



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

▶ **FILE #:** 9-R-07-UR

AGENDA ITEM #: 95

AGENDA DATE: 9/13/2007

▶ **APPLICANT:** **ROD TOWNSEND**

OWNER(S): GARRETT DONALD L & DEBRA L

TAX ID NUMBER: 47 228

JURISDICTION: County Commission District 7

▶ **LOCATION:** **Southeast side E. Beaver Creek Dr., northeast of Ghiradelli Rd.**

▶ **APPX. SIZE OF TRACT:** **2.633 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Beaver Creek Dr., a major collector street with 19' of pavement width within 50' of right of way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** **Residence**

▶ **PROPOSED USE:** **Attached and detached residential development**

5 du/ac

HISTORY OF ZONING: MPC denied MDR and approved PR at 5 du/ac for this site at the August 9, 2007 meeting (8-K-07-RZ/8-D-07-SP). The applications are scheduled to be considered by Knox County Commission on 9/24/07.

SURROUNDING LAND USE AND ZONING: North: E. Beaver Creek Dr. - Dwellings / PR (Planned Residential) @ 1-4 du/ac and RB (General Residential)

South: Dwelling / A (Agricultural)

East: Dwelling / A (Agricultural)

West: Dwelling / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area is developed with residential uses, under A, PR, RA and RB zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for 1 detached and 12 attached dwelling units in the PR (Planned Residential) zoning district, subject to the following 10 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Engineering Department.
3. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Department.
4. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System Ordinance (Ord. 91-1-102).
5. The applicant must install a continuous evergreen screen within the northeast, southeast and southwest

boundaries' setback areas, as shown on the development plan. Landscaping must be installed within six months of the issuance of occupancy permits for the project, or the developer must post a bond with Knox County Engineering guaranteeing such installation.

6. Establishment of a homeowners association for the purpose of assessing fees for the maintenance of drainage structures and all other commonly held assets.
7. Certification on the final plat by the applicant's surveyor that there is adequate sight distance in both directions along E. Beaver Creek Dr. at the development's entrance.
8. Place a note on the final plat that all units will have access only to the internal street. No private driveways shall have direct access to E. Beaver Creek Dr.
9. Approval by Knox County Commission of the pending rezoning of the site to PR at a minimum density of up to 5 du/ac (8-K-07-RZ).
10. BZA approval of a variance for a reduction in the required periphery setback from 35' to 25' along the northeast, southeast and southwest property lines.

With the conditions noted above, this proposal meets all requirements for approval in the PR zoning district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is requesting approval of six duplexes (12 attached units) and 1 detached dwelling on this 2.43 acre site, for a density of 4.94 du/ac. The applicant will be requesting a variance of the PR peripheral setback from 35' to 25' from the Knox County Board of Zoning Appeals (BZA). With BZA approval of the variance request, staff can support the proposal because of the limited site size and because the applicant will install a continuous evergreen screen within the reduced setback area.

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

1. The proposed development will place minimal additional demand on schools and streets. It will generate about 157 trips per day and add about 2 school-aged children to the school system.
2. The proposed development will have a minimal impact on local services since all utilities are in place to serve this site.
3. The development density is consistent with the sector plan designation for the site.

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

1. With approval of the required BZA variance, the proposed development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The 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 will not significantly injure the value of adjacent property. The use will not draw a substantial amount of additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes low density residential uses for this property, consistent with this proposal. The pending PR zoning proposed for this site allows a density of up to 5 du/ac, which is the upper limit of the low density residential density range.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 157 (average daily vehicle trips)

