



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT

▶ **FILE #:** 11-C-14-UR **AGENDA ITEM #:** 34

POSTPONEMENT(S): 11/13/2014 **AGENDA DATE:** 12/11/2014

▶ **APPLICANT:** GARRON LAND SURVEYING

OWNER(S): Jack & Jeanette Jenkins

TAX ID NUMBER: 46 L E 052

JURISDICTION: County Commission District 7

STREET ADDRESS: 117 Gardner Ln

▶ **LOCATION:** Northwest side of Garner Ln., northeast of Heiskell Rd.

▶ **APPX. SIZE OF TRACT:** 21864 square feet

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Gardner Ln., a local street with a pavement width of 16' within a 40' wide right-of-way

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PR (Planned Residential) & A (Agricultural)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Revised development plan adding one lot and a reduction of the peripheral boundary setback from 35' to 15'

2.44 du/ac

HISTORY OF ZONING: The property was zoned PR (planned Residential in January 2002 (12-E-01-RZ)

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

South: Detached dwellings / A agricultural

East: Detached dwellings / A agricultural

West: Detached dwellings / A agricultural

NEIGHBORHOOD CONTEXT: Development adjoining the site consists of detached dwellings that have been developed in the A (Agricultural) or RA (Low Density Residential) zones

STAFF RECOMMENDATION:

▶ **APPROVE** the development plan for up to 1 detached dwelling on each lot and the reduction of the peripheral boundary setback to 15' on the northeast and southwest sides. as shown on the plan subject to 3 conditions

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Meeting all applicable requirements of the Knox County Zoning Ordinance

COMMENTS:

The applicant is requesting to subdivide lot 52 in Cottonwood Subdivision into two lots. This is an odd lot in the subdivision in that it is the only lot in the development to have access to Gardner Ln. All of the other lots in the subdivision are provided access via an internal road system. Each of the proposed lots will be approximately 75' wide and will have an area of approximately 10, 800 square feet. The proposed lots are comparable in size to the existing lots in Cottonwood Subdivision. In addition, the applicant is requesting a reduction of the required peripheral boundary setback from 35' to 15' on the northeastern and southwestern sides of this existing lot in Cottonwood Subdivision in order to permit the construction of houses on these lots. MPC has the authority to reduce the peripheral boundary setback when a site adjoins agricultural or residential zoning. In this case a reduction of the peripheral boundary setback, as requested, would be greater than the required side yard setbacks of the adjoining A (Agricultural) zoned property.

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

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed detached dwellings are consistent in use and density with the existing zoning. Other development in the area has occurred under the PR (Planned Residential) zoning regulations.

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

1. With the recommended conditions, the proposed development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development 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. 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 significant traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use. The proposed development density of 2.44 du/ac is consistent with the Sector plan and the current PR (Planned Residential) zoning that will permit up to 3 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: 28 (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.

