

► **FILE #:** 7-C-14-UR

**AGENDA ITEM #:** 33

**AGENDA DATE:** 7/10/2014

► **APPLICANT:** SOUTHLAND GROUP INC.

OWNER(S): Southland Group Inc.

TAX ID NUMBER: 67 007.02 & 066EC023

JURISDICTION: County Commission District 6

STREET ADDRESS: 3917 W Emory Rd

► **LOCATION:** Northwest side of W. Emory Rd., and northeast side of Callow Cove Ln.

► **APPX. SIZE OF TRACT:** 1.3 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Emory Rd., a major arterial street with 23' of pavement width within 55-65' of right-of-way, or Callow Cove Ln., a local street with 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

► **ZONING:** PR (Planned Residential) and PR pending

► **EXISTING LAND USE:** Residence

► **PROPOSED USE:** 5 Detached Residential Units

3.85 du/ac

HISTORY OF ZONING: A one acre portion of the property was recommended for rezoning to PR at a density up to 5 du/ac by the Planning Commission on June 12, 2014. Knox County Commission will consider the request on July 28, 2014.

SURROUNDING LAND USE AND ZONING: North: Residences / PR (Planned Residential)

South: Residences / A (Agricultural)

East: Residences / PR (Planned Residential)

West: Residences / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is developed with low density residential uses under A and PR zoning.

**STAFF RECOMMENDATION:**

► **APPROVE** the request for up to 5 detached dwellings on individual lots and a reduction of the peripheral setback along W. Emory Rd., from 35' to 25' as shown on the site plan subject to 4 conditions:

1. Obtaining approval from Knox County Commission of the rezoning request for Tax Parcel 067 00702 to PR (Planned Residential) at a density of up to 5 du/ac.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

**COMMENTS:**

The applicant is proposing to create five residential lots from an existing lot within Glenstone II subdivision and a one acre parcel adjacent to the subdivision entrance that is zoned A (Agricultural). The one acre parcel was recommended for rezoning to PR at a density up to 5 du/ac by the Planning Commission on June 12, 2014. Knox County Commission will consider the request on July 28, 2014.

The applicant will be submitting a final plat for the subdivision of the 1.42 acres into 5 lots. Four of the lots will have access from Callow Cove Ln. The existing residence will utilize the existing driveway onto W. Emory Rd.

**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 required utilities are in place to serve this development.
2. The impact to the existing street system will be minimal.
3. The proposed development is compatible with the surrounding subdivisions which have developed under PR zoning allowing the same density.

**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 low density residential uses which allows consideration of a density up to 5 du/ac. The proposed subdivision with a density of 3.85 du/ac is consistent with the Sector Plan and recommended zoning designation of up to 5 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: 66 (average daily vehicle trips)

