



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

▶ **FILE #:** 1-B-08-UR

AGENDA ITEM #: 87

AGENDA DATE: 1/10/2008

▶ **APPLICANT:** EUGENE LACKEY

OWNER(S): SUSI SHAEFFER

TAX ID NUMBER: 117 C A 024

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northwest side of Berrywood Dr., southeast of Hardin Valley Rd.

▶ **APPX. SIZE OF TRACT:** 1.4 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Berrywood Dr., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Conner Creek

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

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Two lot subdivision

HISTORY OF ZONING: The property was rezoned in the early 1970s and concept plan was approved in 1978.

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

South: Residence / PR (Planned Residential) & A (Agricultural)

East: Residence / PR (Planned Residential)

West: Residence / PR (Planned Residential) & A (Agricultural)

NEIGHBORHOOD CONTEXT: This area has developed with residential uses under PR and A zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 2 residential lots under the PR (Planned Residential) zoning district, subject to the following 6 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. Meeting all applicable requirements of the Knox County Health Department.
4. Submitting a grading plan showing the driveway profiles for the proposed entrances onto Berrywood Dr. prior to development plan approval.
5. Certifying sight distance from the proposed driveways prior to development plan approval.
6. Lot 42A will be identified on the final plat as a lot requiring a design plan from a registered engineer for footings, foundation walls, retaining walls, and/or the fill material used for support.

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

COMMENTS:

The applicant is proposing to subdivide this 1.4 acre lot into 2 residential lots under the PR zoning district. Each lot will have direct access onto Berrywood Dr. The applicant will be required to certify sight distance in both directions along Berrywood Dr. from the proposed driveways and submit a grading plan showing the driveway profiles prior to development plan approval. The original concept plan for this subdivision (Hardin Valley Woods) was approved in 1978.

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 all utilities are already in place to serve this site.
2. The amount of traffic general by this development plan proposal will be minimal. The traffic generated by this development will be similar to the traffic that is generated by other residential developments found in the area.
3. 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 subdivision is consistent with the general standards for uses permitted on review.
2. The plan meets all of the requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms to the Northwest County Sector Plan which proposes low density residential uses and slope protection for this area.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

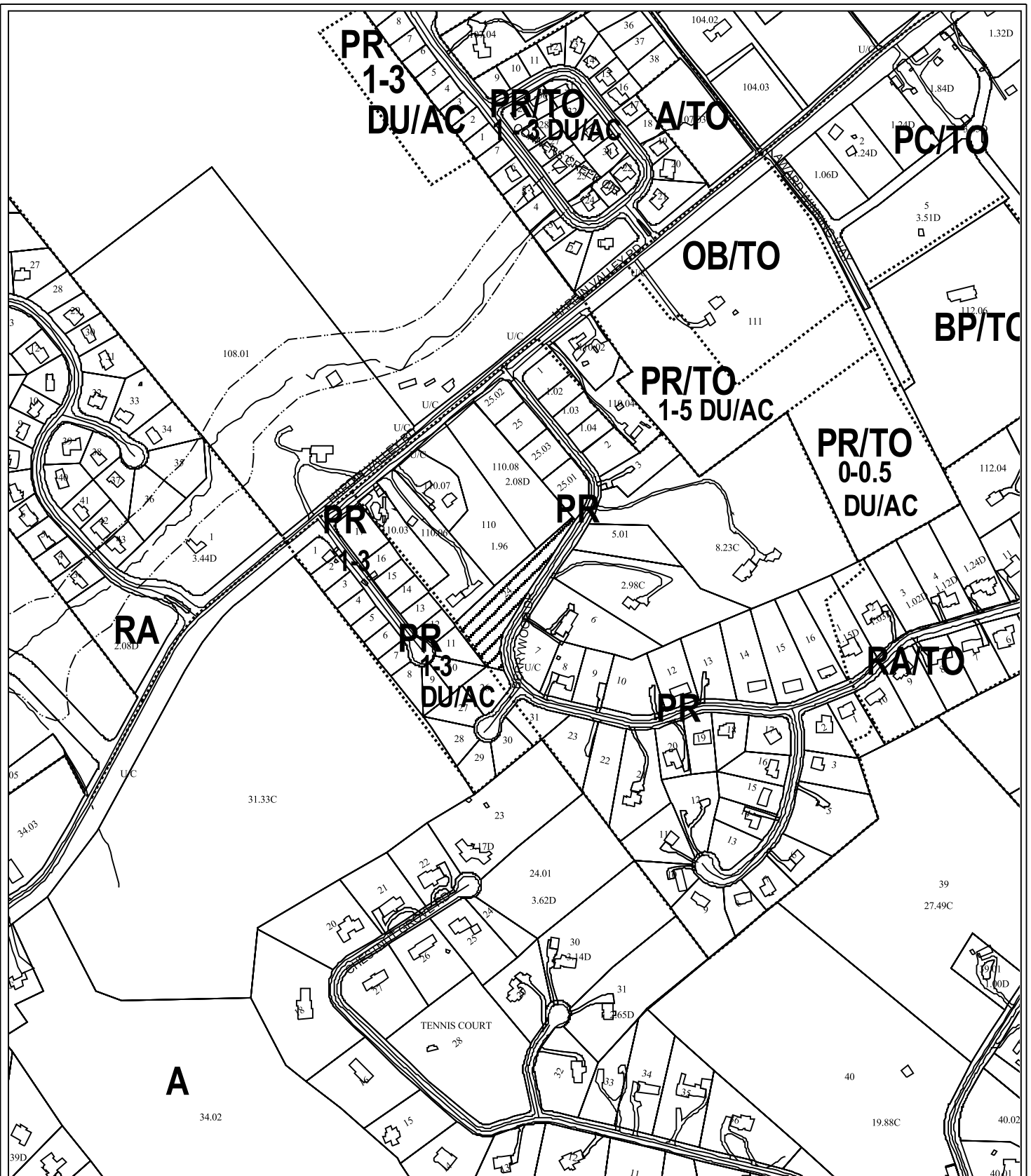
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Hardin Valley 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.



