

▶ **FILE #:** 10-A-10-UR

AGENDA ITEM # 33

AGENDA DATE: 10/14/2010

▶ **APPLICANT:** SMITHBILT, LLC

OWNER(S):

TAX ID NUMBER: 106 A A 00301

JURISDICTION: City Council District 3

▶ **LOCATION:** Northwest side of Belle Terra Road, south of Robinson Road

▶ **APPX. SIZE OF TRACT:** 0.55 acres

SECTOR PLAN: Northwest County

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

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

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Ten Mile Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Duplex units

10.91 du/ac

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residence / A-1 (General Agricultural)

South: Residences / RP-1 (Planned Residential)

East: Residences / RP-1 (Planned Residential)

West: Residences / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in a medium density residential area that has developed under RP-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request for the three duplexes as shown on the development plan subject to 8 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining approval from the Knoxville Utility Board for a sewer main extension to serve the site.
3. Installing all landscaping, as shown on the landscape plan, within six months of issuance of a building permit.
4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Revising the development plan to provide at a minimum, a 5.5' wide sidewalk adjacent to the parking spaces.

7. Subject to Planning Commission Staff approval, revising the development plan to provide an adequate access and turnaround area for garbage pickup if on-site service will be provided.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval within an RP-1 (Planned Residential) district and the criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to develop this 0.55 acre site with three duplexes for a total of six dwelling units at a density of 10.9 du/ac. When this property was rezoned to RP-1 in 1999, the maximum density was established at 12 du/ac.

The applicant obtained variances from the Knoxville Board of Zoning Appeals on September 16, 2010 to 1) reduce the building setback along the northern property line from 25' to 15', and 2) reduce the driveway/parking setback along the southern property line from 10' to 4'.

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

1. Public water and sewer utilities are available to serve the site. The applicant will have to extend a sewer main to serve the site.
2. The proposed development is consistent with approved densities and existing residential development in this area south of Robinson Rd.

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

1. With the recommended conditions and variances granted by the Knoxville Board of Zoning Appeals, the proposed duplexes meet the standards for development within the RP-1 district and all other requirements of the Zoning Ordinances.
2. The proposed development with the recommended conditions 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 is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this site for low density residential uses. The Knoxville One Year Plan identifies the site for medium density residential uses. The proposed development complies with the One Year Plan and the current zoning of the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 76 (average daily vehicle trips)

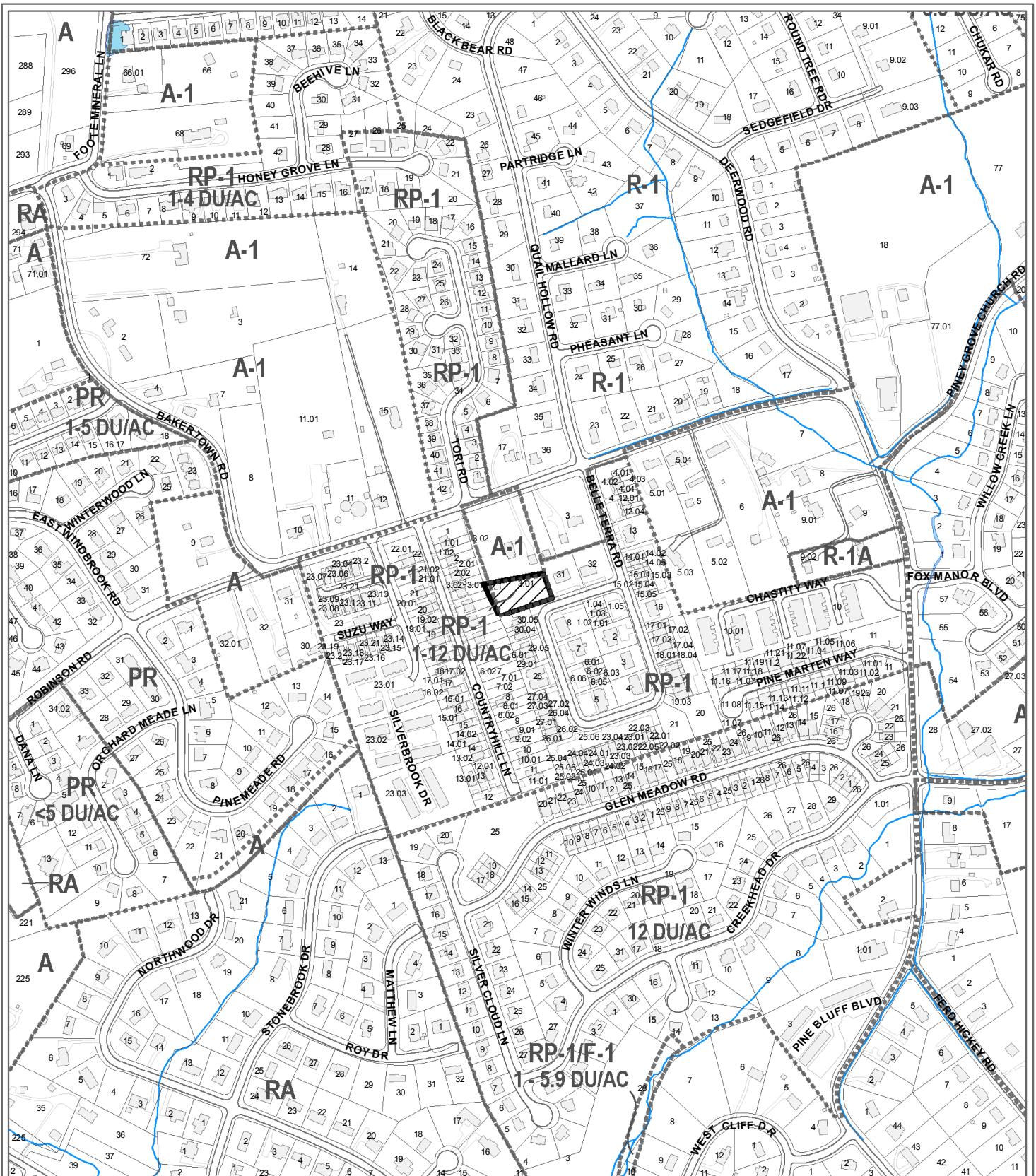
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: West Hills Elementary, Bearden Middle, and Bearden 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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



