

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

▶ **FILE #:** 11-C-16-UR **AGENDA ITEM #:** 35
 POSTPONEMENT(S): 11/10/2016 **AGENDA DATE:** 12/8/2016
 ▶ **APPLICANT:** TURNER HOMES, LLC
 OWNER(S): Turner Homes, LLC

TAX ID NUMBER: 130 05801 130 GA 001 [View map on KGIS](#)
 JURISDICTION: County Commission District 6
 STREET ADDRESS: 11925 Black Rd
 ▶ **LOCATION:** Northwest side of Black Rd., northeast of Ridgeland Dr.
 ▶ **APPX. SIZE OF TRACT:** 2.04 acres
 SECTOR PLAN: Northwest County
 GROWTH POLICY PLAN: Urban Growth Area (Outside Farragut City Limits)
 ACCESSIBILITY: Access is via Black Rd., a minor collector street with 18' of pavement width within 40'-60' of right-of-way.
 UTILITIES: Water Source: First Knox Utility District
 Sewer Source: First Knox Utility District
 WATERSHED: Hickory Creek

▶ **ZONING:** PR (Planned Residential) & PR (Planned Residential) pending
 ▶ **EXISTING LAND USE:** 2 dwellings
 ▶ **PROPOSED USE:** Detached residential development (3 lots/dwellings)
 1.47 du/ac
 HISTORY OF ZONING: PR (Planned Residential) zone pending
 SURROUNDING LAND USE AND ZONING: North: Vacant land (hillside) / A agricultural
 South: Detached & attached residential / RA & PR residential and A agricultural
 East: Developing subdivision / PR residential
 West: Town of Farragut
 NEIGHBORHOOD CONTEXT: This area is developed with agricultural, rural residential and low density residential uses under A, PR and RA zoning, and is within Urban Growth Boundary of the Town of Farragut. The adjacent subdivision to the east was zoned PR up to 1 du/ac in early 2015 and was subdivided in to 35 lots that range in size from approximately 13,500 sq. ft. to 15,500 square feet. This subdivision, however, includes a common area of approx. 26 acres. The historic development patterns along Black Rd. are lot sizes of 1 acre or more.

STAFF RECOMMENDATION:

- ▶ **APPROVE the request for up 3 detached dwellings on individual lots as shown on the site plan subject to 7 conditions**
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. Prior to final plat approval, certification by the applicant's engineer that 300' of sight distance is provided in each direction at each proposed driveway location looking onto Black Rd.
3. Provision of shared driveways as may be required by the Knox County Dept. of Engineering and Public Works.
4. Meeting all other relevant requirements of the Knox County Dept. of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance
6. Approval of the proposed rezoning of the site to PR (Planned Residential) at a density equal to or greater than 1.47 du/ac.
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

COMMENTS:

This property is on the outside of a sharp bend in Black Rd. This provides reasonable sight distance for a driveway where it is currently located, which is on the western portion of the property. The eastern portion of the property does not have good sight distance back toward this bend in the road to the west and may require shared driveways. The property is also constrained by steep slopes on the western portion of the property, dropping approximately 80 feet vertically from the existing driveway to N. Campbell Station Rd. (average slope of approx. 30%). The property east of the existing driveway is relatively flat in comparison with an approximate average slope of 12%.

The applicant has proposed a site plan with 3 new lots on the 2.04 acres. There is a 4th lot on the east side of the plan (lot 1R) that is part of phase 1 of the Blackforest subdivision. A small portion of this lot is proposed to be added to what is shown as lot 36. Initial staff observations suggest that the provision of adequate sight distance at each driveway location may be problematic. Staff will require the sight distance be certified by the applicant's engineer before approval of a plat that will create these lots. The proposed development density of the site 1.47 du/ac. MPC has recommended that the property be rezoned to PR (Planned Residential) at 1.5 du/ac. The rezoning request will be heard by the Knox County Commission at their December 19, 2016 meeting.