1-B-08-UR
USE ON REVIEW



Two lot subdivision in PR (Planned Residential)

Original Print Date: 12/28/07 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Eugene Lackey

Map No: 117

Jurisdiction: County

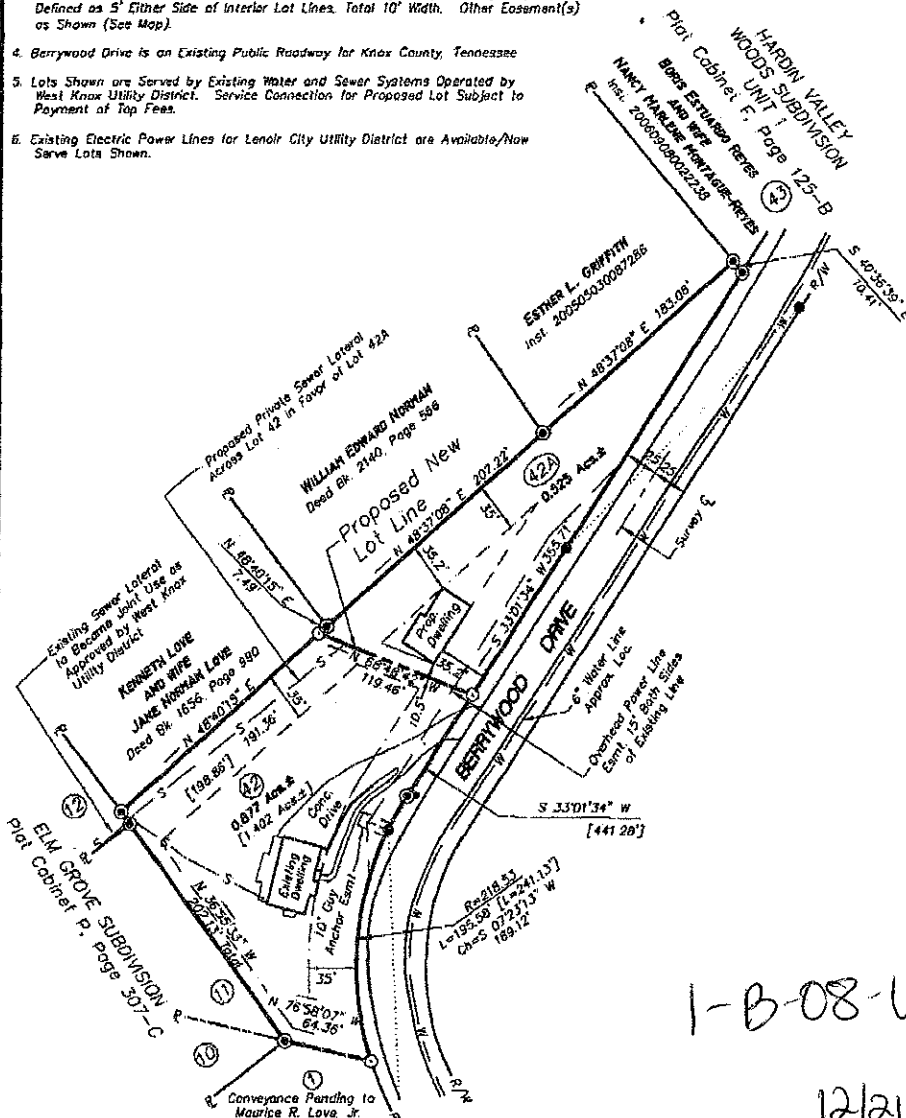


GENERAL NOTES

1. Property is Remainder of a Parcel Owned by Susi M. Schaeffer Under a Deed Recorded as Instrument 200506160101798 and is Subject to Deed of Trust Recorded as Instrument 200506160101799 in the Office of the Register of Deeds for Knox County, Tennessee. Conveyance of 0.059 Acre Parcel to Maurice R. Love, Jr. Pending. Property is Lot 42 of Hardin Valley Woods Subdivision Being Revised as Shown on Plat Recorded as Instrument 200702050063403 in the Office of the Register of Deeds for Knox County, Tennessee. Property is Remainder of Parcel 24, Group "A" on Knox County Tax Map 117-C.
2. Property is Zoned Planned Residential by Knox County Zoning Authority. Minimum Required Building Setbacks; 35' Front Yard; 10' Side Yard; 35' Rear Yard.
3. Existing Easements 10' Drainage and/or Utility Easement Inside All Exterior Lot Lines and Road Lines. New Easements for Drainage and/or Utility Purpose Defined as 5' Either Side of Interlot Lot Lines, Total 10' Width. Other Easement(s) as Shown (See Map).
