



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

▶ **FILE #:** 4-A-09-UR

**AGENDA ITEM #:** 51

**AGENDA DATE:** 4/9/2009

▶ **APPLICANT:** TENNESSEE VALLEY SURVEYING, INC.

OWNER(S): TERRY NEWMAN

TAX ID NUMBER: 70 A B 020

JURISDICTION: City Council District 4

▶ **LOCATION:** North side of Valley View Dr., east of Saylor Ct.

▶ **APPX. SIZE OF TRACT:** 1.265 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Valley View Dr., a minor collector street with a pavement width of 20' within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Detached residences on individual lots

2.37 du/ac

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Condominium development / RP-1 (Planned Residential)

South: Golf Course / RP-1 (Planned Residential)

East: Residences / RP-1 (Planned Residential)

West: Residences / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: This site is located in an area with a mix of residential development, a middle school and a public golf course.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for up to 3 detached residential houses on individual lots subject to 4 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Obtaining approval of a final plat for the subdivision of the property into three lots as identified on the development plan.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

**COMMENTS:**

The applicant is proposing to subdivide this 1.265 acre lot (with existing residence) into three lots with a detached residential house on each lot. The existing lot was subdivided back in 2001 from a larger tract that has been developed as Whittle Springs Park condominiums. Since the property is zoned RP-1 (Planned Residential), use-on-review approval is needed to create the additional two lots. The lots range in size from 16,088 to 20,740 square feet. Access to all three lots is to Valley View Dr.

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

1. The proposed detached residential units 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 units are 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 since the three lots are all over a third of an acre in size. 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 East City Sector and One Year Plans propose medium density residential uses for this site. At a density of 2.37 du/ac, the proposed development is consistent with the adopted plans.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan

**ESTIMATED TRAFFIC IMPACT 41 (average daily vehicle trips)**

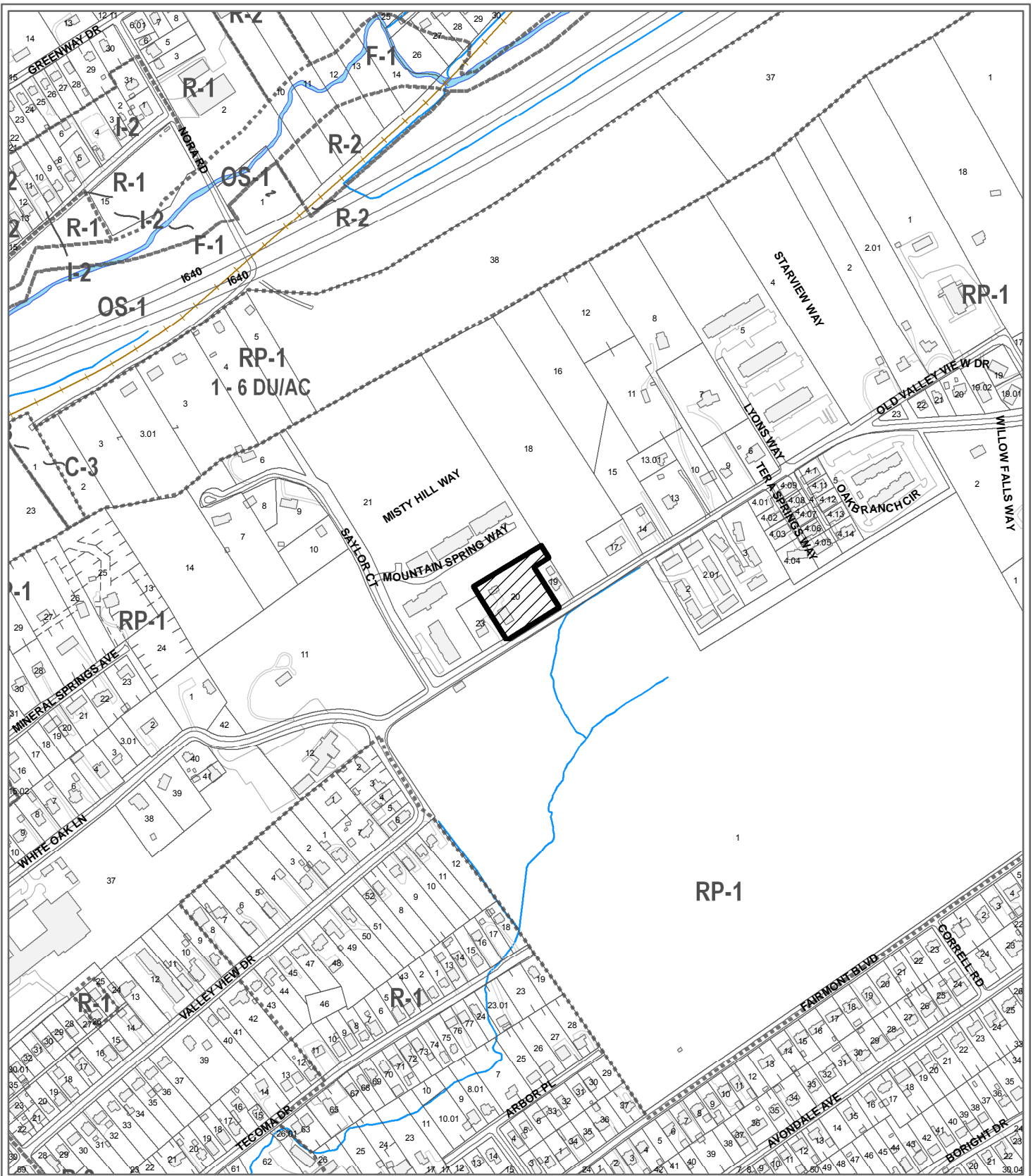
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