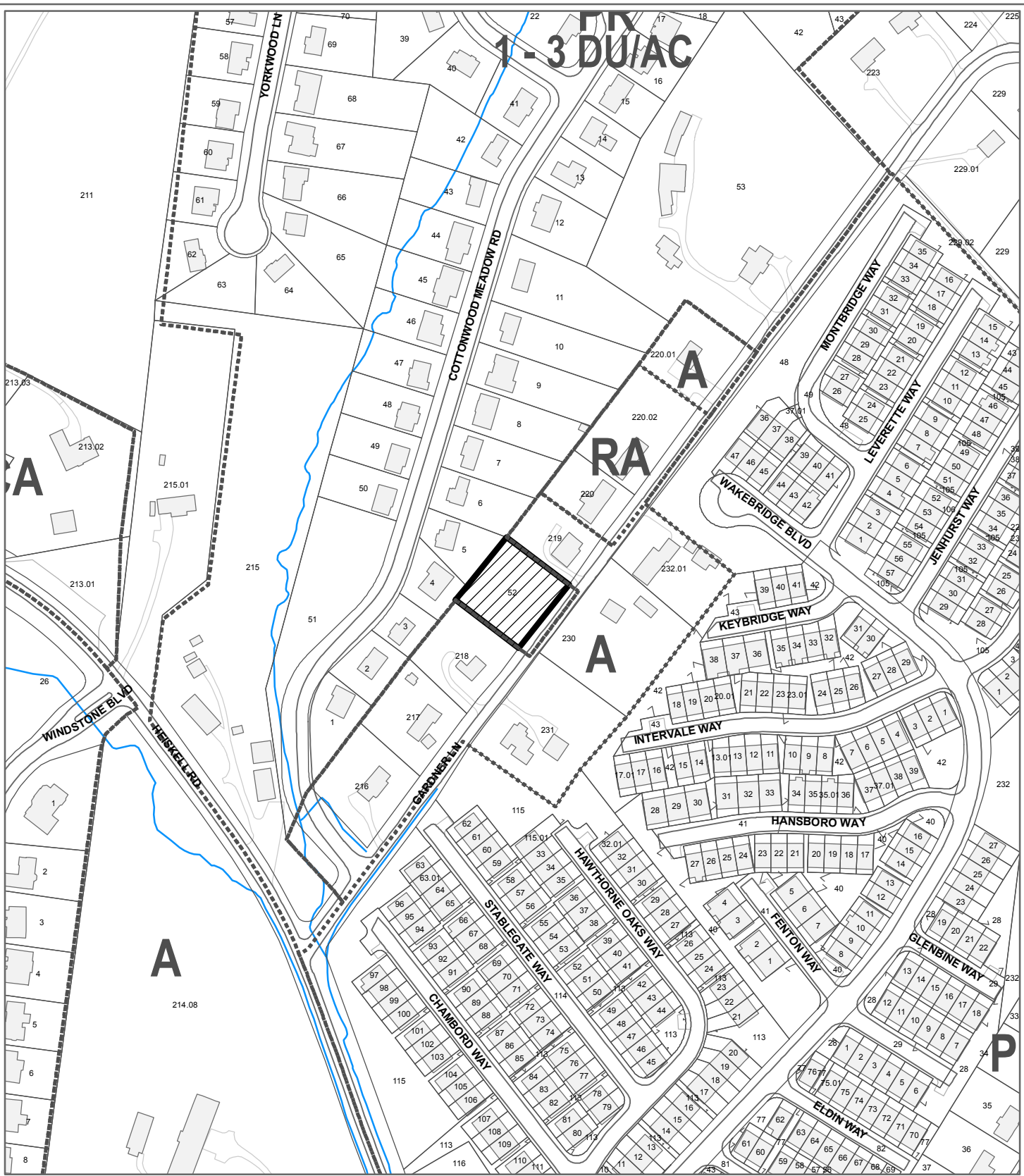
ESTIMATED STUDENT YIELD: 1 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Copper Ridge Elementary, Powell Middle, and Powell 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 - 3 DU/AC



**11-C-14-UR
USE ON REVIEW**

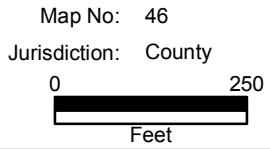


Reduction of the peripheral boundary setback from 35' to 15' in PR (Planned Residential) & A (Agricultural)

Petitioner: Garron Land Surveying

Original Print Date: 10/27/2014
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



Certificate of Ownership and General Dedication
 I, the undersigned owner of the property shown herein, hereby adopt as my plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I am the owner in fee simple of the property, and as property owner have an unrestricted right to dedicate right-of-way and/or drain easement as shown on this plan.

Survey by:
 Garron Land Surveying
 4625 Bucknell Drive
 Knoxville, TN 37938
 865-922-7411
 garron.srv@rci.com

ZONING SHOWN ON OFFICIAL MAP
 DATE _____ BY _____

This is to certify that all property taxes and assessments due on this property have been paid.

Signed _____ Date _____
 City Tax Clerk
 Signed _____ Date _____
 Knox County Trustee

64-115.3 Addressing Department Certification
 I, the undersigned, hereby certify that the subdivision name and all street names shown on this plan conform to the County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed _____ Date _____

Certification of Ethical/Title Construction Committee
 I hereby certify that I am a supervisor licensed to do surveying under the laws of the State of Tennessee. I further certify that this plan and accompanying drawings, documents, and statements conform to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission, and that the information on which application has been filed is true and correct to the best of my knowledge and belief.

Paul R. Garron
 Paul R. Garron
 Tennessee Registration No. 1747

Certification of Category and Accuracy of Survey
 I hereby certify that this is a category _____ survey and the ratio of precision of the unadjusted survey is _____ as shown herein.

