

▶ **FILE #:** 12-F-16-UR

**AGENDA ITEM #:** 43

**AGENDA DATE:** 12/8/2016

▶ **APPLICANT:** TURNER HOMES, LLC

OWNER(S): Turner Homes, LLC

TAX ID NUMBER: 105 15901 & 15902

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 1413 Joe Hinton Rd

▶ **LOCATION:** Southwest side of Joe Hinton Rd., north of Middlebrook Pike.

▶ **APPX. SIZE OF TRACT:** 41098 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Joe Hinton Rd. a major collector street with a 19' pavement width within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Duplex Units

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural)

South: Apartments - PR (Planned Residential)

East: Residences and apartments - PR (Planned Residential)

West: Residences - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area that includes a mix of detached residential subdivisions and multi-dwelling developments.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for two duplexes with each duplex being on an individual lot as identified on the development plan subject to 4 conditions.**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Obtaining approval of and recording a plat of Valley Springs Subdivision that establishes the revised 25' permanent access easement for Lot 1. The plat shall also certify that at least 300 feet of sight distance exists in each direction along Joe Hinton Rd. at the permanent access easement connection to Joe Hinton Rd.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted this plan meets the requirements for approval in the RA zoning district and the other

criteria for approval of a Use on Review.

**COMMENTS:**

The applicant is requesting approval for two duplexes with each duplex to be located on an existing lot. The duplexes will share a common driveway with access out to Joe Hinton Rd. at the northeast corner of the site.

A duplex is only allowed in the RA (Low Density Residential) zoning district through a use on review approval. The minimum lot size requirement to allow a duplex when the lot will be served by a sanitary sewer system is 12,000 square feet. The two existing lots are both over 18,000 square feet in size. A final plat for Valley Springs Subdivision will have to be approved and recorded to establish the revised 25' permanent access easement for Lot 1.

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

1. All utilities are in place to serve this site.
2. The proposed development is similar in density to other residential development in the area and is at a transition point between detached residential subdivisions to the north and multi-dwelling developments to the south.

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

1. With the recommended conditions, the proposal meets all requirements of the RA zoning as well as the general criteria for approval of a use-on-review.
2. The proposed duplex 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 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

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

1. The Northwest County Sector Plan designates low density residential uses for the site. The proposed development conforms with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT:** 53 (average daily vehicle trips)

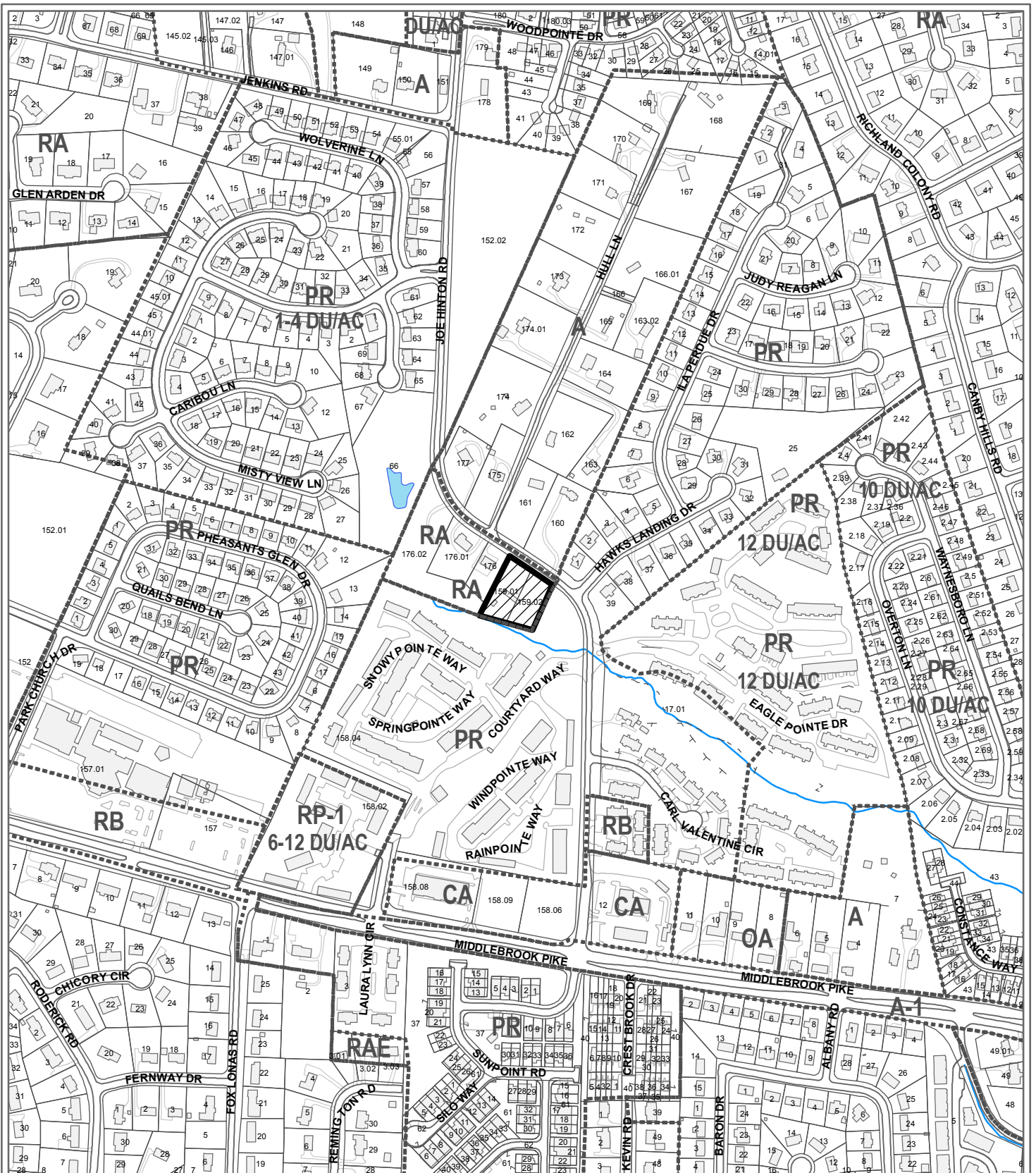
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**12-F-16-UR  
USE ON REVIEW**