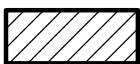
Schools affected by this proposal: Spring Hill Elementary, Whittle Springs Middle, and Fulton High.

- 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 City.



**4-A-09-UR  
USE ON REVIEW**



Detached residences on individual lots in RP-1 (Planned Residential)

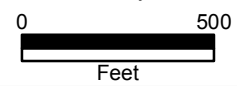
Petitioner: Tennessee Valley Surveying, Inc.

Map No: 70

Jurisdiction: City

Original Print Date: 3/30/2009  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:



**TENNESSEE VALLEY SURVEYING, INC.**  
 1000 W. WOODS DR., SUITE 100  
 KNOXVILLE, TENNESSEE 37912  
 PHONE: (615) 346-8442  
 FAX: (615) 346-8442  
 WWW.TENNESSEESURVEYING.COM

**Certification of Final Plat-Construction Complete**

I hereby certify that I am a surveyor, licensed to do surveying under the laws of the State of Tennessee, and that this plat and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations and the Metropolitan Planning Commission, or for variances for which applications has been filed. The indicated monuments were in place on

the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Surveyor

Tennessee Certificate No. \_\_\_\_\_

(I, we, the undersigned owner of the property show herein, hereby adopt as my plan of subdivision and dedicate the streets as shown on this plat to the public use of the community. I, we, the owner in fee simple of the property and on a property owner have an unrestricted right to dedicate right of way to the public use of the community. I, we, the owner in fee simple of the lots, or either shown on the plan or are referred to hereinafter, do hereby agree to and covenants filed with the Knox County Register of Deeds.

State of Tennessee, County of Knox  
 on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ before  
 me personally appearing \_\_\_\_\_, a competent person described in, and who executed, the foregoing instrument, and acknowledged that he executed the same as his free act and deed.  
 Witness my hand and notarial seal, this day and year above

\_\_\_\_\_  
 My commission expires \_\_\_\_\_ notary (seal)

Subdivision Name and Street Names  
 Contained Herein Reviewed and Approved.  
 Date: \_\_\_\_\_  
 By: \_\_\_\_\_  
 Knoxville, Knox County  
 Metropolitan Planning  
 Commission

This is to certify that all property taxes and assessments due on this property have been paid.  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 City Tax Clerk  
 Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
 Knox County Trustee

