



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

▶ **FILE #:** 12-A-09-UR

AGENDA ITEM #: 42

AGENDA DATE: 12/10/2009

▶ **APPLICANT:** DISNEY JOINT VENTURE
OWNER(S): DISNEY JOINT VENTURE
MARGARET LOUISE HENDRIX HUFF

TAX ID NUMBER: 66 K H 001

JURISDICTION: County Commission District 6

▶ **LOCATION:** East side of Cate Rd. at the east end of Cateland Ln.

▶ **APPX. SIZE OF TRACT:** 30121 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cate Rd., a minor collector with a 19' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Residence

▶ **PROPOSED USE:** Duplexes
5.78 du/ac

HISTORY OF ZONING: Property was rezoned from A (Agricultural) to RA (Low Density Residential) on June 24, 1996.

SURROUNDING LAND USE AND ZONING:
North: Residence / A (Agricultural)
South: Residence / RA (Low Density Residential)
East: Vacant land / A (Agricultural)
West: Residences / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The property is in an area that has a mix of rural and low density residential development including an attached residential development just southwest of the site that was approved in 2001.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 2 duplexes with each duplex on an individual lot, subject to the following 7 conditions:**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Vehicular access for this development shall only be by the shared access driveway designated on the approved development plan.
4. Revising the development plan designating the driveway with a width of 20 feet, each parking space having a minimum of 200 square feet, and a total depth of the driveway and parking space of 45 feet.

5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
6. Obtaining approval and recording a final plat for the subdivision of the property into two lots as designated on the development plan.
7. Prior to obtaining any building permit for the duplexes, providing certification that vegetation removal has occurred along Cate Rd. and a minimum of 300 feet of site distance exists in both directions along Cate Rd. at the proposed entrance.

With the conditions noted, this request meets the requirements for approval of duplexes in the RA zoning district and all other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to construct two duplexes with each duplex on an individual lot on property that is zoned RA (Low Density Residential). Under the RA zoning regulations, duplexes may be considered as a use permitted on review. The minimum lot size for a duplex in the RA zoning district is 12,000 square feet. Both proposed lots are over 12,000 square feet.

Access to the proposed lots will be from a shared driveway off of Cate Rd. that will be aligned with Cateland Ln. To obtain the required site distance along Cate Rd. at the driveway entrance, vegetation removal will be needed along Cate Rd.

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

1. The proposed duplexes 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 duplexes 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 considering the location of the 40 unit attached residential development located on the west side of Cate Rd.. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas since the duplexes will have direct access to a minor collector street..
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 proposes low density residential uses for this site. While the proposed density of 5.78 du/ac slightly exceeds the low density designation, the minimum lot size requirement in the RA zoning district for a duplex allows consideration of a higher density.
2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 54 (average daily vehicle trips)

