

▶ **FILE #:** 2-E-13-UR

AGENDA ITEM #: 28

AGENDA DATE: 2/14/2013

▶ **APPLICANT:** EUGENE LACKEY
 OWNER(S): Breakthrough Corporation

TAX ID NUMBER: 122 K C 03409-03411

JURISDICTION: County Commission District 9

▶ **LOCATION:** South side of Thurman Ln., southwest of Carolyn Ln.

▶ **APPX. SIZE OF TRACT:** 0.25 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Thurman Ln., a local street with a pavement width of 15 to 17' within variable width right-of-way. As part of developing this subdivision, Thurman Ln. was been extended onto this site with the standard pavement width of 26' within a 50' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

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

▶ **EXISTING LAND USE:** Developing subdivision

▶ **PROPOSED USE:** Revision to previously approved plan to permit up to 6 attached dwellings and 7 detached dwellings
 2.86 du/ac

HISTORY OF ZONING: The property was zoned PR (Planned Residential) in 2006. A concept subdivision plan and use on review permitting 11 detached dwellings was approved in 2008

SURROUNDING LAND USE AND ZONING: North: Detached residences / RA residential

South:

East: Detached residences / RA residential

West: Detached residences / RA residential

NEIGHBORHOOD CONTEXT: This subdivision has been developed in an older residential area that has occurred under RA zoning, and includes nearby businesses along Maryville Pike within CA, CB, and C-4 zones.

STAFF RECOMMENDATION:

▶ **APPROVE** the request to amend 5-J-08-UR to permit up to 7 detached and the six attached dwellings as shown on the site plan subject to 2 conditions

1. Meeting all other applicable requirements of the Knox County Zoning Ordinance
2. Meeting all other applicable requirements of the previously approved use on review

COMMENTS:

The applicant has submitted a revised development proposal for the Breakthrough organization. Breakthrough is an organization that provides assistance to autistic youth and adults. The Breakthrough Subdivision was approved in 2008. At that time the plan was approved for up to eleven detached dwellings on individual lots. The subdivision has been developed and seven detached dwellings have been constructed and occupied by autistic adults. They are now requesting to forgo the construction of the remaining four detached dwellings. Instead they propose to combine some the remaining lots and construct six attached dwellings on those lots. The overall density of the project would be 2.86 du/ac which is below the 3 du/ac density permitted by the current zoning of the property. The proposed development will maximize the permitted density of the site. The one remaining lot will be designated as unbuildable unless the zoning density of the site is increased at some point in the future.

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

1. The proposed revised plan will have minimal impact on local services since all utilities can be provided to the site.
2. The completed improvements to Thurman Ln. aid in the safe access to this site.

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

1. The proposed residential development meets the standards for development within the PR (Planned Residential)) zone and all other requirements of the Knox County Zoning Ordinance.
2. The proposed development is compatible with the character of the neighborhood where it is proposed.
3. The traffic generated from this project will be similar to the traffic that is generated by other similar residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan identifies this property for Low Density Residential use. The proposed development at 2.86 du/ac complies with the Sector Plan.
2. The site is located in the Urban Growth Area as shown on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT 76 (average daily vehicle trips)