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

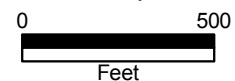


Duplex units in RP-1 (Planned Residential)

Petitioner: Smithbilt, LLC

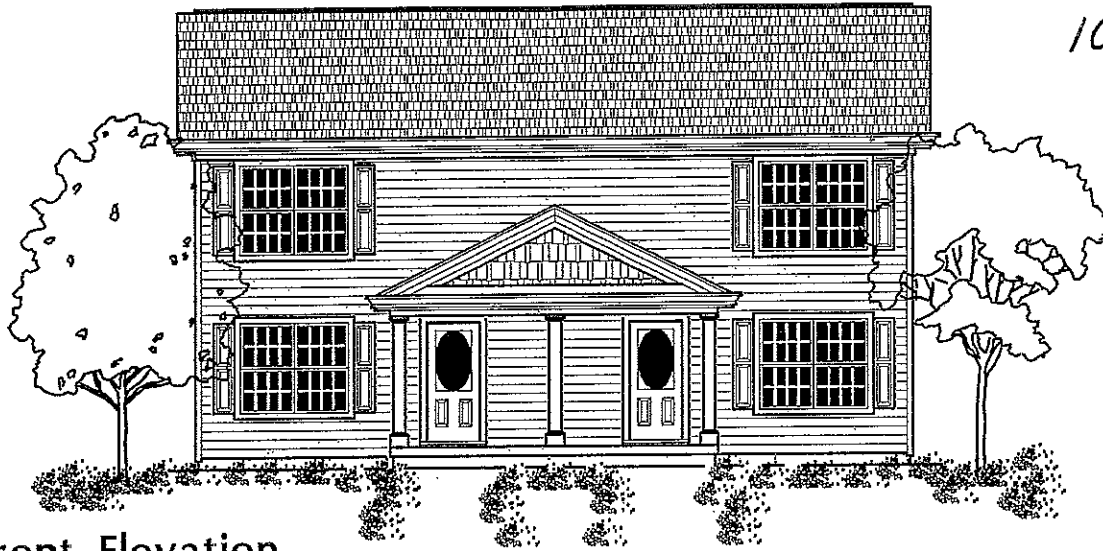
Map No: 106

Jurisdiction: City



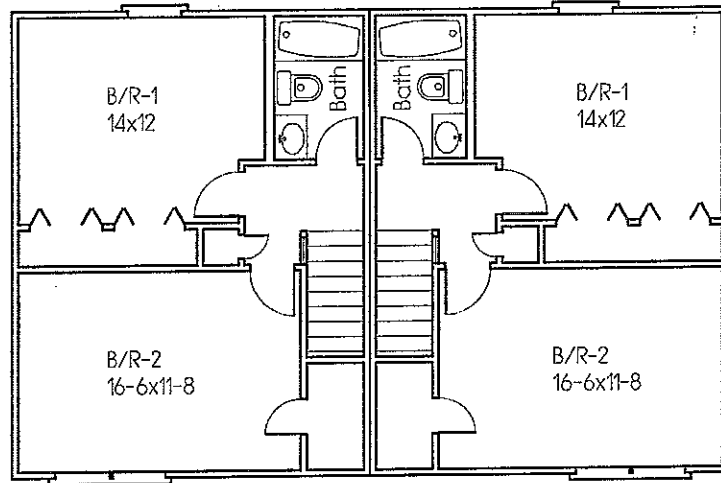
Original Print Date: 9/22/2010 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