Petitioner: Turner Homes, LLC

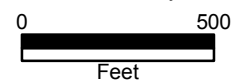


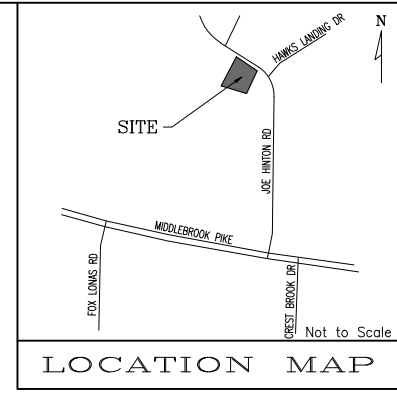
Duplex Units in RA (Low Density Residential)

Map No: 105

Jurisdiction: County

Original Print Date: 11/17/2016      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902





DEED NORTH  
(SEE NOTE 6)



- NOTES:
- IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
  - 10' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS INSIDE ALL EXTERIOR LOT LINES AND ALONG ALL ROADS, 5' UTILITY, DRAINAGE AND CONSTRUCTION EASEMENTS ALONG BOTH SIDES OF ALL INTERIOR LOT LINES WHERE BUILDINGS PERMIT, PLUS OTHER EASEMENTS AS SHOWN.
  - THIS PROPERTY IS ZONED RA.
  - THIS SUBDIVISION CONTAINS 41,098 SQUARE FEET OF 2 LOTS.
  - BUILDING SETBACK LINES WILL BE AS FOLLOWS:  
FRONT - 35'  
SIDE - 8' (ONE STORY), 12' (TWO STORY)  
REAR - 25'
  - NORTH BASED ON ADJACENT PROPERTY RECORDED AS INSTR.#198912210053599 BY LeMAY & ASSOCIATES, CONSULTING ENGINEERS AND BEARING DRAWING NUMBER 2276-C.
  - 25' PERMANENT ACCESS EASEMENT RECORDED IN THE OFFICE OF THE KNOX COUNTY REGISTER OF DEEDS AS INSTR. #201011240032448
  - SURVEYED AS MONUMENTED AND POSSESSED.
  - THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. BATSON, HIMES, NORVELL & POE IS NOT RESPONSIBLE FOR ANY ENCUMBRANCES NOT COVERED IN THE BASE DEEDS.
  - THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES.
  - PROPERTY RECORDED AS VALLEY SPRINGS S/D, INSTR. #201011240032449