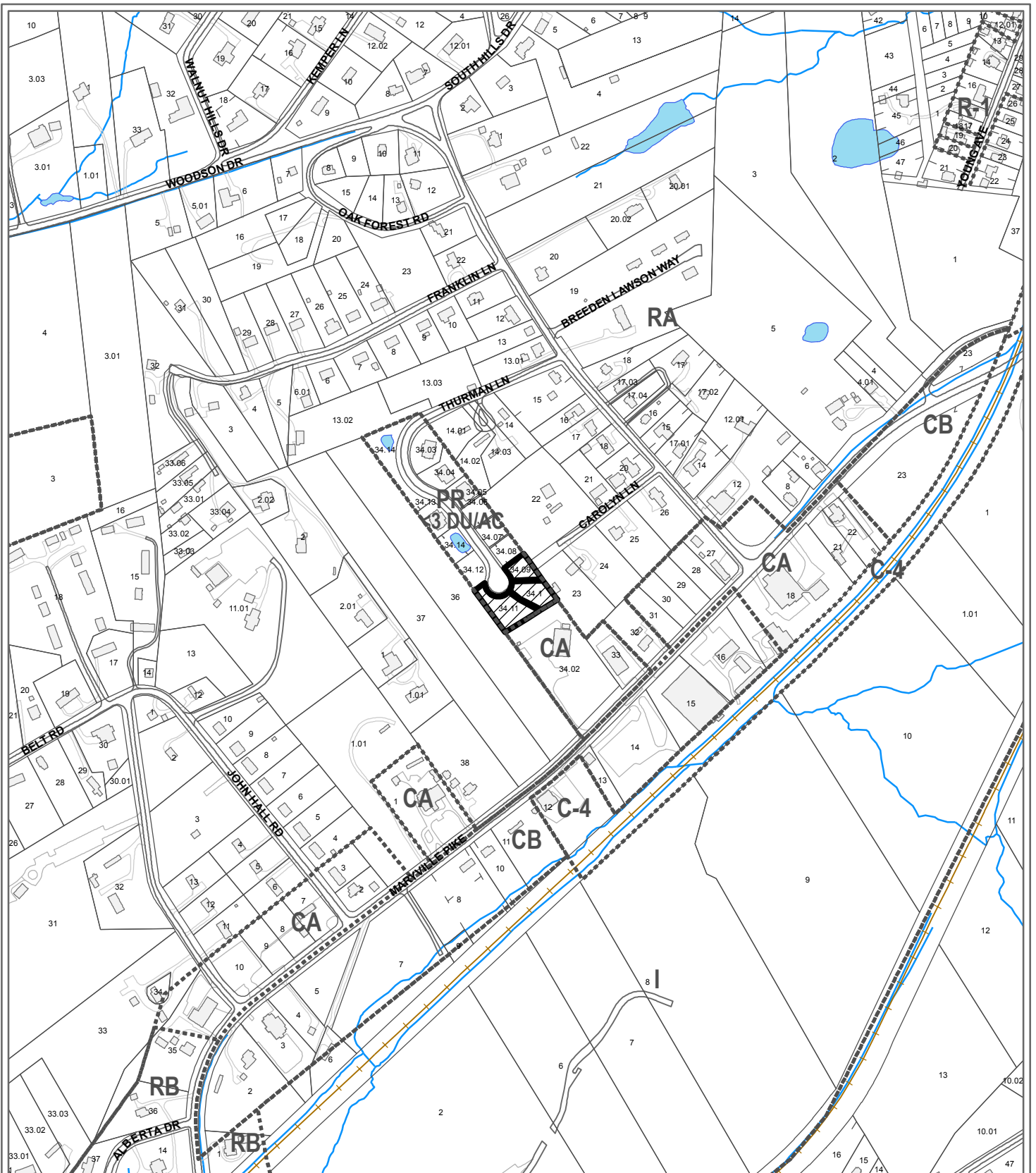
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 3 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Mount Olive Elementary, South-Doyle Middle, and South-Doyle 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.



**2-E-13-UR
USE ON REVIEW**



Revision to previously approved plan to permit up to 6 attached dwellings in PR (Planned Residential)

Original Print Date: 1/30/2013

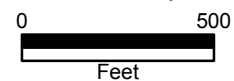
Revised:

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Lackey, Eugene

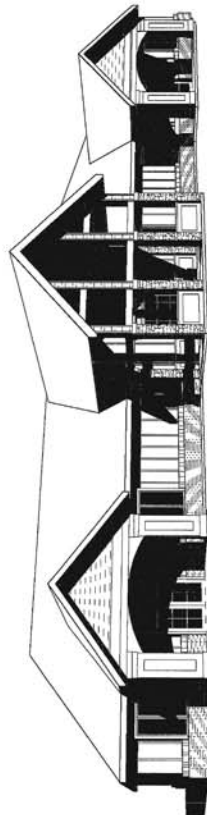
Map No: 122

Jurisdiction: County

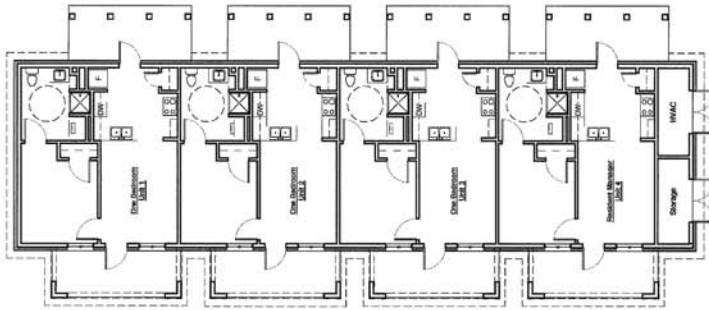




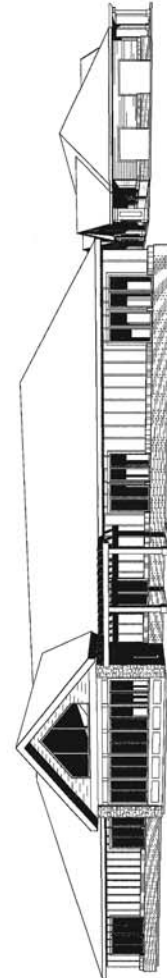
① Building A Floor Plan
1/8" = 1'-0"



③ Building A Entry View



② Building B Floor Plan
1/8" = 1'-0"



④ Building A Perspective View



⑤ Building B Entry View

J.E. 13-VK

ACHW
DAVID DAVY HIEZ WALKER
ARCHITECT, PLLC

Project Info:
Breakthrough Phase III
Thurman Lane
Knoxville, TN

THIS SET SHALL NOT BE REPRODUCED
FOR REVISIONS
FOR PROJECTIONS
FOR CONSTRUCTION
ISSUE DATE: 12/17/12

FLOOR PLAN



A101

GENERAL NOTES

1. Property is a Parcel Owned by Breakthrough Corporation Under a Quit Claim Deed Recorded as Instrument 201105110065520 and is Lots 7-R2 and 8-R2 as Shown on Plat Entitled "Breakthrough Subdivision" Pending Recording in the Office of the Register of Deeds for Knox County, Tennessee. Property is Parcel 34.09, 34.10, 34.11 and 34.14, Group "C" on Knox County Tax Map 122K.
2. Property is Not Subject to Any Designated Flood Hazard, Being Located in Zone "X" Unshaded. Reference FIRM Community 475433, Map Number 47093C0291F, Effective Date: May 2, 2007.
3. Minimum Required Building Setbacks for This Development; 20' Front Yard; 15' Rear Yard; 5' Side Yard. Variance of Minimum Peripheral Setback Requirement Reduced to 15' by Knox County Board of Zoning and Appeals at the February 27, 2008 Meeting, Reference Agenda Item 5k.

