

**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 prooperty 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 the lot is a minimum of 2 acres in size and the residences can meet all other applicable area regulations. The subject property is 4.5 acres.

The new house is proposed to have its own driveway on the west side of the lot. In 2015 a residential subdivision was approved on the south side of Bob Gray Rd. The development will have a new road immediately across from the proposed driveway. During permitting, the Knox County Department of Engineering and Public Works will review the driveway location and determine it needs to be located further to the east because of safety concerns. 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.

**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 proposed second residence will have 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 property driveway. During permitting, the proposed driveway location may need to be shifted to the east if Knox County Engineering and Public Works has a safety concern.
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.
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)

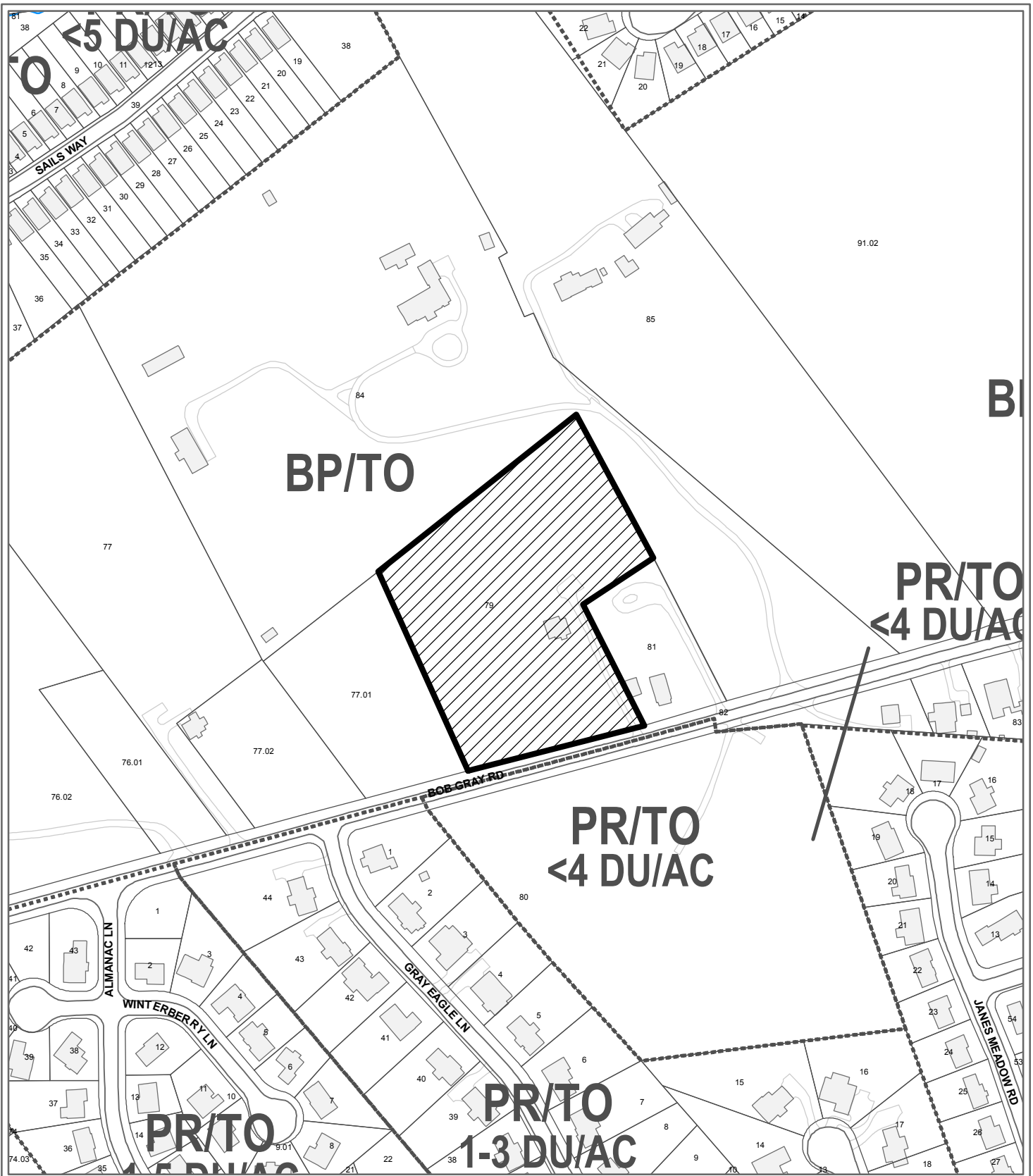
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**6-C-17-UR  
USE ON REVIEW**



Second residence in BP (Business and Technology)/TO (Technology Overlay)

Petitioner: Wells, David D.

