

▶ **FILE #:** 1-G-14-UR

AGENDA ITEM #: 38

AGENDA DATE: 1/9/2014

▶ **APPLICANT:** RUSTY BITTLE

OWNER(S): Harley E. Bittle

TAX ID NUMBER: 116 I A 009

JURISDICTION: County Commission District 6

STREET ADDRESS: 2732 W Gallaher Ferry Rd

▶ **LOCATION:** North side of W. Gallaher Ferry Rd., north of Hickory Creek Rd.

▶ **APPX. SIZE OF TRACT:** 7.006 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via W. Gallaher Ferry Rd., a local street with a pavement width of 16' to 18' within a 40' wide right-of-way

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Clinch River

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

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

▶ **PROPOSED USE:** Detached dwellings

.72 du/ac

HISTORY OF ZONING: The site was rezoned to PR (Planned Residential) @ .8 du/ac by the Knox County Commission at its November 2013 meeting

SURROUNDING LAND USE AND ZONING: North: Melton Hill lake / A agricultural

South: Detached dwellings / A agricultural

East: Detached dwellings / A agricultural

West: Detached dwellings / A agricultural

NEIGHBORHOOD CONTEXT: The site is located in an area that has developed with rural low density residential uses. Melton Hill Lake forms the northern boundary of the site.

STAFF RECOMMENDATION:

▶ **APPROVE the request for up to 5 detached dwellings on individual lots as shown on the site plan subject to 3 conditions**

1. Meeting all 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 recently obtained approval of PR (Planned Residential) zoning from the Knox County

Commission which will permit a residential development on this site not to exceed .8 du/ac. The plan under consideration proposes 5 lots/dwellings on this 7.006 acre site with a development density of .72 du/ac..

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

1. The proposed detached residential development, with the recommended conditions, meets the standards for development within a PR 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 draw significant traffic through residential neighborhoods since the subdivision entrance is located off of a minor arterial street. The use will not significantly injure the value of adjacent property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this site for rural residential/agricultural uses which allows consideration of a density up to 1 du/ac. The proposed subdivision with a density of .72du/ac is consistent with the Sector Plan and approved zoning designation of up to .8 du/ac.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 66 (average daily vehicle trips)

