



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

▶ **FILE #:** 6-C-17-UR

**AGENDA ITEM #:** 50

**AGENDA DATE:** 6/8/2017

▶ **APPLICANT:** DAVID D. WELLS

OWNER(S): David D. Wells

TAX ID NUMBER: 118 079

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 10309 Bob Gray Rd

▶ **LOCATION:** North side of Bob Gray Rd, east of Gray Eagle Ln.

▶ **APPX. SIZE OF TRACT:** 4.57 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

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

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Turkey Creek

▶ **ZONING:** BP (Business and Technology)/TO (Technology Overlay)

▶ **EXISTING LAND USE:** Residence & vacant land

▶ **PROPOSED USE:** Second residence

.43 du/ac

HISTORY OF ZONING: Zoned BP/TO in 1983 as part of a larger general rezoning.

SURROUNDING LAND USE AND ZONING: North: Agricultural (residence) / BP (Business Park), TO (Technology Overlay)

South: Detached residential / PR (Planned Residential), TO (Technology Overlay)

East: Agricultural (residence) / BP (Business Park), TO (Technology Overlay)

West: Agricultural / BP (Business Park), TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This area is developed with estate and low density, detached residential uses under BP, A, RA and PR zoning, within the TO (Technology Overlay).

**STAFF RECOMMENDATION:**

▶ **APPROVE the Development Plan for up to 2 detached single family dwellings on one lot subject to 3 conditions.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 2) Meeting all requirements of the Knox County Health Department.
- 3) Meeting all applicable requirements of Knox County Department of Engineering and Public Works.

With the conditions noted above, this requests meets the requirements for approval within the BP zoning district and other criteria for a use-on-review.

**COMMENTS:**

The BP zone district allows nonconforming uses, including residential houses, that existed before the zoning change to continue, expand, construct or replaces structures and other improvements to the property provided that the proposed improvements comply with the requirements of the A (Agricultural) zone. The A zone allows two detached houses on one lot if it is a minimum of 2 acres and the residences can meet all other applicable area regulations (such as setbacks). The subject property is 4.5 acres.

The new house is proposed to have its own driveway on the west side of the lot, which will be the second driveway for the property. According to the Knox County Access Control and Driveway Design Policy, single family residential lots are allowed only one driveway when accessing a collector or arterial street (Bob Gray Rd. is a major collector). In order to obtain a permit for a second driveway, the property owner can subdivide the property so each house is on its own lot or appeal the requirements of the Access Control and Driveway Design Policy manual to the Board of Zoning Appeals (BZA). The property owner could also share the existing access point for both driveways or move the access point to another location that meets the requirements of the access control policy.

If a second driveway is allowed because of subdividing the property or an approval by the BZA, then the proposed location of the new driveway may need to be located further to the east because a new road is under construction immediately across Bob Gray Rd. for a residential subdivision that was approved in 2015. According to the Knox County Access Control and Driveway Design Policy, no driveway shall be constructed opposite the non-continuous leg of a "T" intersection.

Staff does not have any concerns with the addition of a second house on this 4.5 acre property and believe that the property owner will be able to resolve the driveway access issues during permitting.

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

1. The site has public water available, however, being that the site is 4.5 acres there should be space available for a septic system if public sewer is not available. If a septic system is needed, the Knox County Health Department will evaluate the site before a building permit is issued. The neighborhoods on the south side of Bob Gray Rd. have public sewer but the sewer lines may not be along the road and accessible to this property.
2. The second residence is proposed its own driveway on the west side of the property. The existing house has a driveway on the east side of the property. The property on the south side Bob Gray Rd. has had a development plan approved with a new street directly across from the proposed driveway. During permitting, the applicant will need to revise the plans to meet the Knox County Access Control and Driveway Design Policy.
3. The proposal will have no impact on schools.

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

1. The construction of a second detached residence on one lot 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 significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since it has direct access to a collector street.
2. The proposal meets all requirements of the BP zoning district and all other applicable requirements of the Knox County Zoning Ordinance.

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

1. The Northwest County Sector Plan designates this site for office and research/development facilities. The residential use on the property predated the TP (Technology Park) sector plan designation on the property.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 28 (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 school children, ages 5-18 years)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- 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.

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.