Map No: 118

Jurisdiction: County



Original Print Date: 5/17/2017

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

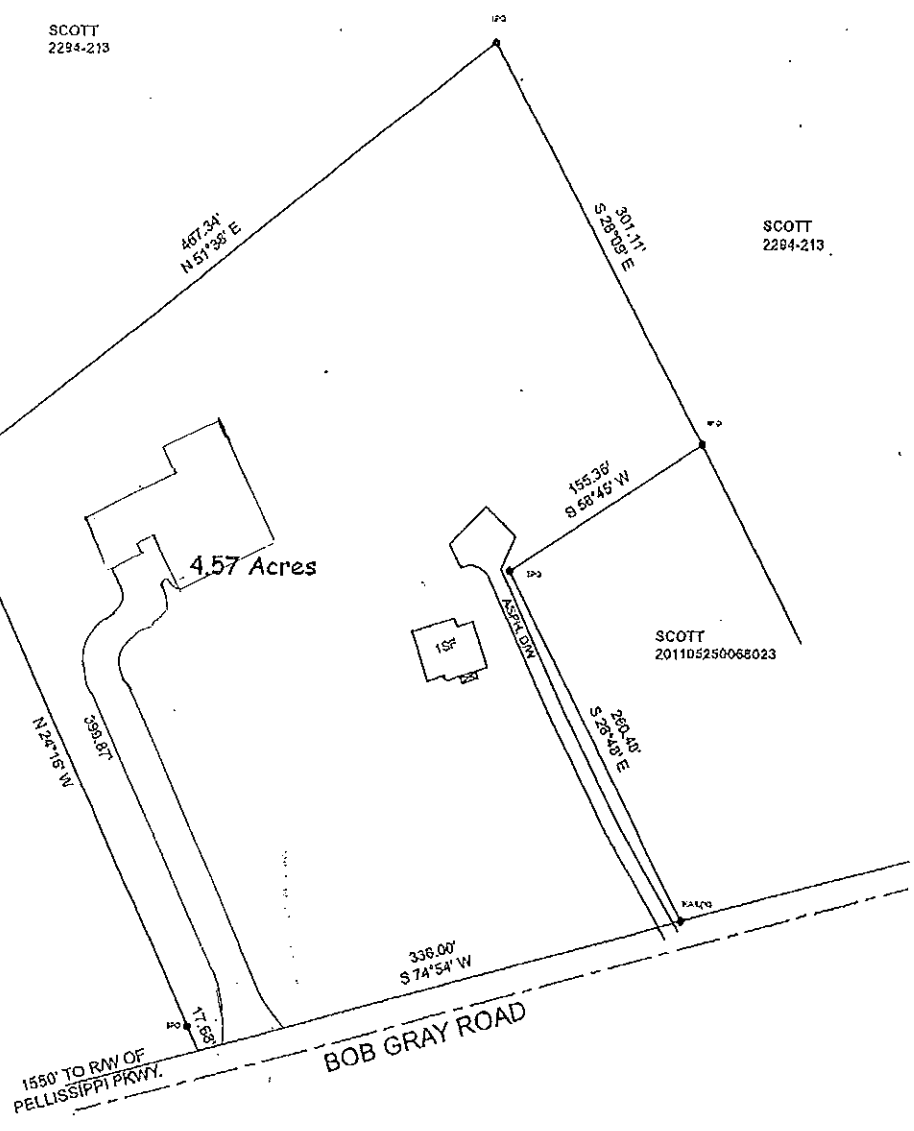


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**CERTIFICATION OF CATEGORY AND ACCURACY OF SURVEY**

I HEREBY CERTIFY THAT THIS CATEGORY 1 SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON SURVEYOR: STANLEY E. HINDS, TNSA. REG. NO. 987

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEED AND OTHER DOCUMENTS FURNISHED BY THE ATTORNEY, THAT THERE ARE NO ENCUMBRANCES OR PROJECTIONS OTHER THAN THOSE SHOWN AND THAT THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SURVEY FOR DAVID & ANNA WELLS

DIST. 6 WARD \_\_\_\_\_ CITY OF \_\_\_\_\_ COUNTY KNOX

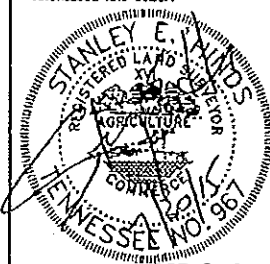
ADDRESS 10309 BOB GRAY ROAD

LOT NO. \_\_\_\_\_ BLOCK \_\_\_\_\_ UNIT \_\_\_\_\_

S/D \_\_\_\_\_

INSTR. 831 - 1 SCALE 1" = 100' DATE 7-30 2015

JOB NO. 1507020 ORDERED BY: TITLE ASSOC.

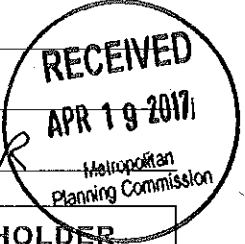


**HINDS SURVEYING CO.**  
 3555 WINDY J FARMS DR. LOUISVILLE, TN 37777  
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Use on Review  Development Plan

Name of Applicant: David Wells  
 Date Filed: April 19, 2017 Meeting Date: June 8, 2017  
 Application Accepted by: Thomas Bruchko  
 Fee Amount: \_\_\_\_\_ File Number: Development Plan \_\_\_\_\_  
 Fee Amount: \$450.00 File Number: Use on Review 6-C-17-UR



**PROPERTY INFORMATION**

Address: 10309 Bob Gray Rd.  
 General Location: North side of Bob Gray Rd, east of Gray Eagle Ln.  
 Tract Size: 4.57 ac. No. of Units: 2  
 Zoning District: BP / TO  
 Existing Land Use: Residence + vacant land  
 Planning Sector: Northwest County  
 Sector Plan Proposed Land Use Classification: TP  
 Growth Policy Plan Designation: Planned  
 Census Tract: 59.03  
 Traffic Zone: 229  
 Parcel ID Number(s): 118 079  
 Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 6 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: David D. Wells  
 Company: N/A  
 Address: 1127 Catlett Rd  
 City: Knox State: TN Zip: 37932  
 Telephone: 865-228-7555  
 Fax: N/A  
 E-mail: dwwells2158@6.mail.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
 Name: 11  
 Company: \_\_\_\_\_  
 Address: Same as above  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**APPROVAL REQUESTED**

Development Plan:  Residential  Non-Residential  
 Home Occupation (Specify Occupation) \_\_\_\_\_  
 Other (Be Specific)  
Second residence

**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 D. Wells  
 PLEASE PRINT  
 Name: Same as above  
 Company: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: 11 State: \_\_\_\_\_ Zip: 11  
 Telephone: \_\_\_\_\_  
 E-mail: 11

