20____.

Surveyor _____
 Tennessee Certificate No. 1961

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

Signed: _____ Title: _____
 Knoxville Insurer

Subdivision Name and Street Names Contained Herein _____
 Reviewed and Approved: _____

Date: _____

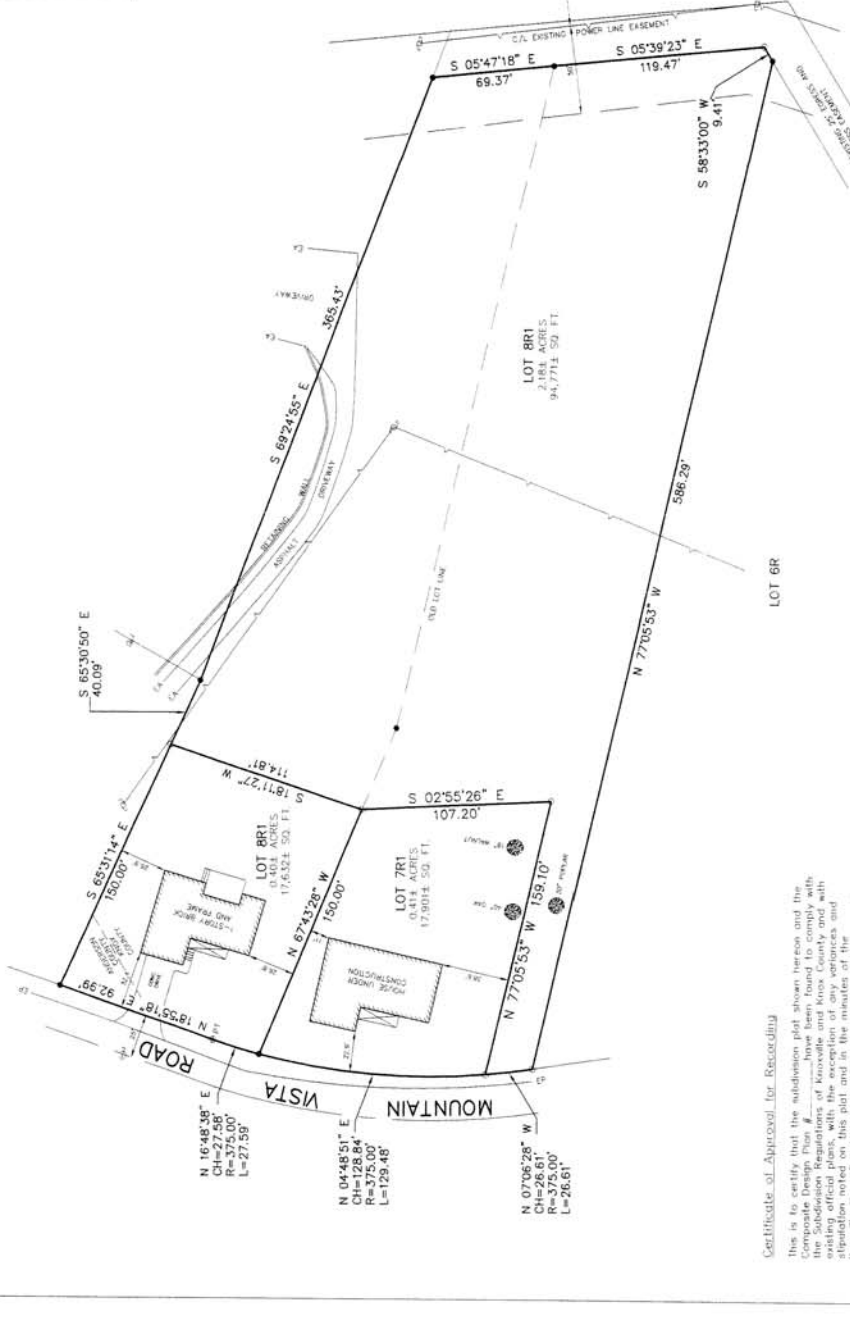
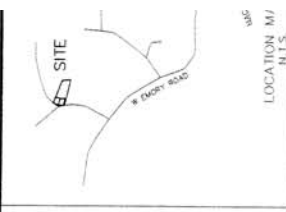
By: _____ Knoxville/Knox County Metropolitan Planning Commission

ZONING SHOWN ON OFFICIAL MAP

DATE: _____ BY: _____

Except as noted or shown on this plat, the following parties
 are provided for the use and benefit of the utility and drainage
 easement along the original lot lines eliminated by this
 subdivision plat. The utility and drainage easements
 are provided along the new property lines.

- County Highway Dept. _____
- Utilities Water _____
- Power _____
- Sewer _____
- Gas _____
- Telephone _____
- Cable TV _____



U.O.R.
 DATE: _____

RESUBDIVISION OF LOT EMORY VISTA	
PLAT INSTR. # 20070609180	
COUNTY: KNOX	DISTRICT: 6
C.O.L. MAP: 77R GROUP: A	DRAWN: _____
ACRE by ACRE Survey	
P.O. BOX 18485	SMOKY HILLS, TN 37928-2435
PHONE (865) 868-0696 DRAW	

- NOTES**
1. Iron pins at all corners of as noted on map.
 2. PARCEL 7 - INSTR# 20070609180/0209
 3. PARCEL 8 - INSTR# 20070609180/0399
 4. The Map 77R, Parcels 7 & 8
 5. Utility and drainage easements of 5' inside all interior lot lines, 10' inside exterior lot line, and all road right-of-ways.
 6. Easement setbacks KNOX COUNTY Subdivision Regulations Sides 10' Back 10'
 7. Building setbacks ANDERSON COUNTY Sides 10' Back 10'

