

▶ **FILE #:** 3-C-15-UR

**AGENDA ITEM #:** 38

**AGENDA DATE:** 3/12/2015

▶ **APPLICANT:** **DARRELL & TERESA HURLEY**

OWNER(S): Darrell & Teresa Hurley

TAX ID NUMBER: 30 08020 & 08021

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 Mission Springs Ln

▶ **LOCATION:** **Northwest terminus of Mission Springs Ln., north side of Ruby June Ln.**

▶ **APPX. SIZE OF TRACT:** **10.085 acres**

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Mission Springs Ln., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Beaver Creek

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

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

▶ **PROPOSED USE:** **Detached residence**

0.1 du/ac

HISTORY OF ZONING: Property was rezoned to PR (Planned Residential) in January, 2007.

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

South: Residences / PR (Planned Residential)

East: Residences / PR (Planned Residential)

West: Vacant land / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area that is a mix of low density residential subdivisions and rural residential/agricultural.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for one detached dwelling subject to 4 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Access to the site is restricted to Mission Springs Ln.
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 of a use on review in the PR zoning district.

**COMMENTS:**

The applicant is requesting approval to build a single residence on a 10.085 acre lot that had previously been proposed as a part of the Christian Springs Subdivision. The concept plan for Christian Springs was originally approved in 2001 with a revised approval in 2004. The last phase of the subdivision (Unit 4) to be recorded was in 2007. The concept plan for the balance of the property has expired. Since the property is zoned PR, a use on review approval is required for construction of a single residence. The applicant has recorded a plat that combined two 5 acre lots into a single lot. The proposed residence will be located near the middle of the lot.

**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 in place to serve this site.
2. The proposed development is consistent with the use and density of subdivision development in the area.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. The proposed residence is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw a substantial amount of additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northeast County Sector Plan identifies this property as low density residential. The PR zoning approved for this site allows a density up to 2.5 du/ac. The proposed residence at a density of 0.1 du/ac is consistent with the Sector Plan and the approved zoning
2. The site is located within the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

**ESTIMATED TRAFFIC IMPACT:** 15 (average daily vehicle trips)

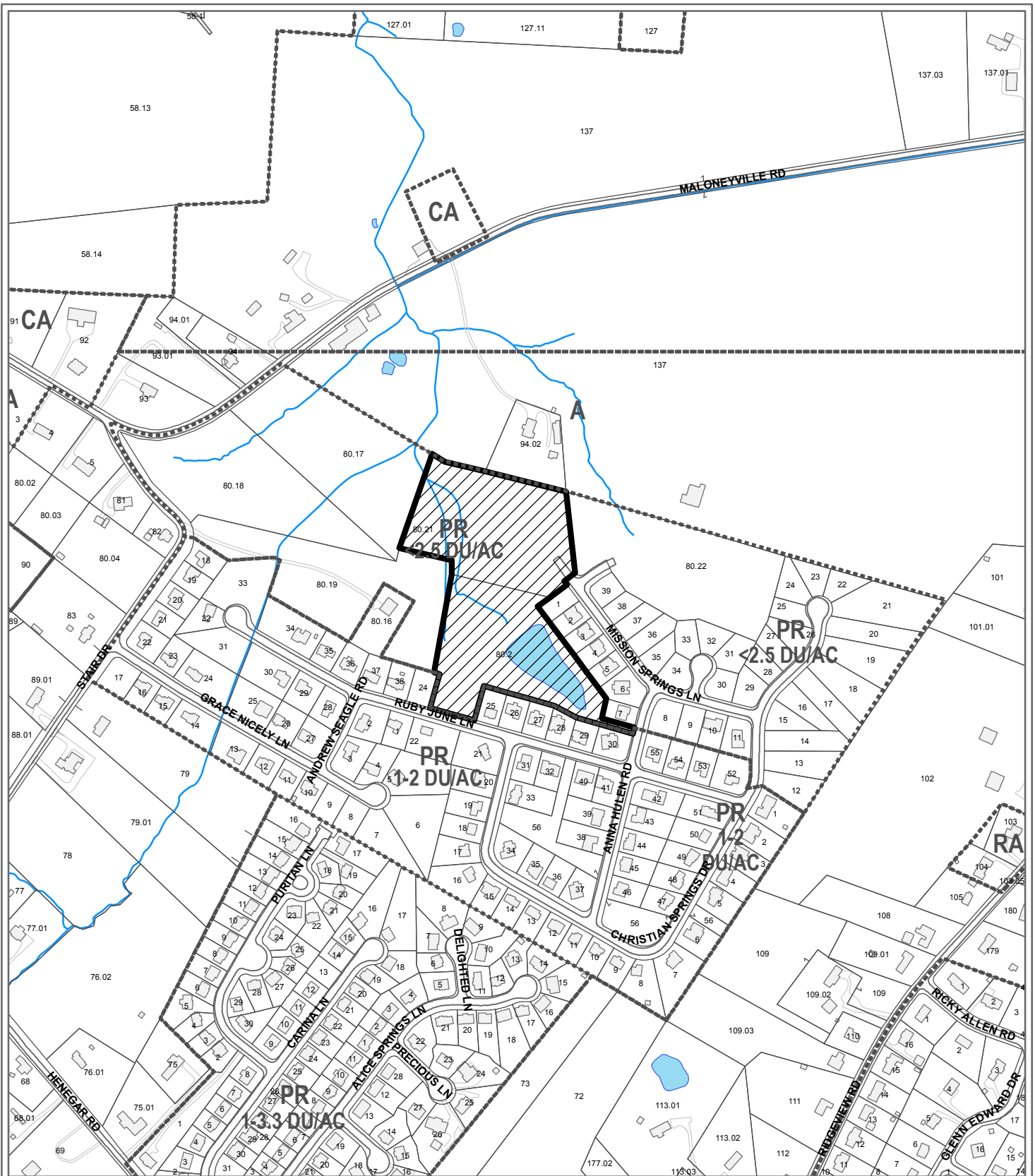
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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:** 0 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Gibbs Elementary, Holston Middle, and Gibbs 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.