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

1. The proposed apartment development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed development at a density of 1.47 du/ac is consistent the density standards of the PR zone as recommended by MPC and the other development found in the area

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

1. The proposed development meets the standards for development in a PR (Planned Residential) zone.
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 proposed use is compatible with the character of the neighborhood.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The property designated Ag/RR (Agricultural / rural residential) on the Northwest County Sector Plan. The development as proposed is consistent with the Sector Plan. □
2. The site is located within the Urban Growth area of the Town of Farragut as shown on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 41 (average daily vehicle trips)

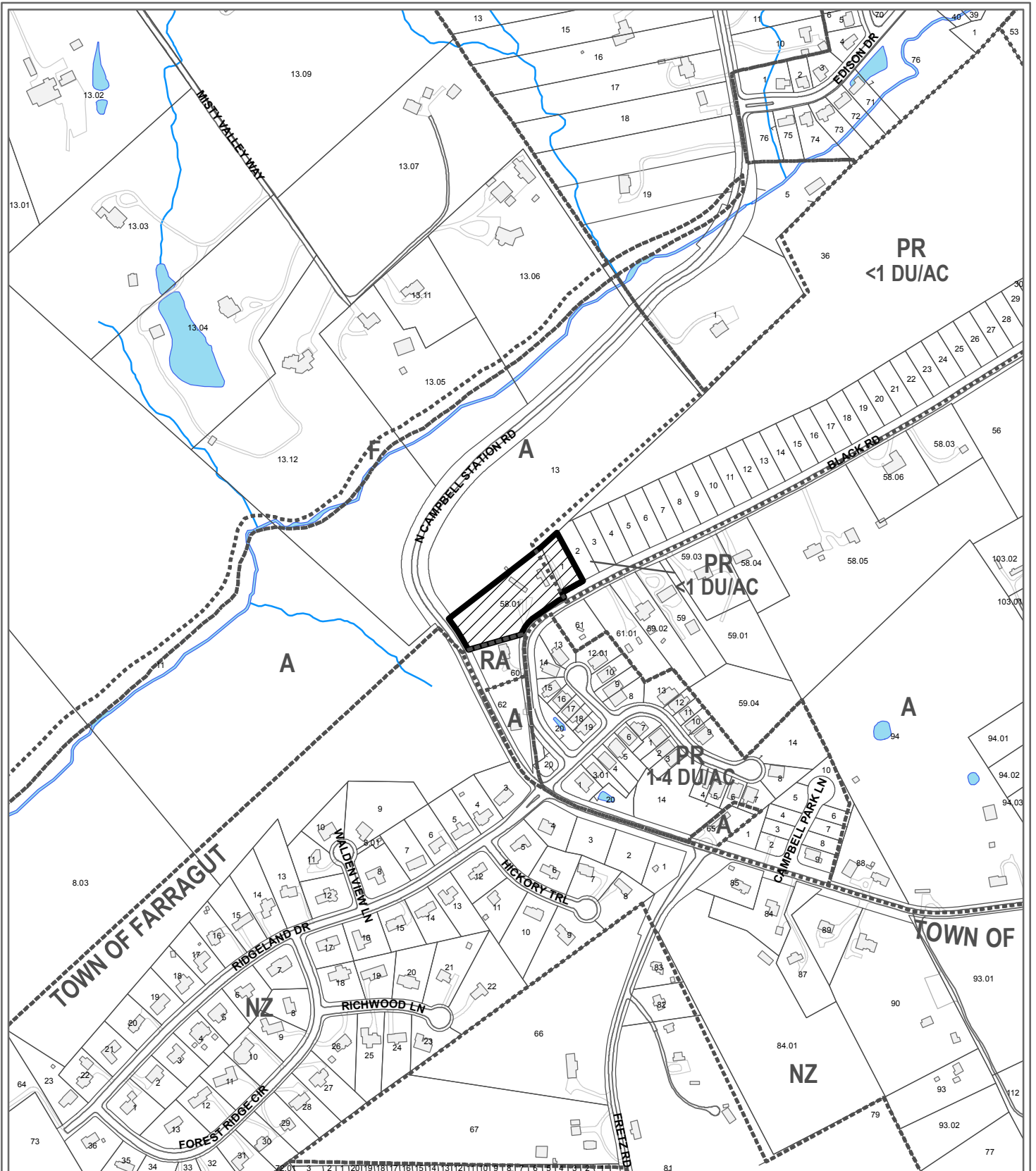
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut 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.