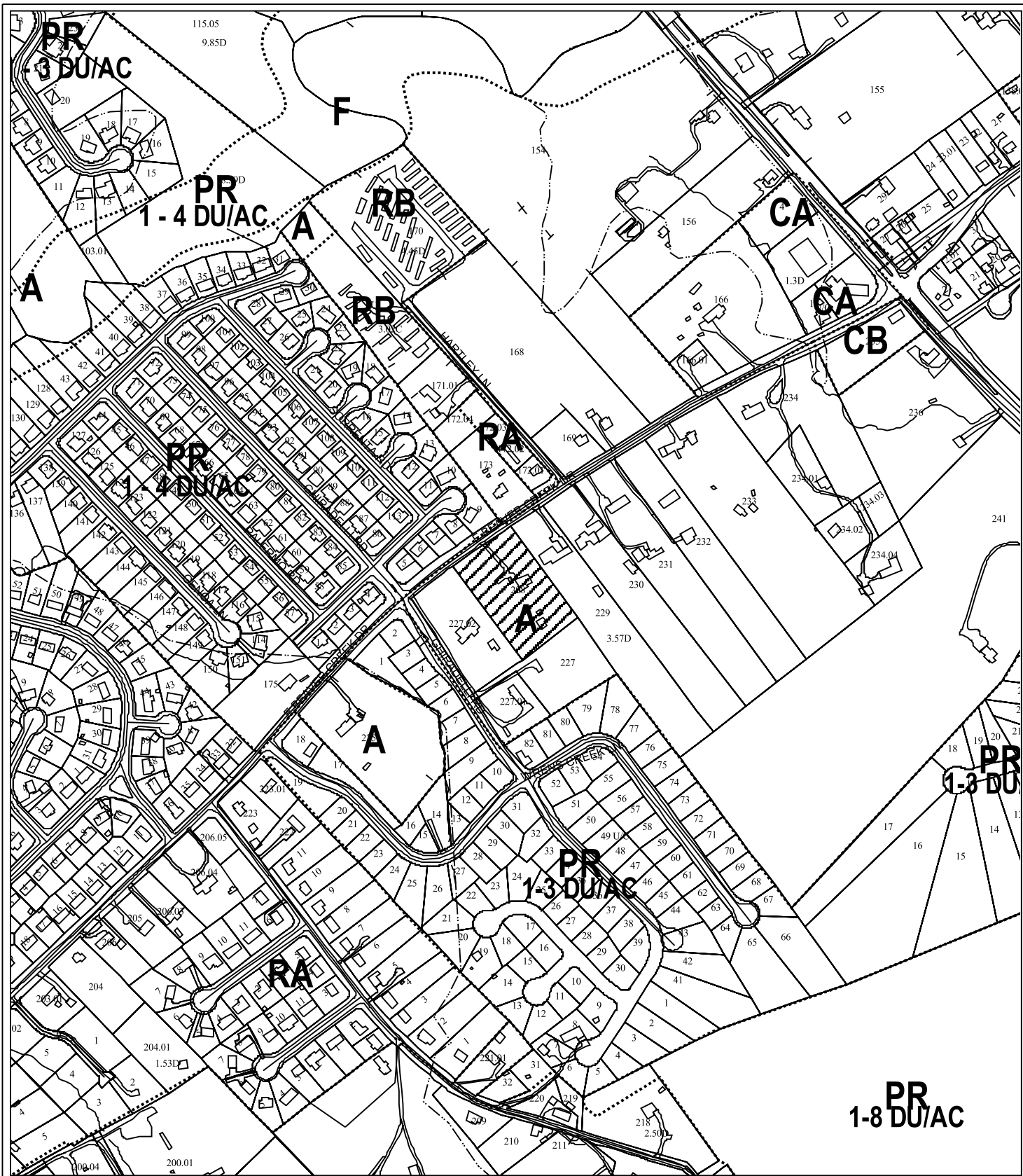
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Brickey-McCloud Elementary, Powell Middle, and Powell 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.



9-R-07-UR
USE ON REVIEW



Attached and Detached residential development in PR (Planned Residential) pending