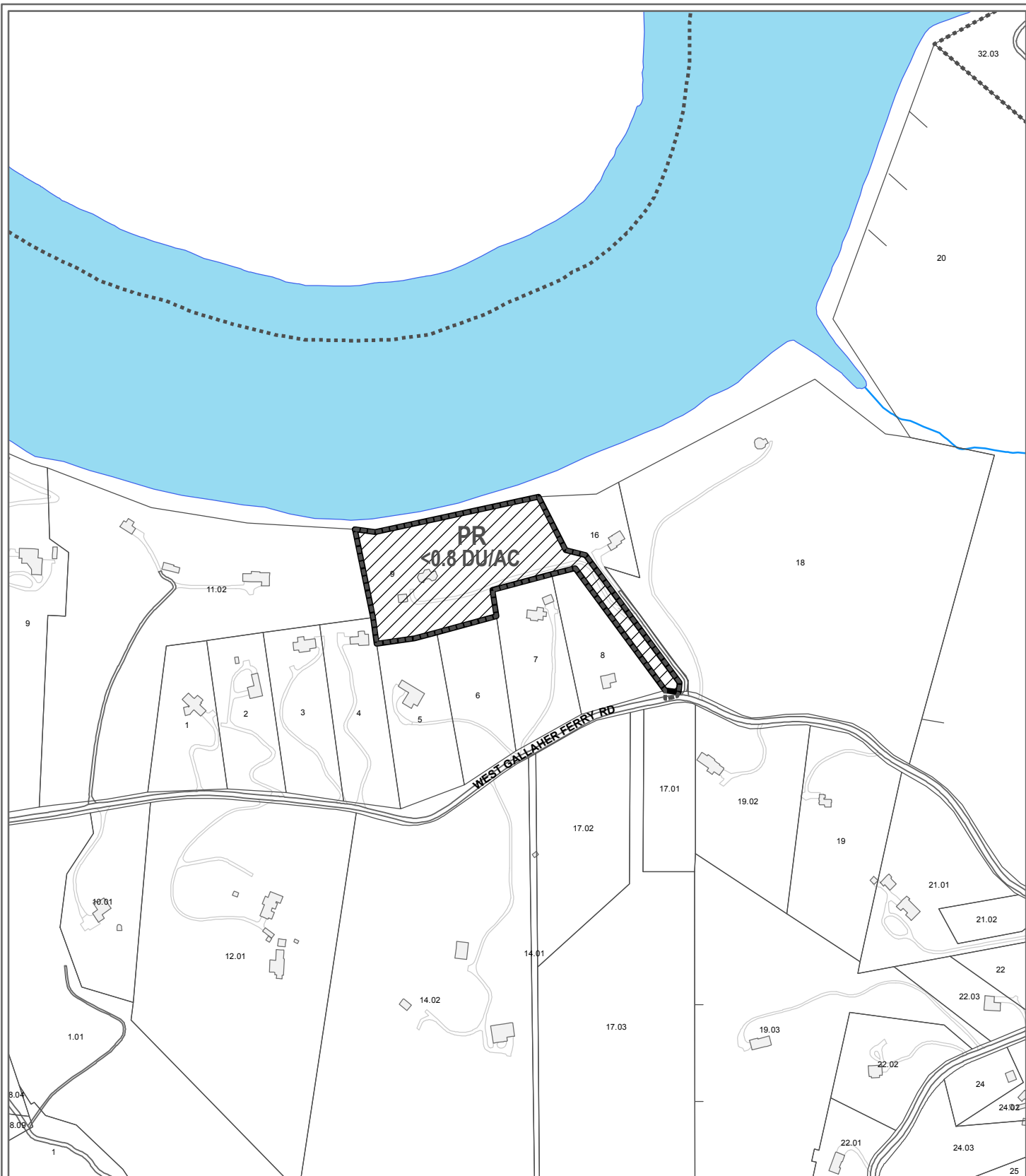
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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.

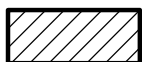
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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 Knoxville Board of Zoning Appeals. The date of the Knoxville 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-G-14-UR
USE ON REVIEW**

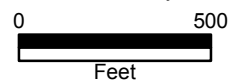
Petitioner: Bittle, Rusty



Detached dwellings in PR (Planned Residential)

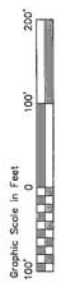
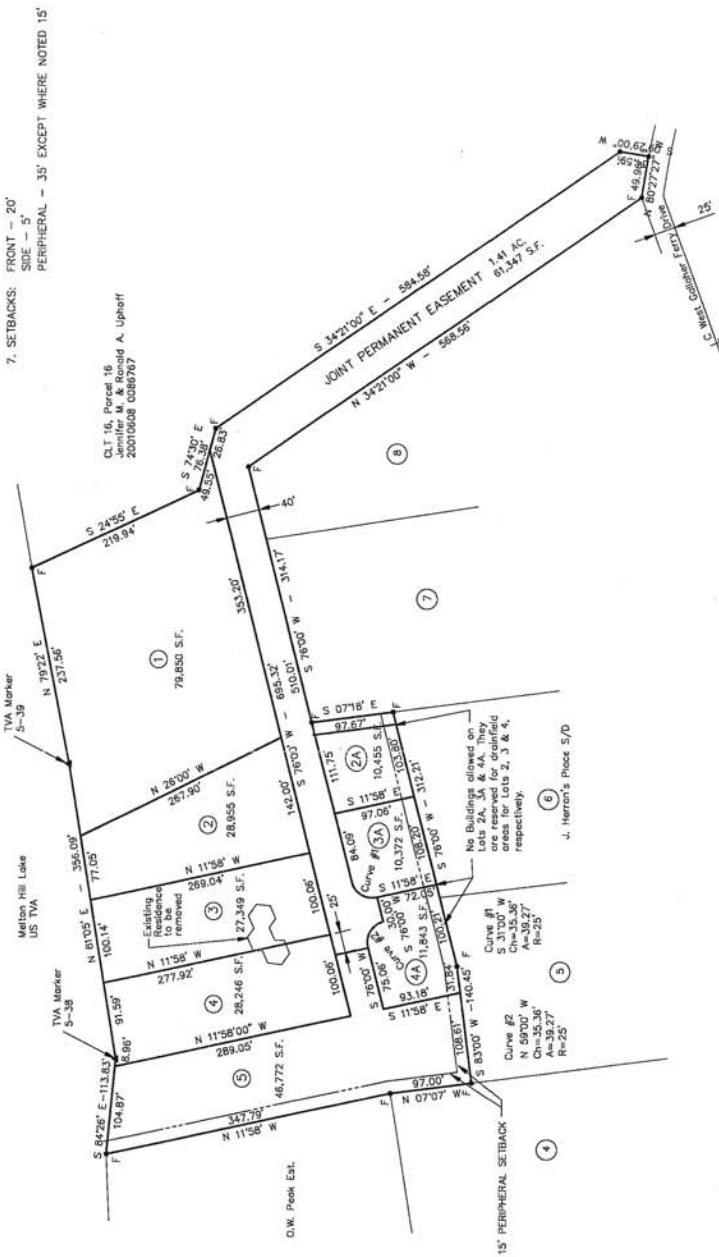
Original Print Date: 12/19/2013 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Map No: 116
Jurisdiction: County