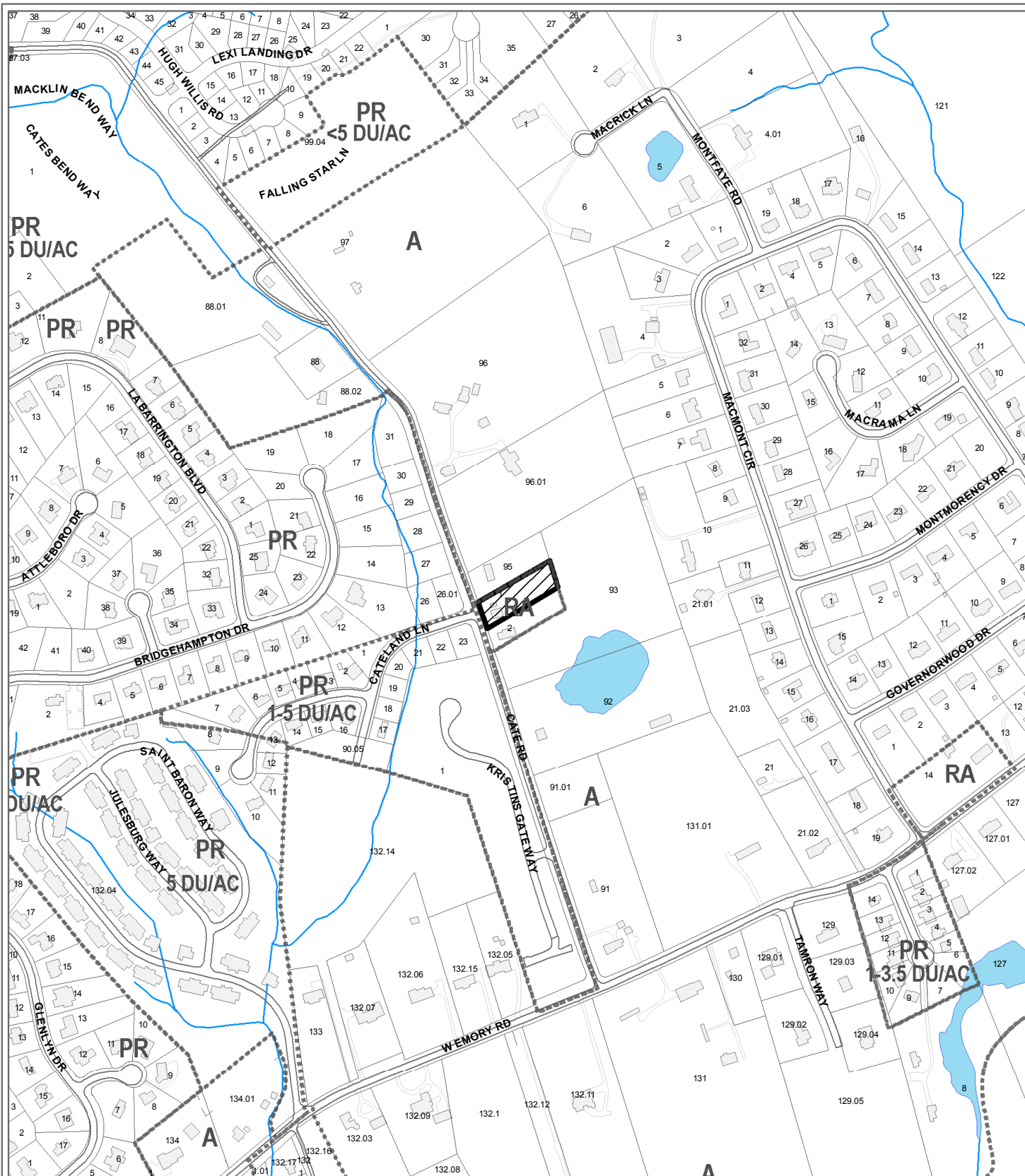
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

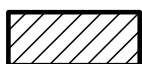
Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- 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.



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Duplexes in RA (Low Density Residential)

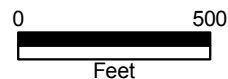
Original Print Date: 11/19/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