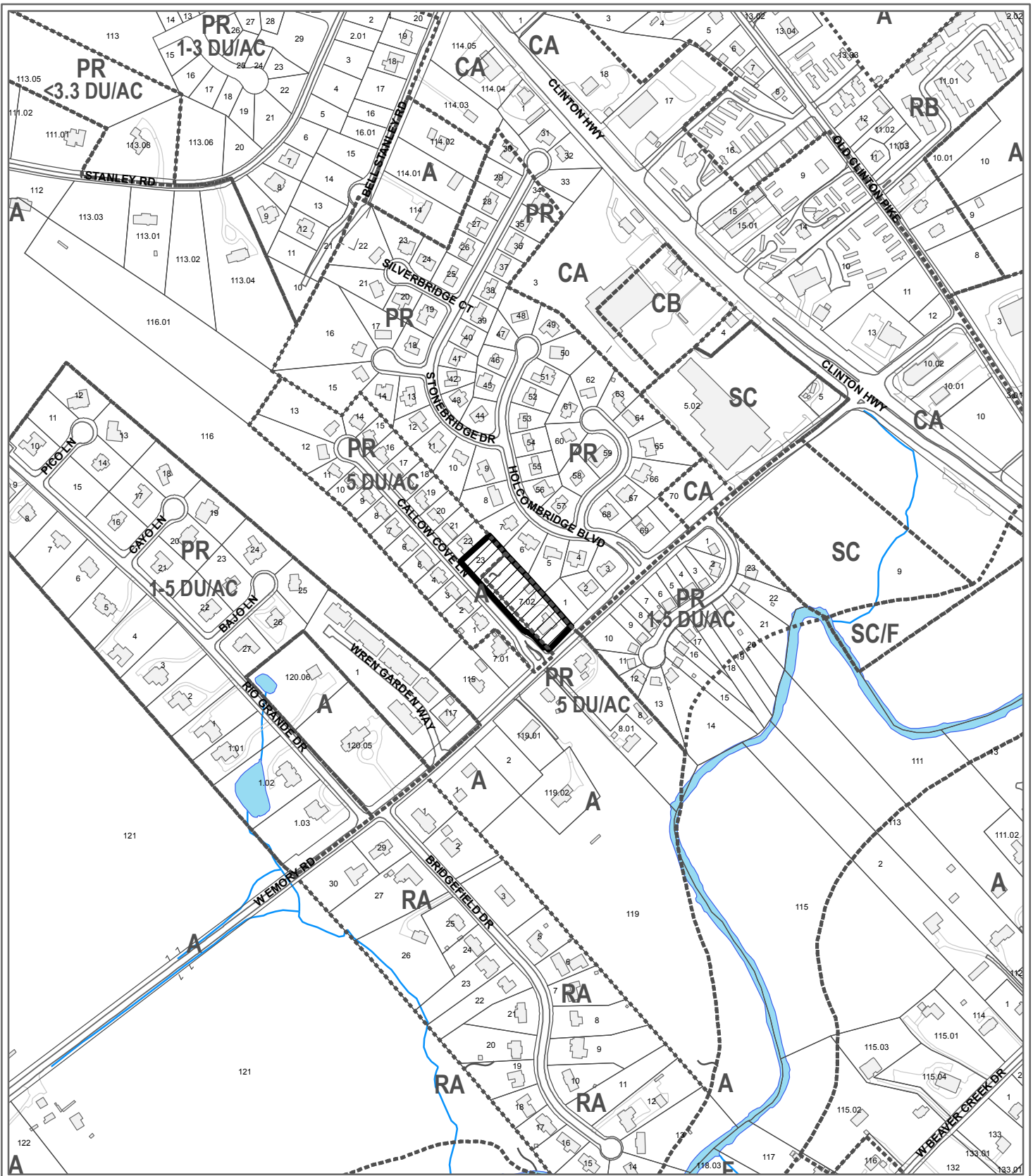
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



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



5 Detached Residential Units in PR and PR pending

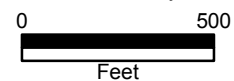
Original Print Date: 6/23/2014  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Southland Group Inc.

Map No: 67

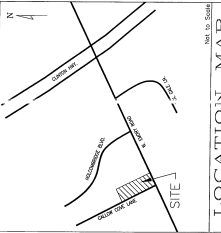
Jurisdiction: County



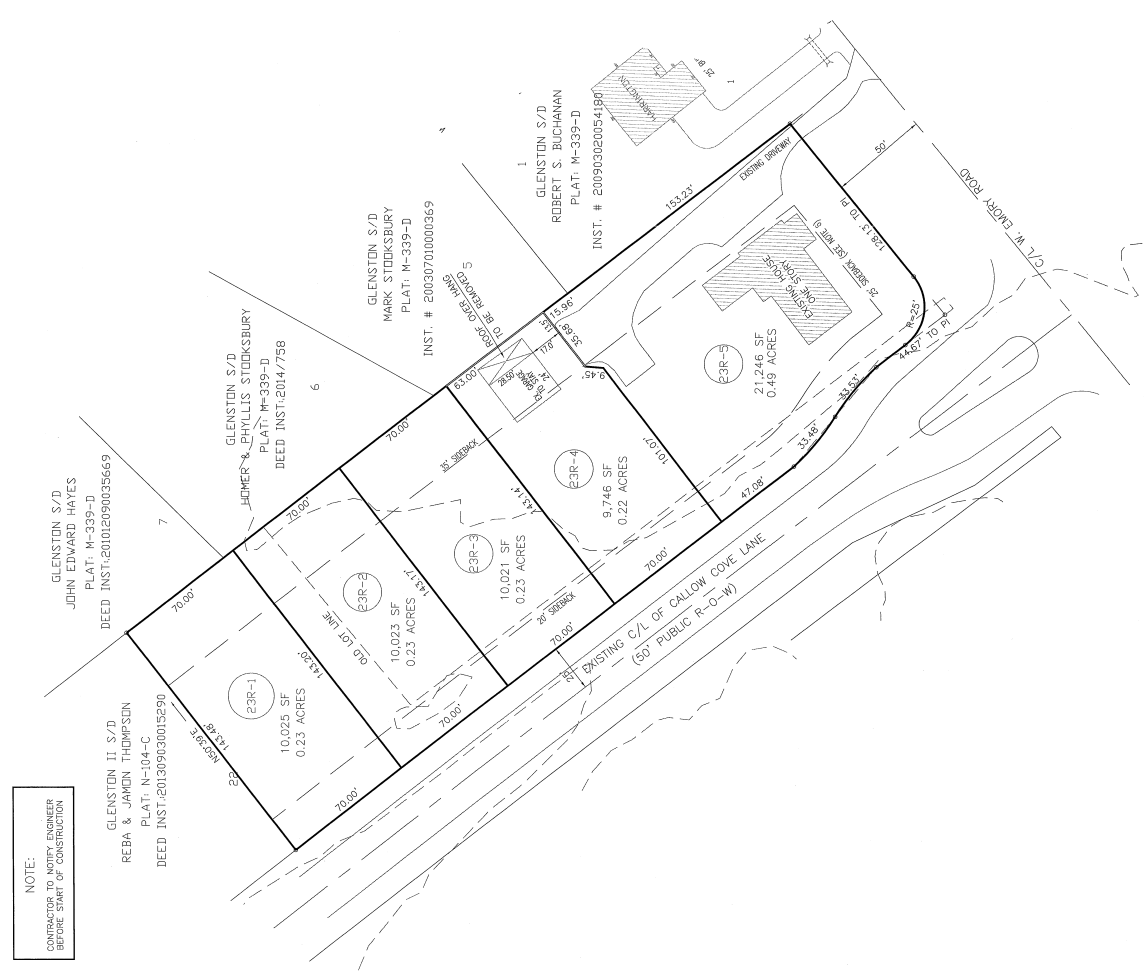
NOTE: CONTRACTOR IS RESPONSIBLE FOR ALL TRUSS SHEET REQUIRED BY STATE AND LOCAL AGENCIES AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS TO ACCURATELY REPRESENT THE PROJECT IN VISIBLE MANNER. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.