- NOTES:
1. CLT MAP 116-I, GROUP A, PARCEL 9.
 2. NO. OF LOTS - 5 + 3 DRAINFIELD LOTS.
 3. AREA SUBDIVIDED - 7.008 ACRES.
 4. IRON PINS AT ALL CORNERS. "T" FOUND. "S" SET. ALL PINS SET UNLESS LABELED OTHERWISE.
 5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND S/D PERMETER LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 6. THIS PROPERTY IS ZONED PR.
 7. SETBACKS: FRONT - 20' SIDE - 5' PERIPHERAL - 35' EXCEPT WHERE NOTED 15'



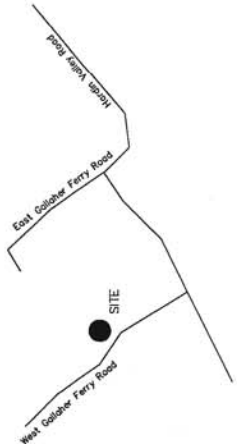
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RE-SUBDIVISION
LOT 9 - HARDIGREE-HERRON
ADDITION S/D

CLT MAP 116-I, GROUP A, PARCEL 9
 DISTRICT 6 - KNOX CO., TENN.
 SCALE: 1"=100' NOV. 25, 2013

OWNER:
 HARLEY E. BITTLE III & LEE W. GENTRY
 2949 W. GALLAHER ROAD
 KNOXVILLE, TN. 37923
 PH. (865) 202-0136

SURVEYOR:
 JIM SULLIVAN
 2543 CREEKSTONE CIRCLE
 MARYVILLE, TN. 37804
 PH. 436-7324



LOCATION MAP
 NOT TO SCALE

In Unincorporated Areas of Knox County
 Where Sanitary Sewers are Not Available
 This is to certify that the subdivision is generally suitable for
 surface sewage disposal systems. This is to certify that the
 subdivision complies with the provisions of the Health Code of
 the Tennessee Code Annotated, and the regulations
 promulgated therefrom.

Date _____
 Knox County Health Department

Certificate of Ownership and General Dedication
 (I, We) _____, the
 undersigned owner of the property shown herein, hereby
 certify that the subdivision shown on this plat is suitable
 for the public use shown 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 all restrictive covenants, if any, which apply to the lots,
 are either shown on the plan or are referred to therein, with
 a copy of the same, to be filed with the Knox County
 Register of Deeds.

Certification of Dates and Accuracy of Survey.
 I hereby certify that this is a category _____ survey and the
 ratio of precision of the unadjusted survey is not less than
 1:_____ as shown herein.

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

ZONING SHOWN ON OFFICIAL MAP
 DATE _____ BY _____

Subdivision Name and Street Names
 Contained Herein Reviewed and Approved.
 Date _____
 By _____

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