

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

▶ **FILE #:** 1-A-10-UR

AGENDA ITEM #: 47

AGENDA DATE: 1/14/2010

▶ **APPLICANT:** JOYNER PROPERTY DEVELOPMENT, LLC

OWNER(S): ERNEST JOYNER

TAX ID NUMBER: 20 M F 02501 & 02502

JURISDICTION: County Commission District 8

▶ **LOCATION:** **West side of Silveredge Rd., south of E. Emory Rd.**

▶ **APPX. SIZE OF TRACT:** **0.65 acres**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Planned Growth Area

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

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** **1 detached dwelling**

▶ **PROPOSED USE:** **Detached dwellings**

3.09 du/ac

HISTORY OF ZONING: This site was part of a lot in Silveredge Subdivision that was approved in 1999 with a total of 26 lots at a density of 1.28 du/ac

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

South: Detached dwellings / PR residential

East: Detached dwellings / PR residential

West: Detached dwellings / PR residential

NEIGHBORHOOD CONTEXT: The site is located within Silveredge Subdivision which is developed with detached dwellings on lots that have a great variation in size.

STAFF RECOMMENDATION:

▶ **APPROVE the request for one additional dwelling on a lot as shown on the development plan subject to 5 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. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Relocating the existing underground power transmission line that traverses the building site per the requirements of KUB
5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to issuance of any building permits

COMMENTS:

The applicant has submitted an Administrative Plat to MPC staff for review that proposes to subdivide a lot in the Silveredge subdivision into two lots. A detached dwelling has been constructed on the existing lot. The approval of the requested use on review will allow the applicant to construct a dwelling on the newly created lot.

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

1. The proposed subdivision and use on review will have minimal impact on local services since utilities are available to serve this site.
2. The proposed detached dwelling is consistent in use and density with the previously approved Silveredge Subdivision and the other existing residential development in the area.
3. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Holston Middle and Gibbs High Schools.

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

1. The proposed detached dwelling, with the recommended conditions, meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed use is consistent with the general standards for uses permitted on review: The proposed development 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use. The PR zoning approved by the Knox County Commission allows consideration of a density up to 5 du/ac. The proposed subdivision at a density of 3.09 du/ac is consistent with the Sector Plan and zoning designation. The original subdivision was developed at a density of 1.28 du/ac. The addition of the proposed dwelling will raise the overall density to 1.33 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 15 (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: 0 (public and private school children, ages 5-18 years)

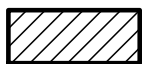
Schools affected by this proposal: Gibbs Elementary, Holston Middle, and Gibbs High.

- 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-A-10-UR
USE ON REVIEW**



Detached dwellings in PR (Planned Residential)

Original Print Date: 12/28/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Joyner Property Development, LLC

Map No: 20

Jurisdiction: County