10-A-10-UR



Front Elevation

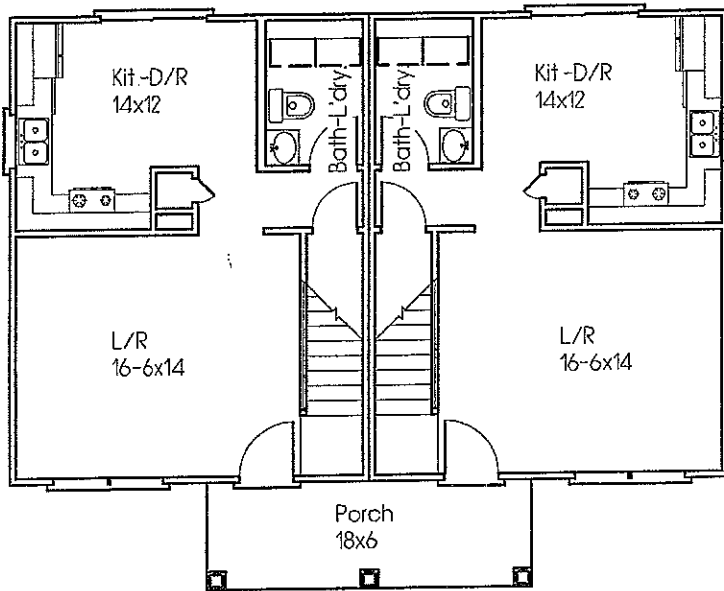
1040 Sq. Ft.
Total Living Area (Per Unit)



40'-0"

Second Floor

520 Sq. Ft. Living Area (Per Unit)



32'-0"

Main Floor

520 Sq. Ft. Living Area (Per Unit)

Plan No. 97-1104

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Sam R. Ensor, Designer

P O Box 284, Powell, Tennessee 37849-0284
Ph/Fax 865-947-8951 Email: samensor@icx.net

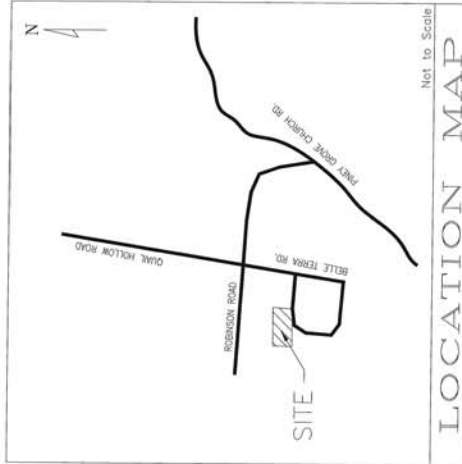
DESIGN PLAN
FOR

BELLE TERRA RESIDENTIAL DEVEL.
ON BELLE TERRA RD.

CLT MAP 106AA, PARCEL 301
44 WARD, CITY BLOCK # 46913, CITY OF KNOXVILLE
DISTRICT-5, KNOX COUNTY, TENNESSEE

INDEX OF PLANS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE PLAN
3	LANDSCAPE PLAN



SOUTHLAND ENGINEERING CONSULTANTS, LLC
1000 GLENN AVE. SUITE 200
KNOXVILLE, TN 37917
PHONE: (615) 851-7789
FAX: (615) 851-7790
E-MAIL: engineering@southlandinc.com

AUGUST 20, 2010

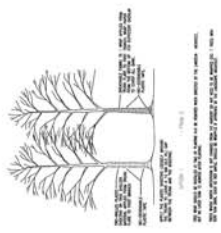
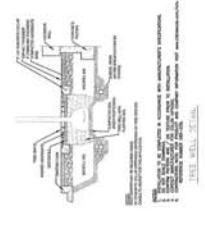
OWNER:
SMITHBILT LLC
4907 BALL ROAD
KNOXVILLE, TENNESSEE 37931
PHONE (865) 694-8582

