



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

▶ **FILE #:** 1-C-13-UR

**AGENDA ITEM #:** 24

**AGENDA DATE:** 1/10/2013

▶ **APPLICANT:** **TWIN WILLOWS CONSTRUCTION**

**OWNER(S):** Twin Willows Construction, LLC

**TAX ID NUMBER:** 129 142.05

**JURISDICTION:** County Commission District 6

▶ **LOCATION:** **Southeast side of Buttermilk Rd, just west of Graybeal Rd.**

▶ **APPX. SIZE OF TRACT:** **5.116 acres**

**SECTOR PLAN:** Northwest County

**GROWTH POLICY PLAN:** Rural Area

**ACCESSIBILITY:** Access is via Buttermilk Rd. a minor collector street with a 18' pavement width within a 50' right-of-way.

**UTILITIES:** Water Source: West Knox Utility District

Sewer Source: NA

**WATERSHED:** Hickory Creek

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

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Five detached dwellings on individual lots**

1.02 du/ac

**HISTORY OF ZONING:** Property rezoned to PR (Planned Residential) on December 19, 2005.

**SURROUNDING LAND USE AND ZONING:** North: Residences / A (Agricultural)

South: Vacant land / PR (Planned Residential)

East: Residences / A (Agricultural) & RA (Low Density Residential)

West: Residences / A (Agricultural)

**NEIGHBORHOOD CONTEXT:** The site is located in an area that is primarily rural residential and agricultural uses.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for up to 5 detached dwellings on individual lots and the reduction of the peripheral setback along Buttermilk Rd. and the northeast boundary line from 35' to 25', subject to 5 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Health Department for the use of subsurface sewage disposal systems.
3. Placing a note on the final plat that all lots will be required to provide a driveway turnaround area on the lot to eliminate the need to back out onto the collector street.
4. Placing a note on the final plat that the driveway for each lot will need to be graded to create a flat or nearly flat approach at the same elevation as the pavement edge for the street for 20 to 25 feet from the edge of pavement in order to maintain the available sight distance. Also, all vegetation along the Buttermilk Road will

need to be kept low to maintain sight distance.

5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted, this development plan meets the requirements for approval of a use on review in the PR zoning district.

**COMMENTS:**

The applicant is proposing to subdivide a 5.116 acre tract into 5 lots as a detached residential subdivision at a density of 1.02 du/ac. This property was a part of a 54.25 acre tract that was rezoned to PR (Planned Residential) at a density of up to 2.5 du/ac on December 19, 2005. A concept plan that was approved in 2008 for 74 lots on the southern portion of the larger tract has expired.

The applicant is requesting a reduction of the peripheral setback along the street frontage on Buttermilk Rd., and along the northeast property line from 35' to 25'. The PR (Planned Residential) zoning district allows the Planning Commission to reduce the peripheral setback down to 15'. Staff is recommending approval of the peripheral setback reduction which will help offset the greater building setback that will be a result of the right-of-way dedication that is required along Buttermilk Rd., with approval of the final plat for the subdivision. The reduced setback will also help to reduce the amount of grading that will be required on the steeper portion of the lots.

While each lot can have adequate sight distance in both directions along Buttermilk Rd., the lots slope downward from the street and will require grading improvements to obtain adequate sight distance. The driveway for each lot will need to be graded to create a flat or nearly flat approach at the same elevation as the pavement edge for the street for 20 to 25 feet from the edge of pavement in order to maintain the available sight distance. Also, all vegetation along the Buttermilk Road will need to be kept low to maintain sight distance.

The proposed lots will be served by subsurface sewage disposal systems, subject to approval by the Knox County Health Department. The final plat for the subdivision is also being considered for approval by the Planning Commission at the January 10, 2013 meeting.

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

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 1.02 du/ac is consistent in use and density with the approved zoning of the property.

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

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed subdivision 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 Northwest County Sector Plan identifies this site for low density residential use. The PR zoning for the property will allow consideration of up to 2.5 du/ac. The proposed subdivision with a density of 1.02 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 66 (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: Hardin Valley Elementary, Karns Middle, and Hardin Valley Academy.

- 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.