Original Print Date: 08/28/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

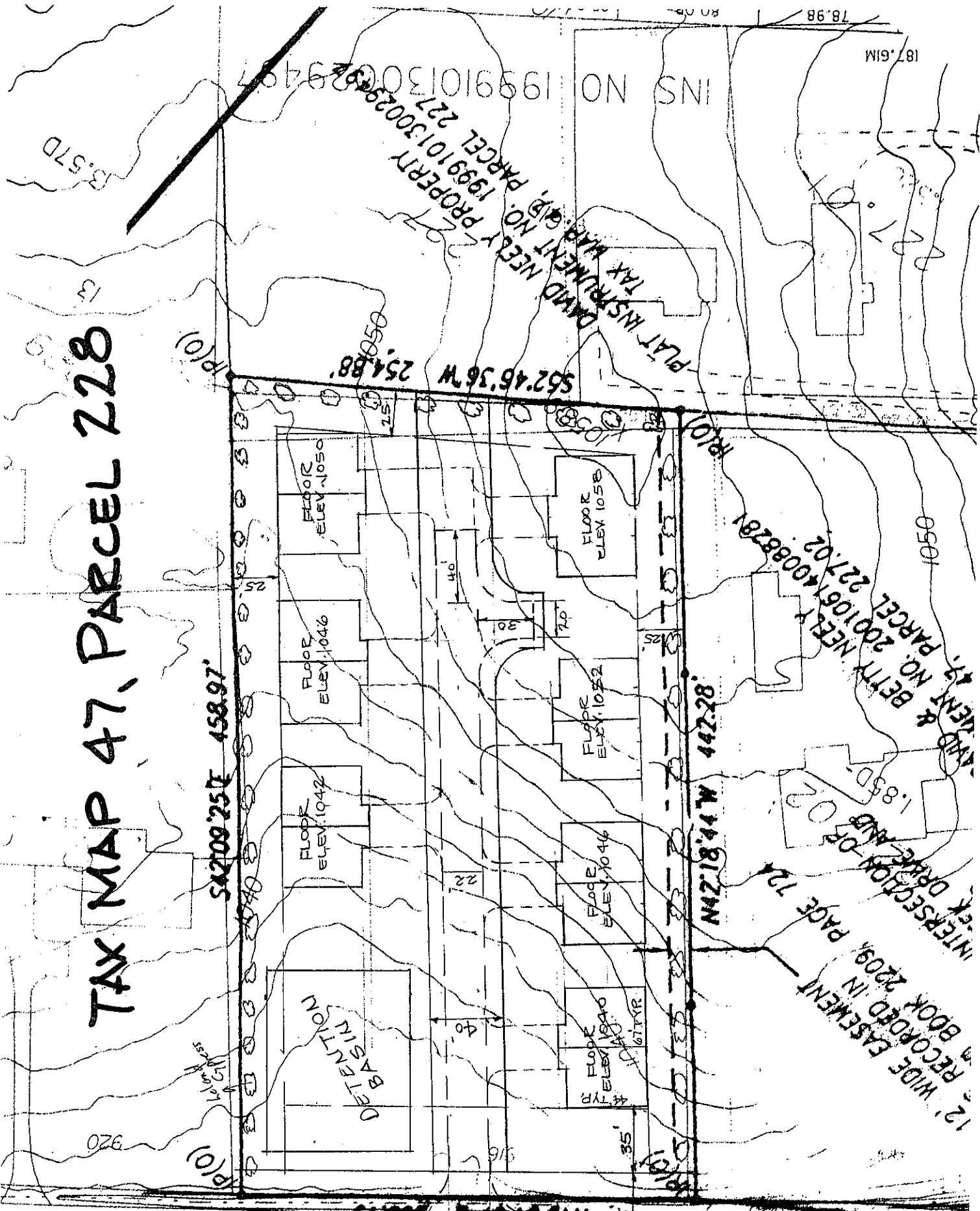
Petitioner: Rod Townsend

Map No: 47

Jurisdiction: County



TAX MAP 47, PARCEL 228



E BEAVER CREEK DRIVE

214.88' 48.55'E

S42°09'25\"/>

N42°18'44\"/>

562.46'36\"/>

12' WIDE EASEMENT
RECORDED IN
BOOK 2209, PAGE 124
INTERSECTION OF 0.2
1.850'

AND R. BETTY NEXX
INSTRUMENT NO. 20010614008281
PARCEL 227102

DAVID NEXX PROPERTY
INSTRUMENT NO. 19910130029437
PARCEL 227
INS NO. 19910130029437

187.61M

78.98'

13.57D

1050'

920

P(10)

P(10)

P(10)

BATTION

FLOOR
ELEV. 1042

FLOOR
ELEV. 1046

FLOOR
ELEV. 1050

FLOOR
ELEV. 1040
4" TYP.