**11-C-16-UR
USE ON REVIEW**

Petitioner: Turner Homes, LLC



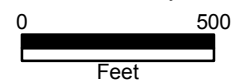
Detached residential development in PR (Planned Residential) & PR (Planned Residential) pending

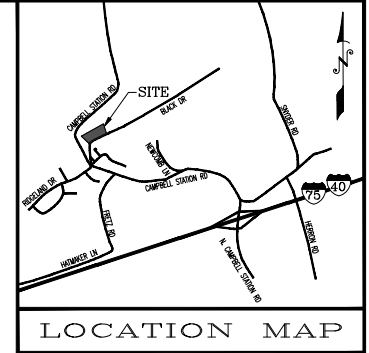
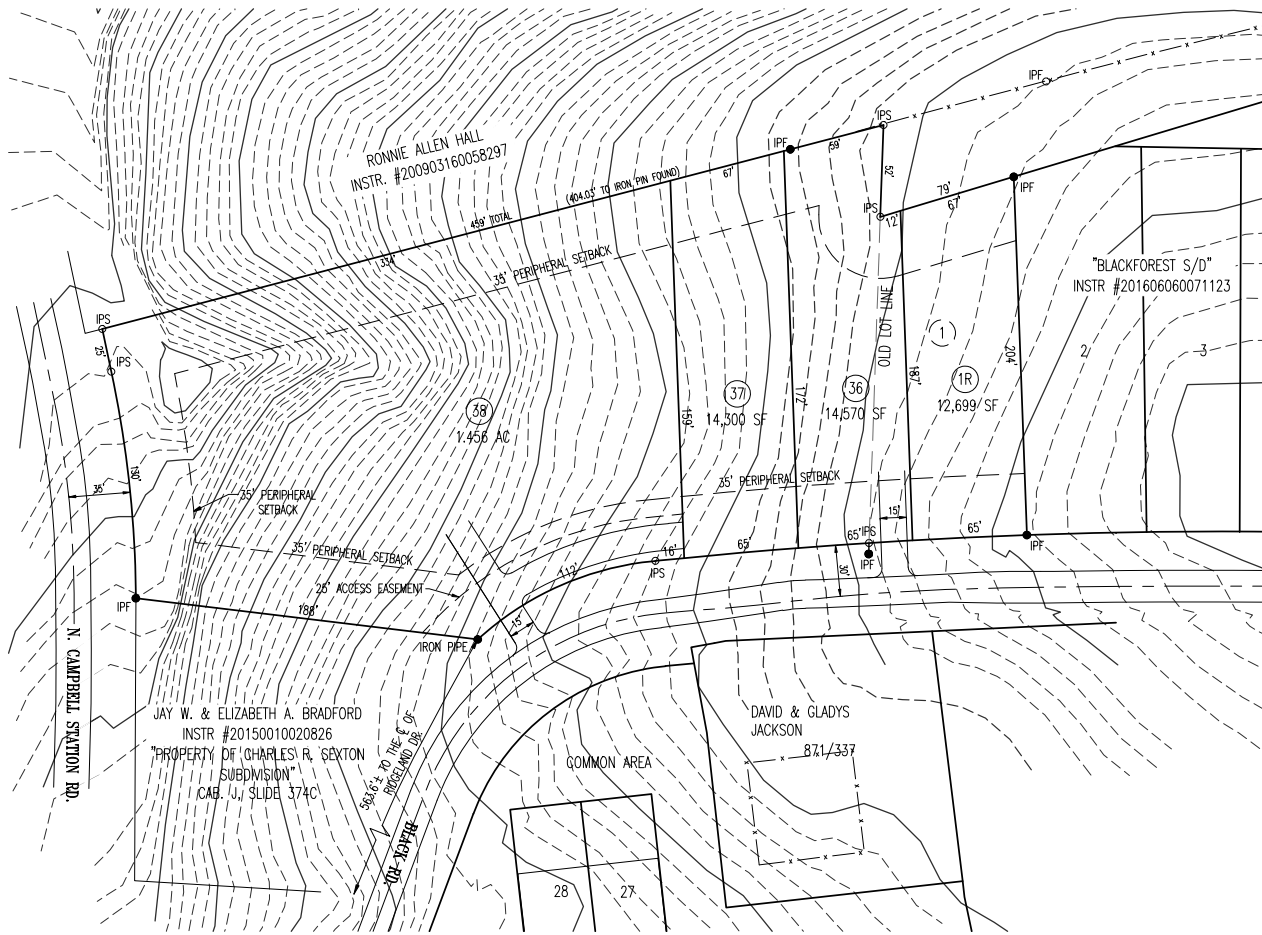
Map No: 130