**3-C-15-UR  
USE ON REVIEW**



Detached residence in PR (Planned Residential)

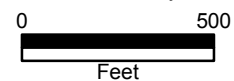
Original Print Date: 2/20/2015  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Hurley, Darrell & Teresa

Map No: 30

Jurisdiction: County



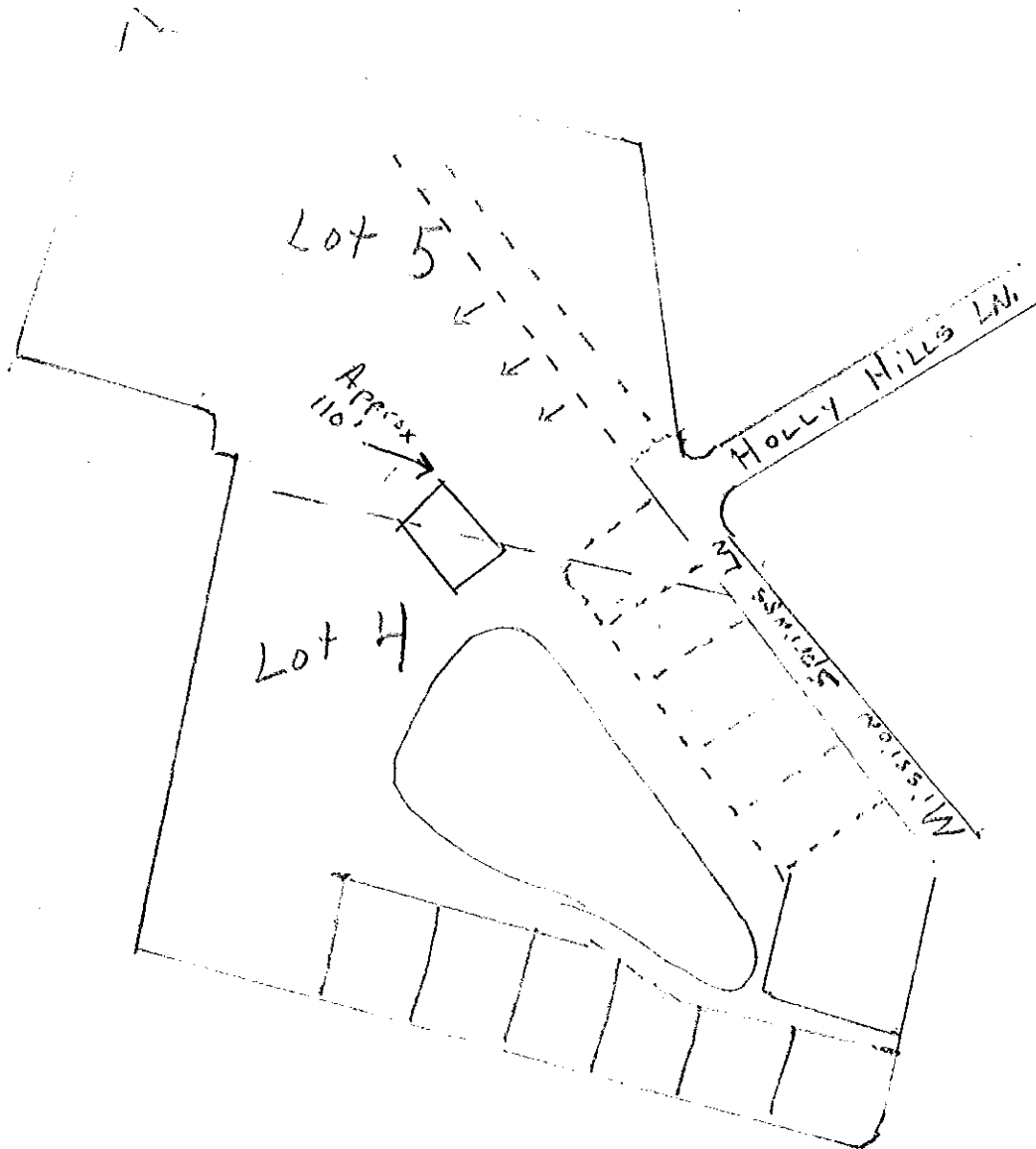
# property Use

As Owners of the property, a 10 acre tract of Land, located between Ruby June Lane and Mission Springs Lane in Christian Springs Subdivision, we plan to build a two story 3 bedroom, 2 1/2 bath, 2602 sq ft. Residential Home. The property is divided