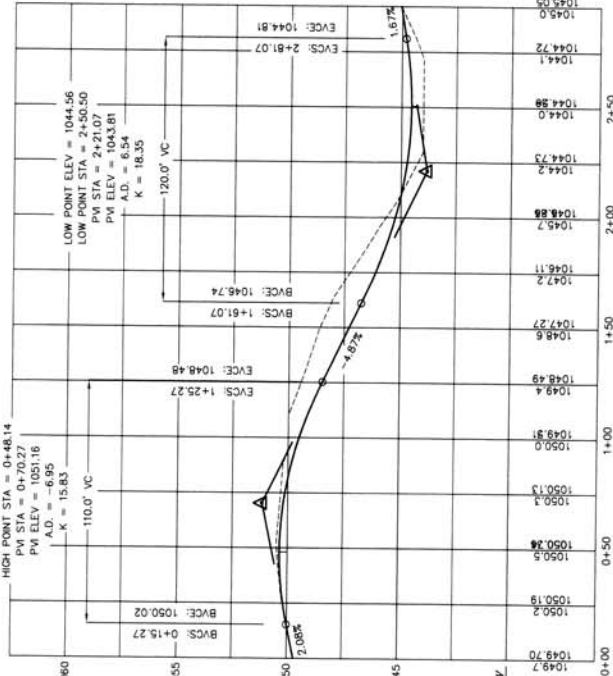
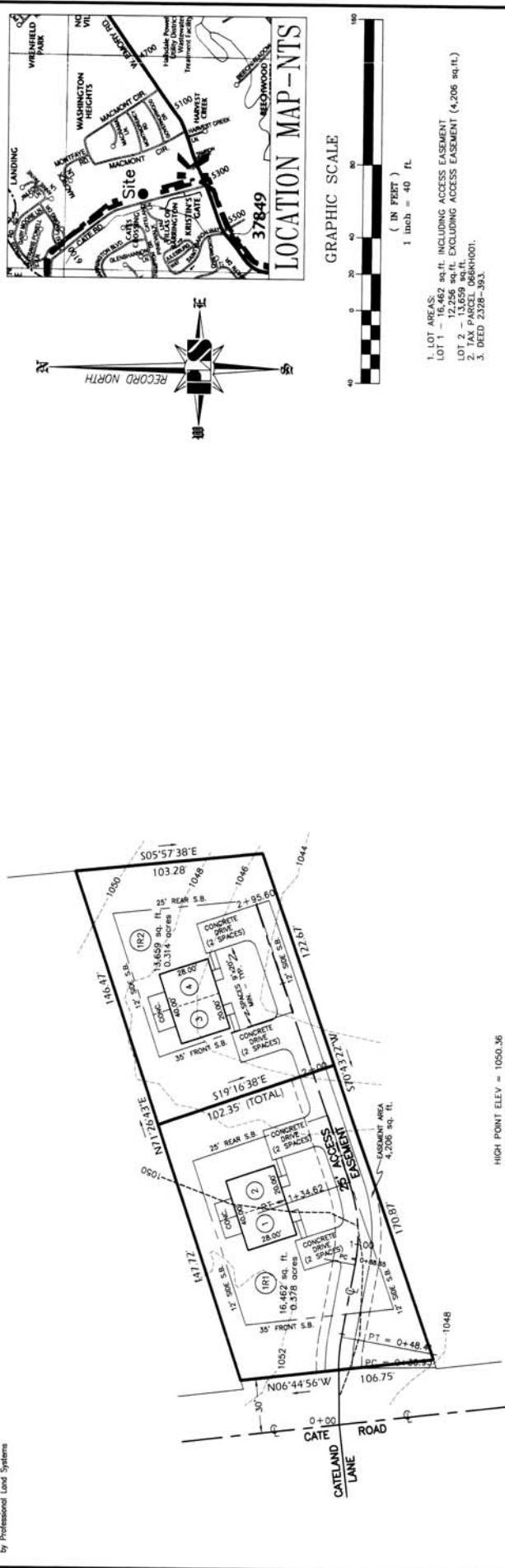
Revised:

Petitioner: Disney Joint Venture

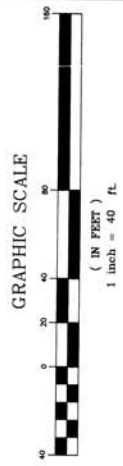
Map No: 66

Jurisdiction: County

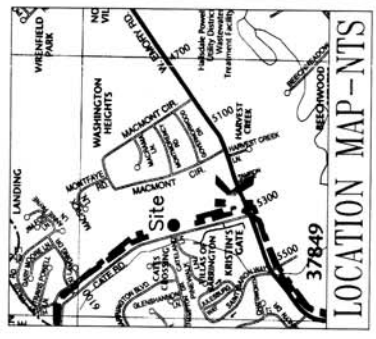




Call Before You Dig! 1-800-351-1111
 UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD SURVEY. THE LOCATION, DEPTH, AND CHARACTER OF UTILITIES MAY VARY FROM WHAT IS SHOWN. NO GUARANTEE IS MADE FOR THE ACCURACY OF THE UTILITIES SHOWN. ANY UTILITIES SHOWN WHICH ARE NOT VISIBLE FROM THE SURFACE, VERIFICATION FROM THE PROPER UTILITY AUTHORITY HAVING JURISDICTION. T.C.A. 0602-3-06.



