

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

▶ **FILE #:** 4-F-17-UR

**AGENDA ITEM #:** 71

**AGENDA DATE:** 4/13/2017

▶ **APPLICANT:** FRANK GAMBUZZA

OWNER(S): Frank Gambuzza

TAX ID NUMBER: 144 02001

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 0 Emory Church Rd

▶ **LOCATION:** South side of Emory Church Rd., west side of Pellissippi Parkway.

▶ **APPX. SIZE OF TRACT:** 5.56 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Emory Church Rd., a minor collector street with a 19' pavement width with a 50' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

▶ **ZONING:** PR (Planned Residential) (k) & F (Floodway)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached residences

1.64 du/ac

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: I-140 - OS-1 (Open Space Preservation)

South: Sinking Creek and vacant land - F (Floodway) & PR (Planned Residential) (k)

East: I-140 - OS-1 (Open Space Preservation) & F (Floodway)

West: Residence - A (Agricultural)

NEIGHBORHOOD CONTEXT: The site is located in an area of low density residential development.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for 3 detached residential units on individual lots, and the requested reduction of the peripheral setback to the distances identified on the development plan, subject to 7 conditions.**

1. This Use on Review approval modifies the density distribution of the previous approval for this site (9-B-13-UR) by increasing the total number of units for this property from 2 units to 3 units.

2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

3. Providing certification from a registered land surveyor that the required sight distance, as determined by the Knox County Department of Engineering and Public Works, is available in both directions along Emory Church Road at the proposed driveways for the three lots. If sight distance cannot be achieved within the public right-

of-way, a sight distance easement will be required across adjoining property. The sight distance certification and any required easements shall also be included on the final plat.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. The final plat shall identify any required right-of-way dedication in compliance with Major Road Plan for Emory Church Rd.(60' right-of-way required).
6. Placing a note on the final plat that all lots shall be provided with an on-site driveway turnaround area.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a Use on Review.

#### **COMMENTS:**

The applicant is proposing to subdivide this 5.56 acre tract (1.832 acres are above the 813' contour which is the summer pool level for the lake) into three (3) detached residential lots. This property which is zoned PR (Planned Residential) (k) & F (Floodway) is located on the south side of Emory Church Rd., and on the west side of I-140. This site is part of the Westland Cove development that was approved by the Planning Commission on November 14, 2013 (9-B-13-UR). The previous approval identified this tract for two residential lots. The applicant is requesting approval under this application for three residential lots. A letter has been provided from Clear Water Partners, LLC (the developer of Westland Cove) approving the transfer of the one additional unit to this site from the remaining portion of Westland Cove.

Staff has included a condition requiring certification from a registered land surveyor that the required sight distance is available in both directions along Emory Church Road at the proposed driveways for the three lots. The required sight distance shall be based on a speed study conducted for this section of Emory Church Rd. and approved by Knox County Department of Engineering and Public Works. At the present time, landscape screening located on the property to the west restricts sight distance. If sight distance cannot be achieved within the public right-of-way, a sight distance easement will be required across adjoining property.

The applicant has requested a reduction of the 35' peripheral setback down to 15' on the east side (I-140) and 25' on the west side (applicant's residence).

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

1. Public utilities are available to serve the site.
2. The proposed development is consistent other low density development in the area.

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

1. With the recommended conditions, the proposed development is consistent with all relevant requirements of the PR zoning district and the use on review criteria.
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 additional traffic through residential areas since the development has access to a collector street.

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

1. The Southwest County Sector Plan proposes low density residential development for this site. The proposed development with the recommended conditions will be in conformity with the Sector Plan.
2. This site is located within the Planned Growth Area 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: A. L. Lotts Elementary, West Valley Middle, and Farragut 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.