4. Berrywood Drive is an Existing Public Roadway for Knox County, Tennessee.
5. Lots Shown are Served by Existing Water and Sewer Systems Operated by West Knox Utility District. Service Connection for Proposed Lot Subject to Payment of Tap Fees.
6. Existing Electric Power Lines for Lenoir City Utility District are Available/Now Serve Lots Shown.

MAP LEGEND

- ⊙ Iron Pin (Found)
- ⊖ Iron Pin (Set)
- ⊙ Sanitary Sewer Manhole
- Sanitary Sewer Line
- Min. Req'd. Bldg. Line
- Drainage Structure
- Easement Line
- Power Pole
- ← Guy Anchor
- Overhead Electric Power Primary
- W --- Water Line



1-B-08-UR

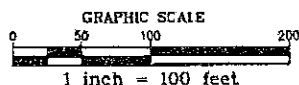
12/21/07

SITE PLAN FOR/PROPOSED RESUBDIVISION
SUSI M. SCHAEFFER
LOT 42 OF HARDIN VALLEY WOODS SUBDIVISION
SIXTH CIVIL DISTRICT ~ KNOX COUNTY, TENNESSEE

SCALE: 1 INCH = 100 FEET
 DATE: FEBRUARY 6, 2007

SURVEY BY:
 LACKEY AND ASSOCIATES, INC.
 214 MAIN STREET
 OLIVER SPRINGS, TN 37840
 PHONE: (865) 435-7663

DRAWING NO. 07-146



Select figure: Figure Name: 42A
 Course: N 33-01-34 E
 Course: N 68-48-42 W
 Course: N 48-40-15 E
 Course: N 48-37-08 E
 Course: S 40-36-39 E

Distance: 355.72
 Distance: 119.46
 Distance: 7.50
 Distance: 390.30
 Distance: 10.41

Note. North for This Survey and Map is
 Magnetic North as Assumed
 From Recorded Plat