SITE ADDRESS:
2004 BELLE TERRA ROAD
KNOXVILLE, TENNESSEE 37923



10-A-10-104
REVISED
9.11.10

9.23.10



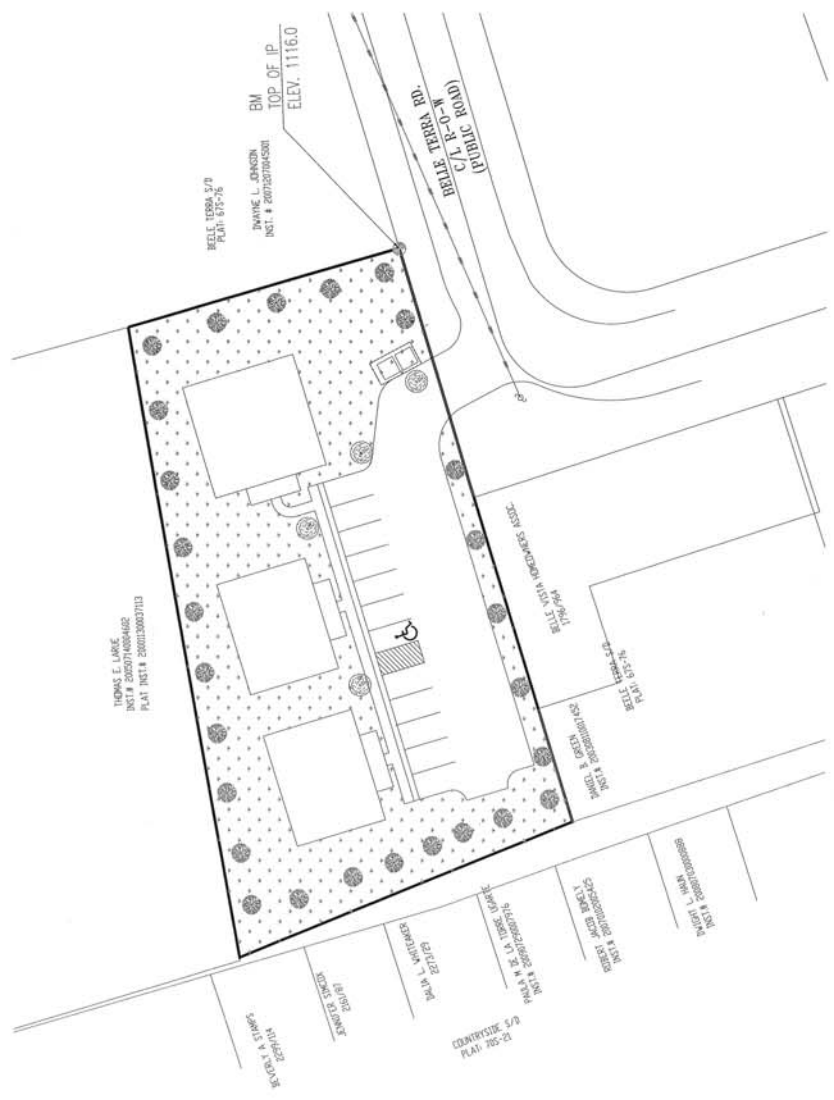
LANDSCAPING SCHEDULE

SYMBOL	PLANT	SIZE	QUANTITY	NOTES
(Symbol)	PLANT	SIZE	QUANTITY	NOTES
(Symbol)	PLANT	SIZE	QUANTITY	NOTES
(Symbol)	PLANT	SIZE	QUANTITY	NOTES

10 A-10-07
REVISED
 9-22-10

OWNER/DESIGNER:
 SMOOTHER LLC
 4907 BALL ROAD
 KNOXVILLE, TENNESSEE 37931
 PHONE: (615) 585-8888
 FAX: (615) 585-8889

PROJECT: BELLE TERRA RESIDENTIAL DEVELOPMENT
 BELLE TERRA ROAD
 C/L MAP 1068A, PARCEL 501
 44 WARD, CITY BLOCK # 46813, CITY OF KNOXVILLE
 DISTRICT-5, KNOX COUNTY, TENNESSEE



THOMAS E. LARKE
 INST. # 2000714004402
 PLAT INST. # 2000230007713

BELLE TERRA S/O
 PLAT 1015-76
 B.M. DANIEL L. JOHNSON
 INST. # 2001020145001

TOP OF IP
 ELEV. 1116.0

CONVERSE S/O
 PLAT 700-21

DAVID L. WATKINS
 INST. # 2001020145001

DAVID L. WATKINS
 INST. # 2001020145001

DAVID L. WATKINS
 INST. # 2001020145001

DAVID L. WATKINS
 INST. # 2001020145001

WAR	APPROVED	SCALE	DEED REF. INST.
ENGINEER	HORIZONTAL 1" = 20'	#200211010038555	
DATE	8-20-10		
INS.	DATE	APPROVAL	
INS.	DATE	APPROVAL	
INS.	DATE	APPROVAL	

SOUTHLAND ENGINEERING CONSULTANTS, LLC
 GEORGE B. LINDSEY, P.E.
 1000 W. BROADWAY, SUITE 200
 KNOXVILLE, TENNESSEE 37902
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 FAX: (615) 585-8889
 Email: info@southland-engineers.com