NOTE: CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

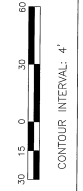
- NOTES:
- ALL DIMENSIONS AND ACREAGE ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
  - ALL UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN COMPRISE ALL UTILITIES.
  - ZONING IS PR. 5 CU/ACRE.
  - THIS TRACT CONTAINS APPROX. 1.40± ACRES AND SUBDIVIDED INTO 5 SINGLE PARCEL LOTS.
  - UTILITIES:  
WATER: HPHU  
SEWER: HPHU  
GAS: RUB  
TELEPHONE: FRONTIER
  - BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT: 15'  
REAR: 15' (35' PERIPHERAL SETBACK WHERE APPLICABLE)  
SIDES: 5'
  - MPC APPROVE FOR LOT 23R-5.
  - REGULAR ACCESS FOR ALL LOTS IS LIMITED TO INTERUS ROAD SYSTEM ONLY EXCEPT LOT 23R-5 WILL HAVE ACCESS FROM W. EMORY ROAD.
  - CONTOURS PROVIDED BY KNOXVILLE, KNOX COUNTY GIS.
  - BOUNDARY IS BASED ON A KOS.



NOTE: DAYS PRIOR TO ANY ENGINEERING OR CONSTRUCTION CONTRACTOR MUST CONTACT THE ENGINEER IN KNOXVILLE, TENNESSEE ON -CALL 1-800-335-1111 RECORD AND SAVE YOUR CONFIRMATION NUMBER.



DEED REF. INST. #201405010061892  
DEED BOOK 2132, PAGE 762



SITE ADDRESS:  
3717 W. EMORY ROAD  
POWELL, TENNESSEE 37849  
7-C-14-UR  
REVISED 12-23-10

ENGINEER  
CERTIFICATION OF DESIGN PLAN  
I HEREBY CERTIFY THAT I AM AN ENGINEER LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.  
W. A. P. 6/25/14  
TENNESSEE CERTIFICATE NO. 22688

OWNER/DEVELOPER:  
SOUTHLAND GROUP INC.  
407 BALL ROAD  
KNOXVILLE, TENNESSEE 37931  
PHONE (865) 593-8888  
FAX (865) 593-8889

DESIGNED		APPROVED		SCALE		SITE PLAN FOR LOT 23	
ENGINEER		ENGINEER		HORIZONTAL: 1" = 30'		GLENSTONE II	
DRAWN		DATE		05-13-2014		ON W. EMORY RD.	
CHECKED		REVISION		APPR.		CLT MAP 087 - PARCEL 7.02	
SOUTHLAND ENGINEERING CONSULTANTS, LLC		GENERAL OFFICE		KNOXVILLE, TN 37931		CLT MAP 067EC, PARCEL 23	
KNOXVILLE, TN 37931		PHONE (865) 593-7722		FAX (865) 593-8888		DISTRICT-6, KNOX COUNTY, TENNESSEE	
SHEET 1		OF		1 SHEET(S)		SC0105-13-14SP	