This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewer and treatment facilities and local regulations.  
 Date: \_\_\_\_\_  
 Knoxville County Health Department

Zoning shown on official map. \_\_\_\_\_  
 Date: \_\_\_\_\_ By: \_\_\_\_\_

I hereby certify that the foregoing is a true copy and that said document was approved by the Dept. of Engineering of the city of Knoxville on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 Director, Dept. of Engineering

Certification of Class and Accuracy of Survey  
 I hereby certify that this is a category \_\_\_\_\_ survey and the ratio as shown thereon. \_\_\_\_\_  
 Surveyor

REVISED  
 3-30-09

4-A-09-UR

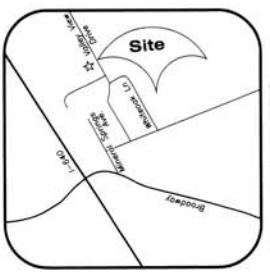


**A SUBDIVISION**  
 OF  
**LOT TWO (2), WHITTLE SPRINGS PARK**  
**INSTRUMENT #: 200109140021124**  
**CIVIL DISTRICT 7**  
**CITY OF KNOXVILLE**  
**33rd. WARD**  
**SCALE 1" = 30'**  
**DATE 01-31-09**

OWNER/DEVELOPER  
 TONY KANTCZUSZEWSKI  
 1000 N. HARMON LANE  
 KNOXVILLE, TN 37918  
 PHONE: 865-310-1502

3) THERE IS A TOTAL OF 1.2651 ACRES SUBDIVIDED INTO 3 TRACTS.  
 6) TAX MAP 70-A, GROUP B, PARCEL 20.00  
 5) WARRANTY DEED # 200711000036978  
 4) MINIMUM SETBACK OF 25' WITH 2' FEET FOR EACH ADDITIONAL STORY.  
 3) MINIMUM BUILDING SETBACKS AS PER (RP-1) ZONING.  
 2) MINIMUM 20' SIDE YARD SETBACK.  
 1) UTILITY AND DRAINAGE EASEMENTS OF 10' WIDE ROAD RIGHTS OF WAY, 5' WIDE SIDEWALKS, 5' WIDE FRONT YARD BOUNDARY AND 5' ROSE LIL.

**NOTES**  
 1) UTILITY AND DRAINAGE EASEMENTS OF 10' WIDE ROAD RIGHTS OF WAY, 5' WIDE SIDEWALKS, 5' WIDE FRONT YARD BOUNDARY AND 5' ROSE LIL.  
 2) THIS IS TO CERTIFY THAT THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP # 109300143F.  
 3) DESCRIBED PROPERTY IS SUBJECT TO THE LOCATION OF UNDERGROUND UTILITIES AND EASEMENTS THAT MAY EXIST RECORDED AND OR UNRECORDED.  
 4) MINIMUM BUILDING SETBACKS AS PER (RP-1) ZONING.  
 5) MINIMUM 20' SIDE YARD SETBACK.  
 6) TAX MAP 70-A, GROUP B, PARCEL 20.00  
 7) THERE IS A TOTAL OF 1.2651 ACRES SUBDIVIDED INTO 3 TRACTS.  
 8) OWNER/DEVELOPER  
 TONY KANTCZUSZEWSKI  
 1000 N. HARMON LANE  
 KNOXVILLE, TN 37918  
 PHONE: 865-310-1502



CITY OF KNOXVILLE  
 CONTROL POINT 0621  
 N 620.842 0.21  
 E 2.588 898.062  
 NMD029/NMD088 ELEV: 1044.16

CITY OF KNOXVILLE  
 CONTROL POINT 0622  
 N 619713.83  
 E 2589444.40  
 NMD029/NMD088 ELEV: 1010.29

Samuel E. & his W. Danaal  
 W.D. BK. 1851, PG. 722

Vickie D. Fluhrerford  
 W.D. BK. 2263, PG. 163

White Springs Park Condominium  
 Plat # 20010200009049

Tanya Kantcuzewski  
 Ins. #: 199908040010373