USE ON REVIEW  
APPROVAL OF A DUPLEX WITHIN THE RA ZONE

12-F-16-UR  
Revised: 11-23-16

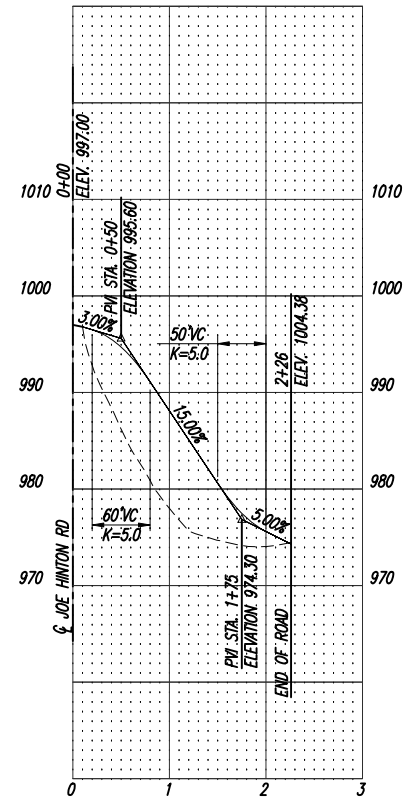
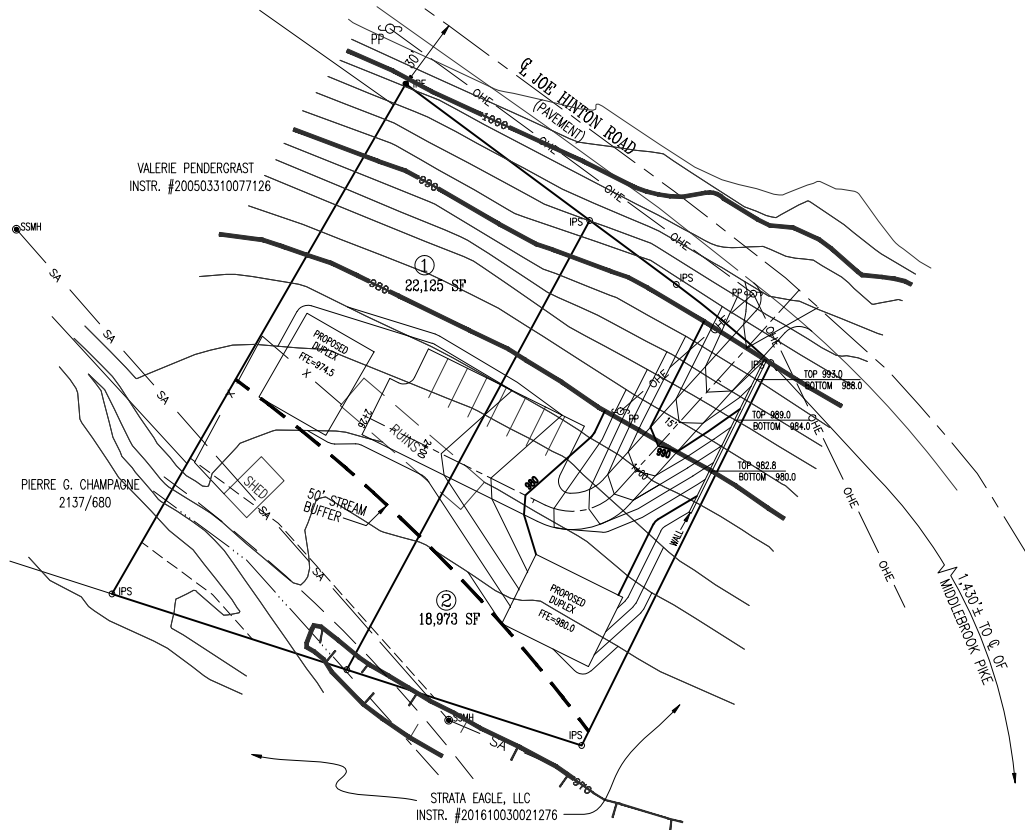
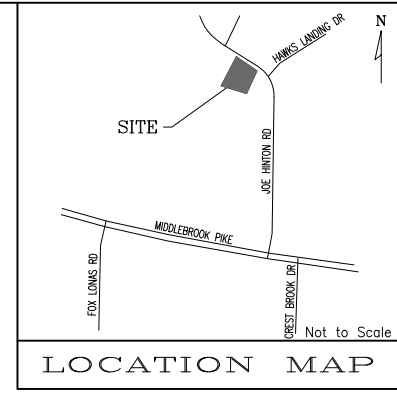
SITE PLAN  
FOR  
VALLEY SPRINGS S/D  
CLT MAP 105, PARCELS 159.01 & 159.02  
DISTRICT 6, KNOX COUNTY, TN