FLOOR
ELEV. 1046

FLOOR
ELEV. 1052

FLOOR
ELEV. 1058

40'

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35'

167 TYP.

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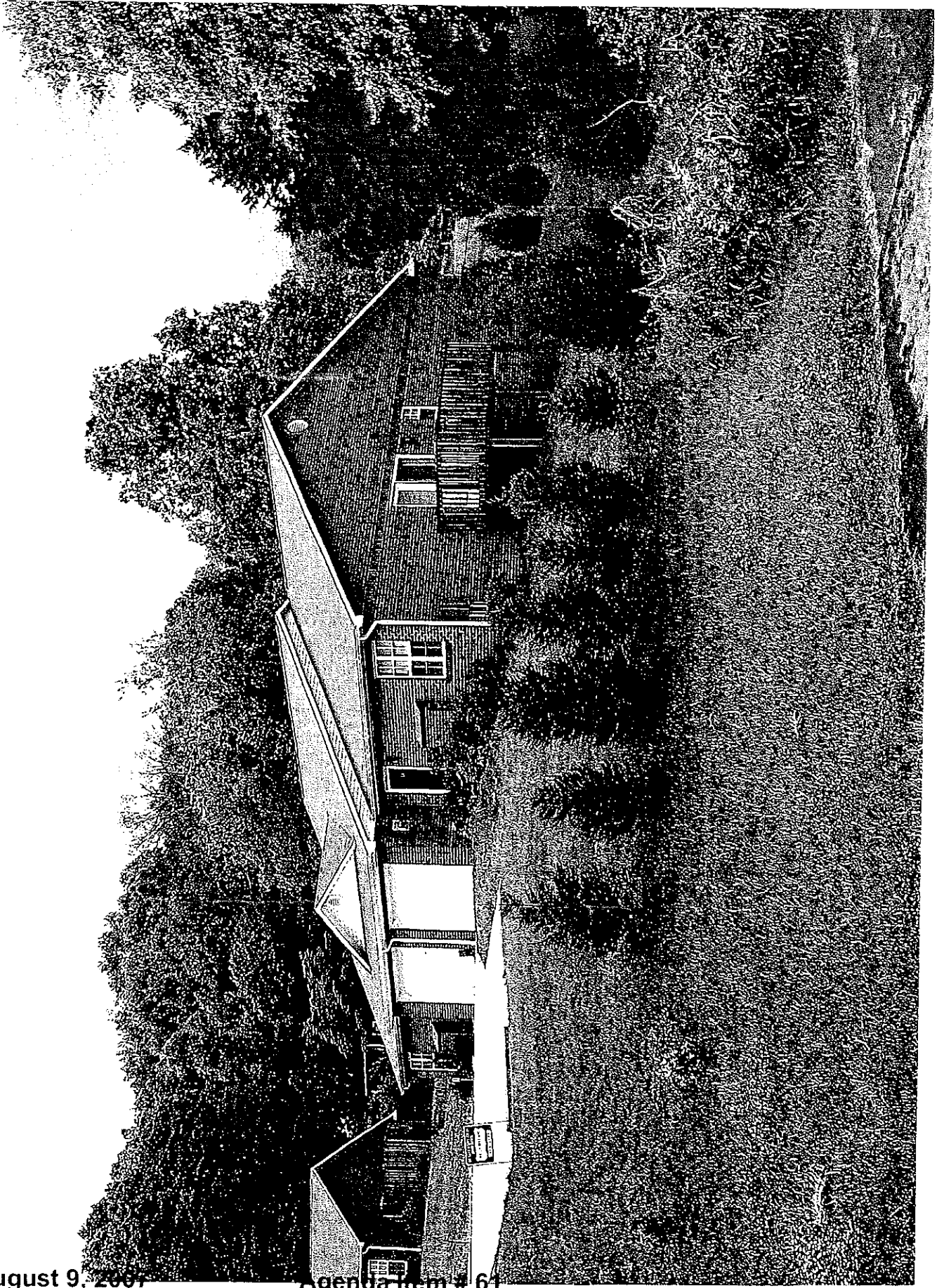
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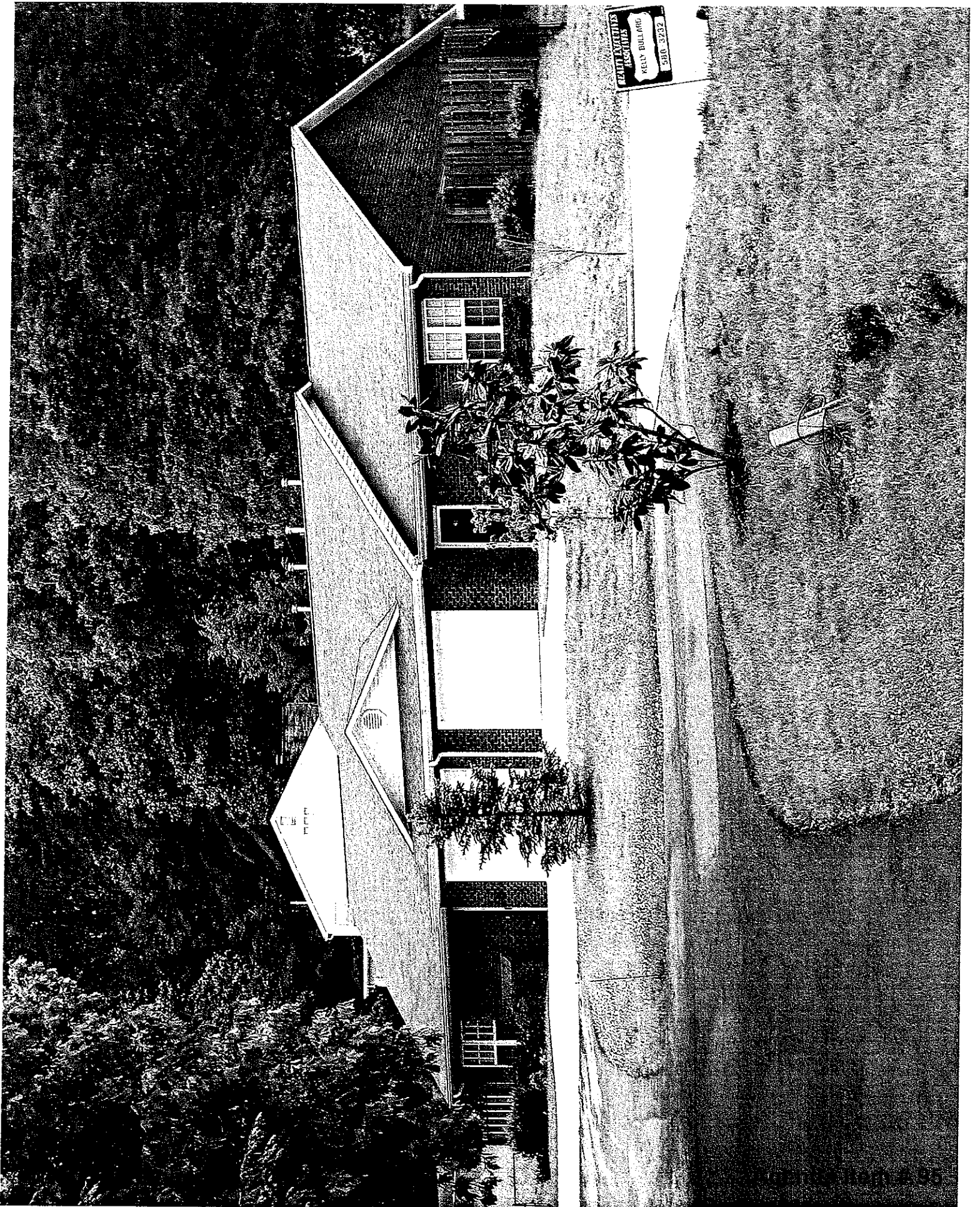
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