Jurisdiction: County

Original Print Date: 10/19/2016
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:





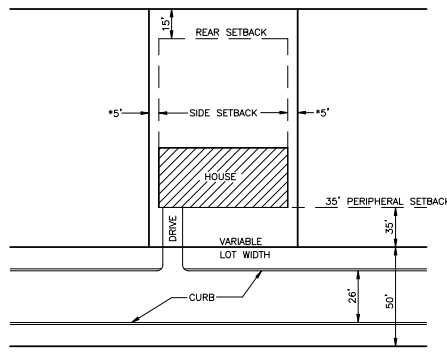
OWNER/DEVELOPER:
 TURNER HOMES, LLC
 C/O MIKE TURNER
 P.O. BOX 22485
 KNOXVILLE, TENNESSEE 37933
 PHONE: (865) 567-7400



CERTIFICATION OF CONCEPT PLAN.
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER _____
 TENNESSEE CERTIFICATE NO. _____

11-C-16-UR
 Revised: 11-23-16



NOTE: A 25' PERIPHERAL SETBACK SUPERCEDES ALL OTHER SETBACKS (WHERE APPLICABLE)

TYPICAL LOT LAYOUT
 NTS

- NOTES:
- ALL DIMENSIONS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT EXISTS INSIDE ALL EXTERIOR LOT LINES AND ROAD LINES, 5' EACH SIDE OF INTERIOR ROAD LINES.
 - A 15' UTILITY EASEMENT EXISTS 7.5' EACH SIDE OF CENTERLINE OF SANITARY SEWER AS INSTALLED.
 - THIS UNIT CONTAINS APPROXIMATELY 2.41 ACRES SUBDIVIDED INTO 4 SINGLE FAMILY DETACHED LOTS AND ONE COMMON AREA.
 - THIS PROPERTY IS ZONED PR (PENDING).
 - UTILITIES:
 WATER: FIRST UTILITY DISTRICT
 SEWER: FIRST UTILITY DISTRICT
 ELECTRIC: LENOR CITY UTILITY BOARD
 GAS: KNOXVILLE UTILITIES BOARD
 TELEPHONE: AT&T SOUTHEAST
 - NO VARIANCES REQUIRED.
 - DRIVEWAY RESTRICTIONS:
 NO DRIVEWAYS ARE ALLOWED AT THE CORNER OF LOTS 36/37 & 37/38 DUE TO SITE DISTANCE RESTRICTIONS. THE FOLLOWING RESTRICTIONS ARE PLACED ON THESE LOTS:
 LOT 1R- NO RESTRICTION
 LOT 36- DRIVEWAY LOCATION MUST BE ON THE NORTHEAST SIDE OF THE LOT.
 LOT 37- DRIVEWAY LOCATION FROM LOT 38 (SHARED DRIVEWAY).
 LOT 38- DRIVEWAY LOCATION MUST BE ON THE SOUTHWEST SIDE OF THE LOT.

CONCEPT & DEVELOPMENT PLAN FOR
BLACK FOREST PHASE 2
 TAX MAP 130, PARCEL 58.01 &
 TAX MAP 130GA, PARCEL 1
 DISTRICT NO. 6, KNOX COUNTY, TN

SCALE: 1" = 50' 09/26/16
 REVISED 11/16/16 - MPC COMMENTS



BATSON, HIMES, NORVELL & POE
 REGISTERED ENGINEERS & LAND SURVEYORS
 4334 PAPERMILL DRIVE
 KNOXVILLE, TENNESSEE 37909
 PHONE: (865) 588-6472
 FAX: (865) 588-6473
 email@bhn-p.com