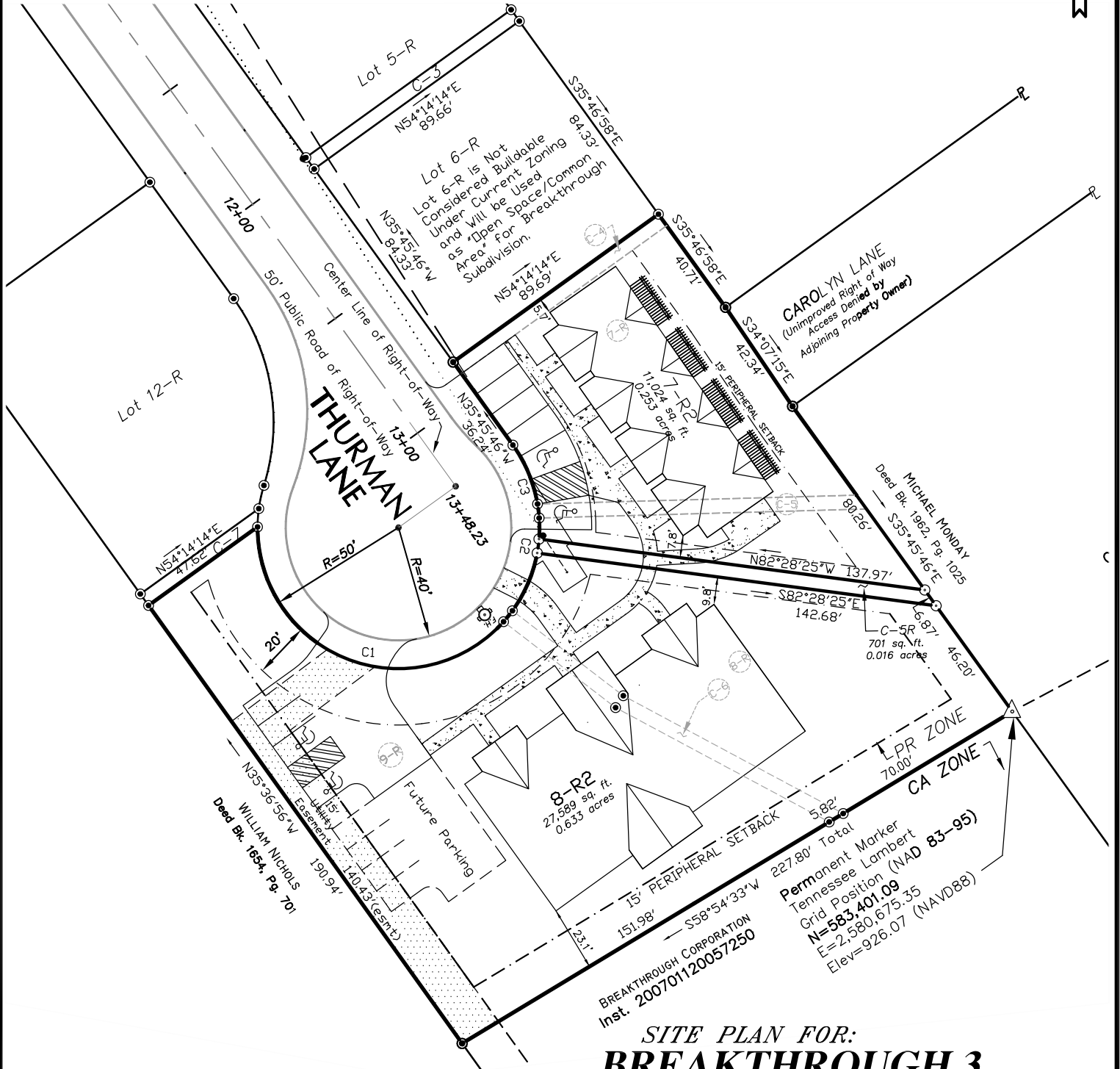
Note: North for This Survey and Map is Tennessee Lambert Grid North. Position Co-ordinates Shown are Reduced to Grid Datum. Reference is North American Datum 1983(95). Distances Shown on this Map are Not Reduced to Grid Datum and No Geodetic Corrections were Applied. Reference City of Knoxville Control Monuments 913 and 914.

MAP LEGEND

- Iron Pin (Found)
- Existing Power Pole
- Existing Overhead Power Line
- - - - - Minimum Required Building Setback
- F.H. Fire Hydrant

TENNESSEE LAMBERT
GRID NORTH

CURVE TABLE				
CURVE	RADIUS	ARC	CHORD	DIRECTION
C1	50.00'	148.24'	99.61'	S84°40'24"E
C2	50.00'	5.00'	5.00'	N07°31'35"E
C3	50.00'	35.29'	34.57'	N15°33'40"W



**SITE PLAN FOR:
BREAKTHROUGH 3**
LOT 7-R2 AND LOT 8-R2 OF BREAKTHROUGH SUBDIVISION
THURMAN LANE, KNOXVILLE, TN 37920

NINTH CIVIL DISTRICT ~ KNOX COUNTY, TENNESSEE

SCALE: 1 INCH = 50 FEET
DATE: DECEMBER 20, 2012
DRAWN BY:

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

Revision 1: February 6, 2013; Address Staff Comments.

DRAWING NO. 12-582-R1