SCALE: 1" = 40' OCTOBER 24, 2016  
40 20 0 40 80

LEGEND	
●	IPF IRON PIN FOUND
○	IPS IRON PIN SET
□	PRM PERMANENT REFERENCE MONUMENT
•	SSMH SANITARY SEWER MANHOLE
○	PP POWER POLE
—	UTILITY EASEMENT
—	DRAINAGE PIPE
—	SEWER LINE
—	DITCH CENTERLINE
—	ROADWAY CENTERLINE
—	FENCE

OWNER:  
TURNER HOMES, LLC  
P.O. BOX 52895  
KNOXVILLE, TN 37950-2895  
PHONE: (865)777-1700

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



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●	IPF IRON PIN FOUND
○	IPS IRON PIN SET
□	PRM PERMANENT REFERENCE MONUMENT
•	SSMH SANITARY SEWER MANHOLE
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---	SEWER LINE
---	DITCH CENTERLINE
---	ROADWAY CENTERLINE
---	FENCE



12-F-16-UR  
 Revised: 11-23-16

GRADING PLAN & ROAD PROFILE  
 FOR  
**VALLEY SPRINGS S/D**  
 CLT MAP 105, PARCELS 159.01 & 159.02  
 DISTRICT 6, KNOX COUNTY, TN  
 SCALE: 1" = 40' OCTOBER 24, 2016  
 40 20 0 20 40 80

OWNER:  
**TURNER HOMES, LLC**  
 P.O. BOX 52895  
 KNOXVILLE, TN 37950-2895  
 PHONE: (865)777-1700

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KNOXVILLE, KNOX COUNTY

M P C

METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
8 6 5 • 2 1 5 • 2 5 0 0  
F A X • 2 1 5 • 2 0 6 8  
W W W • K N O X M P C • O R G

Use on Review  Development Plan

Name of Applicant: Turner Homes, LLC

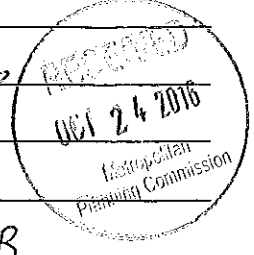
Date Filed: 10/24/16

Meeting Date: 12/8/16

Application Accepted by: Marc Payne

Fee Amount: ~~458.00~~ File Number: Development Plan

Fee Amount: 458.00 File Number: Use on Review 12-F-16-UR



PROPERTY INFORMATION

Address: 1413 1/2 1417 Joe Hinton Rd.

General Location: SW side Joe Hinton Rd,  
NW of Middlebrook Pike

Tract Size: 41,098 SF No. of Units: 2.4

Zoning District: RA

Existing Land Use: Vacant

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification:  
LDR

Growth Policy Plan Designation: Planned

Census Tract: 46.06

Traffic Zone: 225

Parcel ID Number(s): Map 105 - Parcels 159.01, 159.02

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 3rd District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT  
Name: Mike Turner

Company: Turner Homes, LLC

Address: P.O. Box 52895

City: Knoxville State: TN Zip: 37950-2888

Telephone: 977-1700

Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT  
Name: David Harbin

Company: Batson Thomas Norvell & Poe

Address: 4334 Papermill Dr

City: Knoxville State: TN Zip: 37909

Telephone: 588-6972

Fax: 588-6973

E-mail: harbin@bhn-p.com

APPROVAL REQUESTED

Development Plan:  Residential  Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)  
Duplex units in an RA zone

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 Harbin

PLEASE PRINT  
Name: David Harbin

Company: Batson Thomas Norvell & Poe

Address: 4334 Papermill Dr.

City: Knoxville State: TN Zip: 37909

Telephone: 588-6972

E-mail: 588-6973