DEED REFERENCE: INSTR #201104050058979
 INSTR #201607010000129

24879-2-C

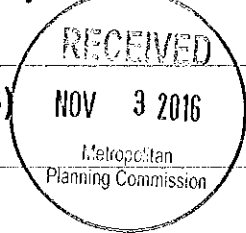
11/3/2016

11-0-16-UR-PP-11-10-16

KnoxMPC Mail - Fwd: Turner Homes, LLC Black Road (11-C-UR-16)



Sherry Michienzi <sherry.michienzi@knoxmpc.org>



Fwd: Turner Homes, LLC Black Road (11-C-UR-16)

1 message

Betty Jo Mahan <bettyjo.mahan@knoxmpc.org>
To: Sherry Michienzi <sherry.michienzi@knoxmpc.org>

Thu, Nov 3, 2016 at 8:10 AM

From: **David B. Harbin** <harbin@bhn-p.com>
Date: Wed, Nov 2, 2016 at 5:51 PM
Subject: Turner Homes, LLC Black Road (11-C-UR-16)
To: Dan Kelly <dan.kelly@knoxmpc.org>

Dear Mr. Kelly:

Please postpone consideration of the Use On Review application for:

- **Turner Homes LLC – Black Road (11-C-UR-16)**

Until the December 8, 2016 meeting.

David Harbin PE, RLS

Batson, Himes, Norvell & Poe

4334 Papermill Drive

Knoxville, TN 37909

(865)588-6472

NOTICE OF CONFIDENTIALITY AND NONDISCLOSURE: This electronic message, also referred to herein as E-mail, which includes any attachments and other documents referred to herein and in the attachments, contains information from Batson, Himes, Norvell & Poe that may be legally privileged and confidential. The information is intended for the use of the addressee(s) only. If you are not the addressee, note that any disclosure, copying, distribution, or use of the contents of this message is prohibited. If you received this message in error, please advise the sender by replying and delete this electronic message and any attachments



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Use on Review Development Plan

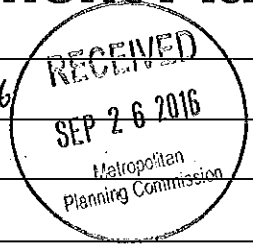
Name of Applicant: Turner Homes, LLC

Date Filed: 9/26/16 Meeting Date: 11/10/16

Application Accepted by: Thomas Bucklee

Fee Amount: File Number: Development Plan

Fee Amount: \$1,200⁰⁰ File Number: Use on Review 11-C-16-UR



PROPERTY INFORMATION

Address: 11925 Black Road

General Location: Nw side of Black Rd, NE of Ridgeland Drive

Tract Size: 1.807ac No. of Units: 5

Zoning District: PR

Existing Land Use: mobile home

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification:

Growth Policy Plan Designation: Ag

Census Tract: 59.04

Traffic Zone: 237

Parcel ID Number(s): 130 Parcel 58.01, B06A-1

Jurisdiction: City Council District County Commission 6th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Mike Turner

Company: Turner Homes, LLC

Address: P.O. Box 22485

City: Knoxville State: TN Zip: 37933

Telephone: 567-7400

Fax:

E-mail: miket965@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: David Harbin

Company: Batson Homes Norvell & Poe

Address: 4334 Papermill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

Fax: 588-6473

E-mail: email@bhn-p.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific) Detached residential

APPLICATION AUTHORIZATION

I hereby certify that I am the authorized applicant, representing ALL property owners involved in this request or holders of option on same, whose signatures are included on the back of this form.

Signature: David B Harbin

PLEASE PRINT

Name: David Harbin

Company: Batson Homes Norvell & Poe

Address: 4334 Papermill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6472

E-mail: harbin@bhn-p.com

SIGNATURES OF ALL PROPERTY OWNERS INVOLVED OR HOLDERS OF OPTION ON SAME MUST BE LISTED BELOW:

Please Sign in Black Ink:

(If more space is required attach additional sheet.)

Name	Address	City	State	Zip	Owner	Option
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Gary J. Letsinger	509 Herrin Rd,	Knoxville,	TN	37934	✓	
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Turner Homes, LLC	P.O. box 22485	Knoxville	TN	37933		✓
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