Paul R. Garron
 Paul R. Garron
 Tennessee Registration No. 1747

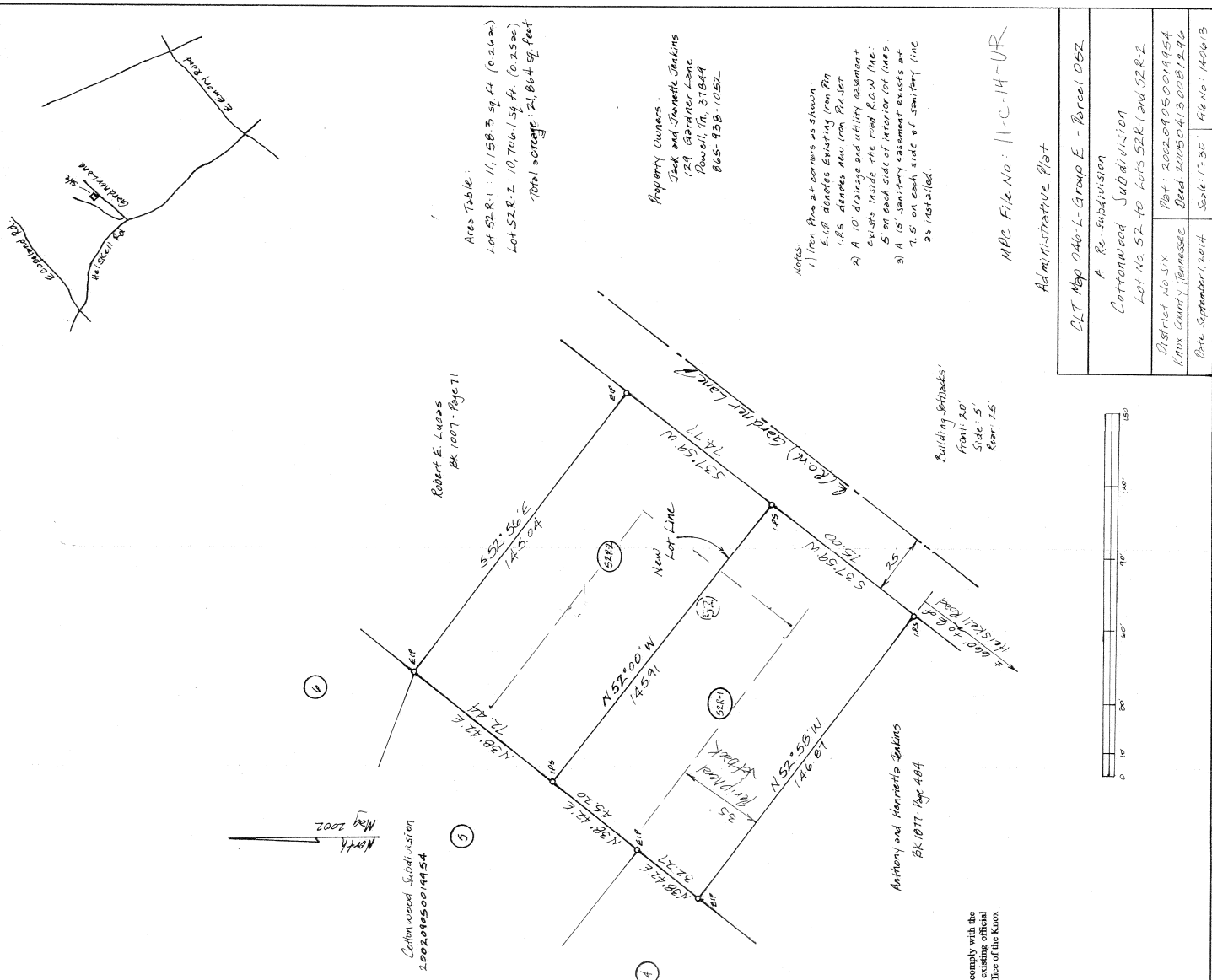
Certificate of Approval for Recording - Administrative Plat

This is to certify that the subdivision plat shown has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, and the record plat is hereby approved for recording in the office of the Knox County Register of Deeds.

Signed _____

This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities and that such installation shall be in accordance with state and local regulations.

Date _____
 Knox County Health Department



Robert E. Lucas
 BK 1007 - Page 71

Cottonwood Subdivision
 200209050019954

Anthony and Henrietta Jenkins
 BK 1077 - Page 484

Property Owners
 Jack and Jennette Jenkins
 129 Gardner Lane
 Powell, TN 37864
 665-938-1052

- NOTES:
 1) Iron Pins at corners as shown.
 E.L.P. denotes Existing Iron Pin
 I.P.S. denotes New Iron Pin
 2) A 10' drainage and utility easement exists inside the road ROW line.
 3) A 15' sanitary easement exists at 7.5' on each side of sanitary line as installed.

MPC File No: 11-C-14-UR

Administrative Plat

CLT Map 046-L-Group E - Parcel 052
A Re-Subdivision
Cottonwood Subdivision
Lot No. 52 to Lots 52R.1 and 52R.2
District No. 6X
Map: 200209050019954
Knox County, Tennessee
Book: 20050413-00212-26
Date: September 1, 2014
Scale: 1" = 30'
File No: 140613