1. LOT AREAS: 16,462 sq.ft. INCLUDING ACCESS EASEMENT
 2. LOT 1 - 16,462 sq.ft. EXCLUDING ACCESS EASEMENT (4,206 sq.ft.)
 3. LOT 2 - 12,256 sq.ft. EXCLUDING ACCESS EASEMENT (4,206 sq.ft.)
 4. TAX PARCEL 068KH001
 5. DRED 2328-393.

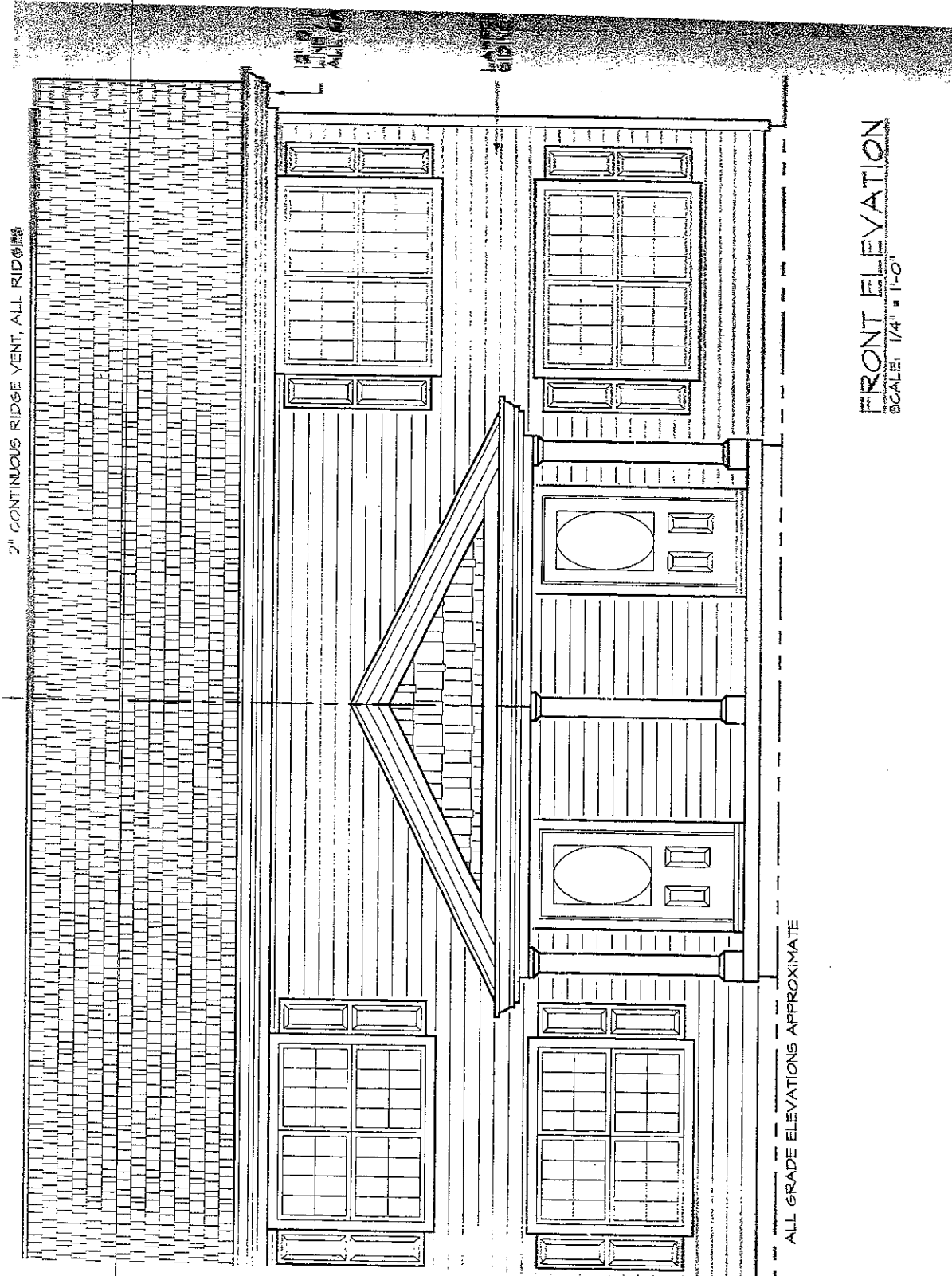


REVISED
 11-25-09
USE ON REVIEW
 12-A-09-UR

SITE PLAN TARYN'S NEST RESUB OF HUFF PROPERTY, CAB "P" SLIDE 365D	
COUNTY: KNOX	DATE: 11-24-2009