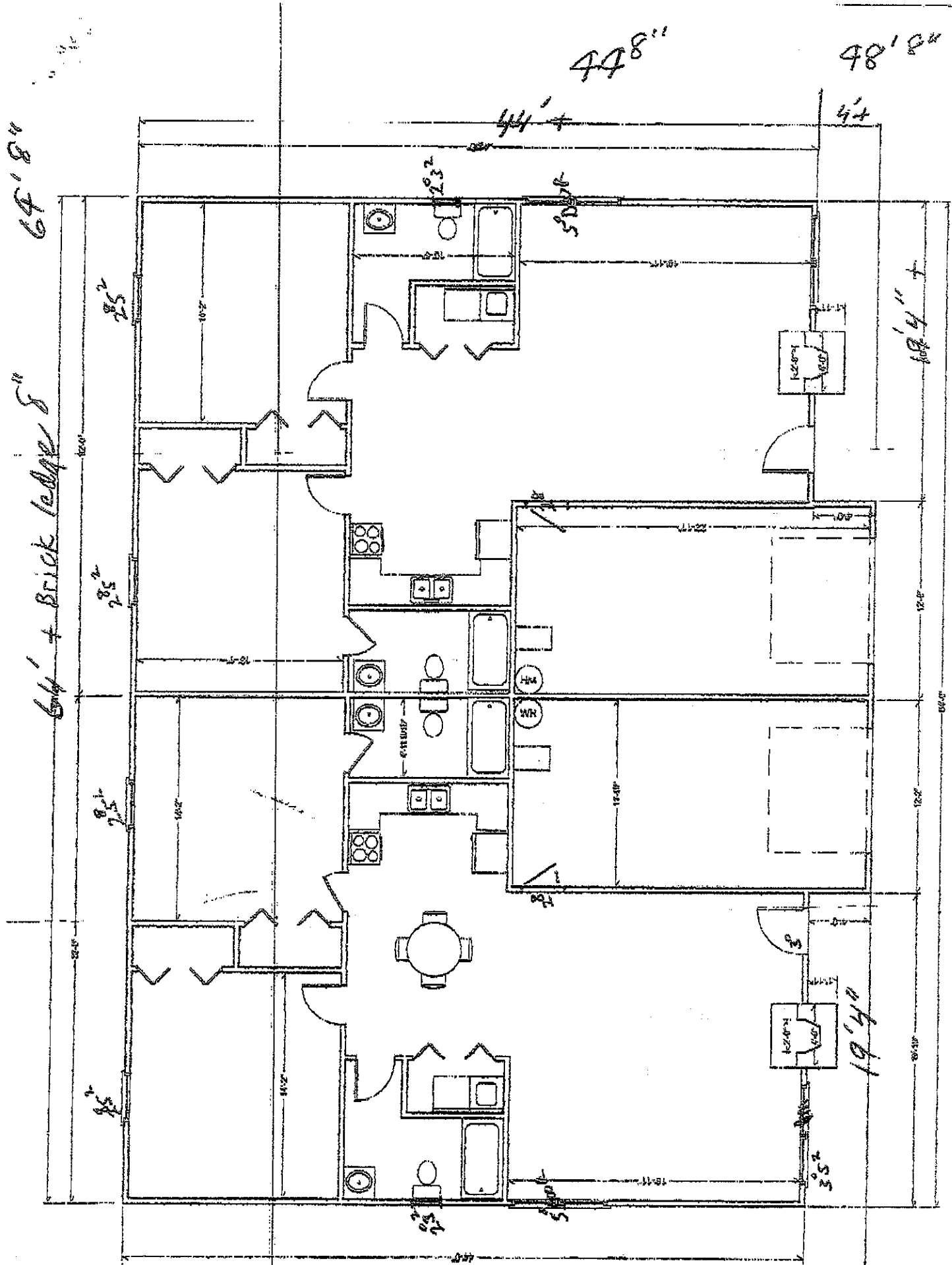


MPC August 9, 2007
MPC September 13, 2007

Agenda Item # 61

Agenda Item # 95





64' + Brick ledge 5" 64' 8"

49' 8"

48' 8"

19' 4" +

4' 6"