into 2 pieces of land. Lot 5 is 5.5 acres and Lot 4 is 5.6 acres of Land that we are having surveyed and registered as 1 pc of property a 10.11 acres piece of property in Darrell and Teresa Hurley NAME. Our plan is to build and maintain the property and pond as our private property and homestead. The current zoning is PR (planned residential)

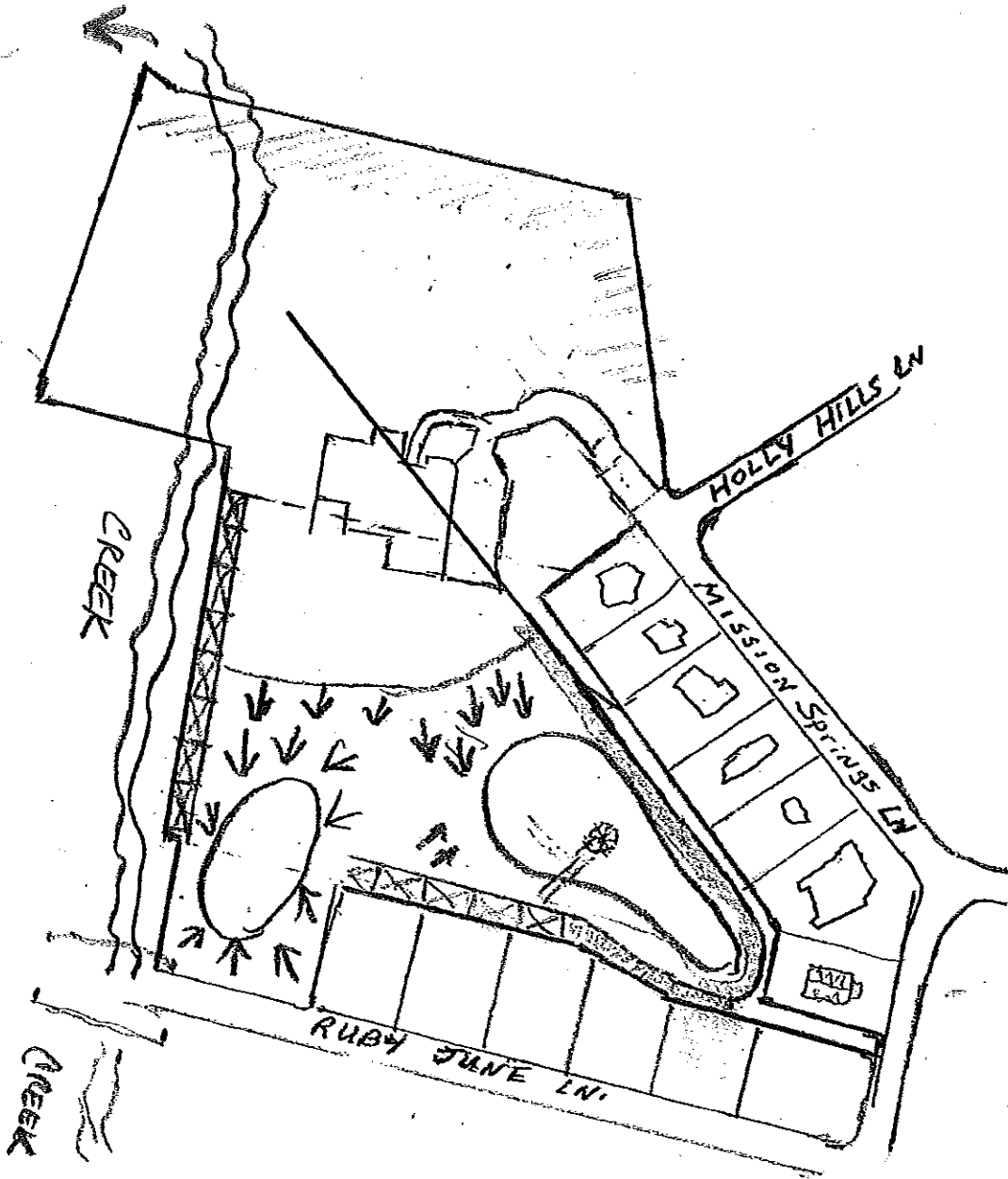
3-C-15-UR  
1/23/15

# Conformance to Required Setbacks

House sets Approx.  
110' foot from Mission  
Springs Ln. to front of  
Residence.



Topographical View





Building Footprint