DISTRICT: 6	SCALE: 1"=40'
CITY:	DRAWN BY: NDF
WARD:	
Ned D. Ferguson, R.L.S. 205 Lamar Avenue Clinton, TN, 37716 Phone: (865) 689-6169 Fax: (888) 232-8718 Toll Free www.PLSurvey.com	

OWNER:
 DISNEY JOINT VENTURE
 POWELL, TN 37849
 865-947-1581

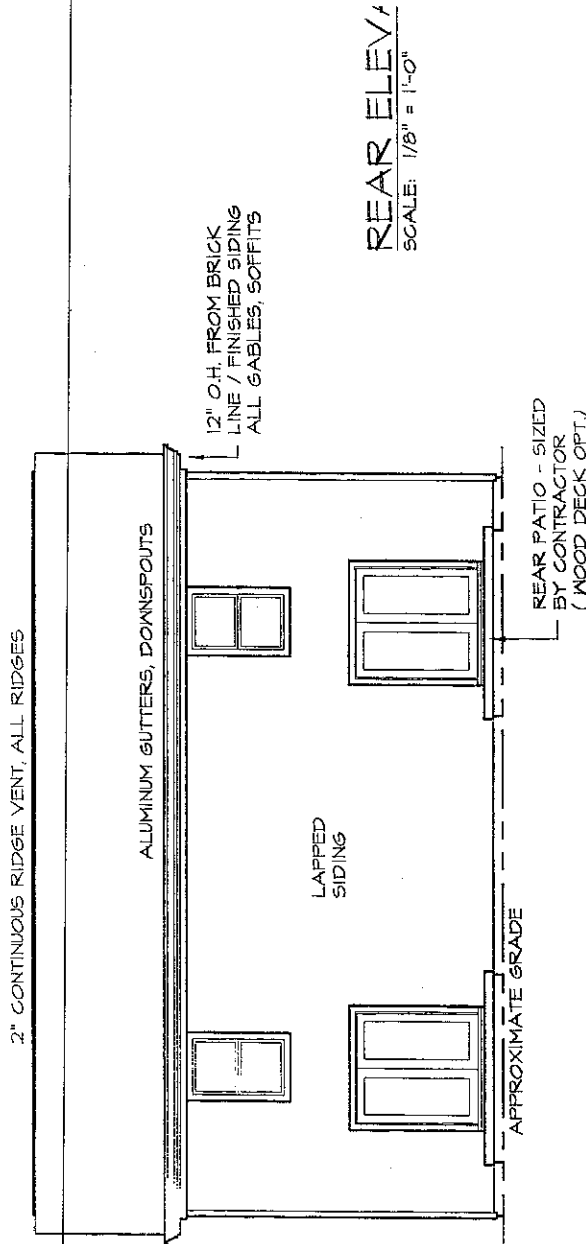
2" CONTINUOUS RIDGE VENT, ALL RIDGE



FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ALL GRADE ELEVATIONS APPROXIMATE