Perimeter: 883.39

Area: 22864.36 0.525 acres

Mapcheck Closure - (Uses listed courses & COGO Units)
 Error of Closure: 0.004 Course: S 38-07-48 E
 Precision 1: 236033.40

Select figure: Figure Name: Lot 42
 Course: N 76-58-07 W
 Course: N 36-55-33 W
 Course: N 48-40-15 E
 Course: S 68-48-42 E
 Course: S 33-01-34 W

Distance: 64.36
 Distance: 202.13
 Distance: 191.36
 Distance: 119.46
 Distance: 85.57
 Radius: 218.53
 Distance: 189.12

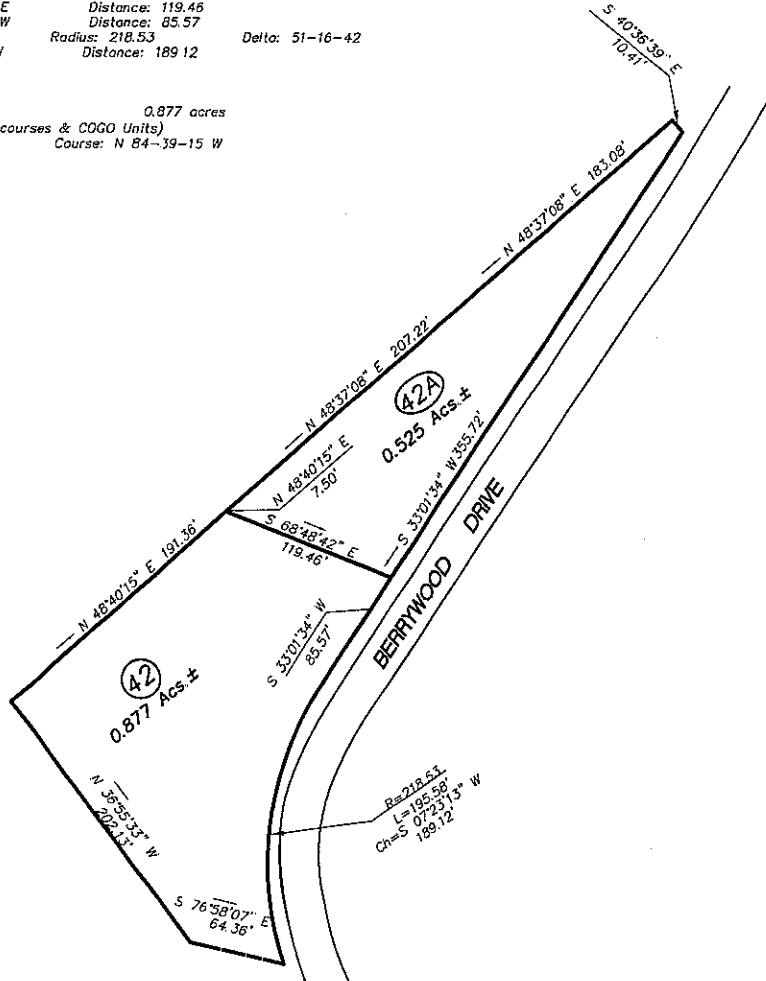
Delta: 51-16-42

Arc Length: 195.58
 Chord: S 07-23-13 W

Perimeter: 858.46

Area: 38202.10 0.877 acres

Mapcheck Closure - (Uses listed courses & COGO Units)
 Error of Closure: 0.009 Course: N 84-39-15 W
 Precision 1: 98544.44



1-B-08-UR

CLOSURE ERROR SHEET FOR:
RESUBDIVISION PLAT
REFERENCE DRAWING NUMBER 07-1477
SUSI M. SCHAEFFER

LOT 42 OF HARDIN VALLEY WOODS
 PARCEL 24, GROUP "A", CLT MAP 117-C
 FIFTH CIVIL DISTRICT ~ KNOX COUNTY, TENNESSEE

SCALE: 1 INCH = 50 FEET
 DATE: OCTOBER 22, 2007

SURVEY BY:
 LACKEY AND ASSOCIATES, INC.
 214 MAIN STREET
 OLIVER SPRINGS, TN 37840
 PHONE: (865) 435-7663

DRAWING NO. 07-1478



GRAPHIC SCALE
 1 inch = 50 feet

MPC January 10, 2008

Agenda Item # 87