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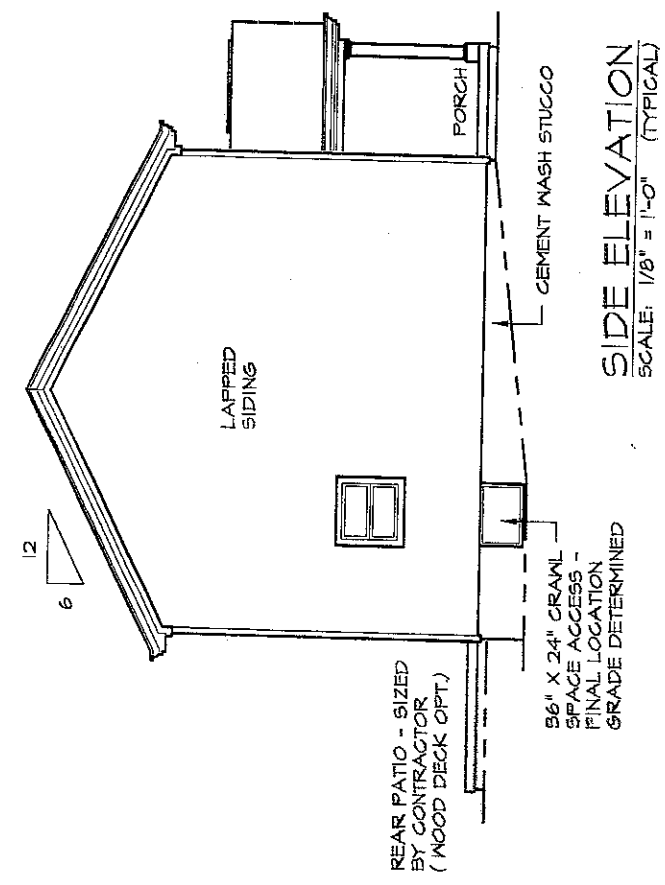
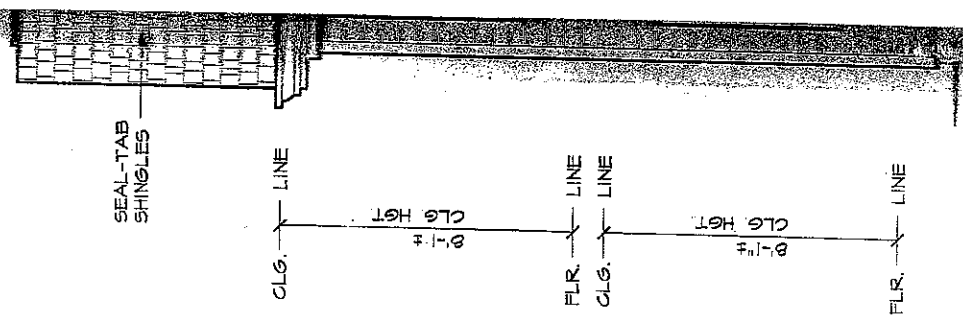
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NOTICE:

HOUSE PLANS ARE PROVIDED "AS-IS", WITHOUT WARRANTY - THE USER MUST VERIFY ALL DIMENSIONS, SQUARE FOOTAGE CALCULATIONS, COMPONENT STRUCTURAL CAPACITIES, SITE SUITABILITY AND COMPLIANCE WITH LOCAL BUILDING CODES PRIOR TO CONSTRUCTION - NO DRAWING EXHIBIT GUARANTEES THE STRUCTURAL INTEGRITY OF ANY FRAMING METHOD OR MATERIAL - THE USER ASSUMES SOLE RESPONSIBILITY FOR ALL PHASES OF THE CONSTRUCTION PROJECT - USE OF THE PLANS CONSTITUTES ACCEPTANCE OF THESE TERMS IN TOTAL

12-A-09-UR

Sam R.
RESIDENTIAL DRA
P.O. Box 284 Powell
Telephone / Fax



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