

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

▶ **FILE #:** 5-C-17-UR

**AGENDA ITEM #:** 52

**AGENDA DATE:** 5/11/2017

▶ **APPLICANT:** **GEORGES BRANDAN**

OWNER(S): Georges Brandan

TAX ID NUMBER: 119 G B 005

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 9145 Cedarpark Ln

▶ **LOCATION:** **North side of Cedarpark Ln., east of Park Village Rd.**

▶ **APPX. SIZE OF TRACT:** **0.71 acres**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Cedarpark Ln., a local street with a pavement width of 26' within a 50'wide right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

▶ **ZONING:** **PR (Planned Residential)**

▶ **EXISTING LAND USE:** **Vacant land**

▶ **PROPOSED USE:** **Multi-dwelling units (8 units in 2 buildings)**

11.27 du/ac

HISTORY OF ZONING: The property was zoned PR (Planned Residential) in 1973

SURROUNDING LAND USE AND ZONING: North: Four-plex development / PR residential

South: Four-plex development / PR residential

East: Four-plex development / PR residential

West: Four-plex development / PR residential

NEIGHBORHOOD CONTEXT: The site is located within the boundary of the old Executive Park Development. The site was zoned PR (Planned Residential) in 1973. Development around this particular site consist of multiple fourplex developments with each building being owned by different individuals.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for up to 8 dwellings in two buildings as shown on the site plan subject to 4 conditions**

1. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Provision a proposed landscaping plan for staff approval prior to commencing any ground disturbance of this site.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance

**COMMENTS:**

This is the largest lot in Creekwood Subdivision. The lot previously contained the community swimming pool. The pool was actually demolished approximately 5 years ago. The historic aerial photography shows that the pool was not in use for a number of years before it was demolished. Creekwood Subdivision is developed with a fourplex on each lot. Each fourplex is owned by different individuals. Due to the varied ownership, maintenance of the existing units varies within the development.

Since this lot is approximately twice the size of the other lots in the subdivision, this applicant proposes to construct two fourplexes on the lot. The development density will be approximately the same as the surrounding development.

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

1. The proposed attached residential development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development at a density of 11.27 du/ac is compatible with the scale and intensity of the development that has occurred in this area.

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

1. With the recommended conditions, the proposed residential development is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
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 minor arterial street and a minor collector street.
3. The proposed residential development at a density of 11.27 du/ac, is consistent in use and density with the PR zoning of the property that was approved at a density of 12-24 du/ac.

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

1. The Northwest County Sector Plan proposes medium density residential development for this site. The proposed development at a density of 11.27 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

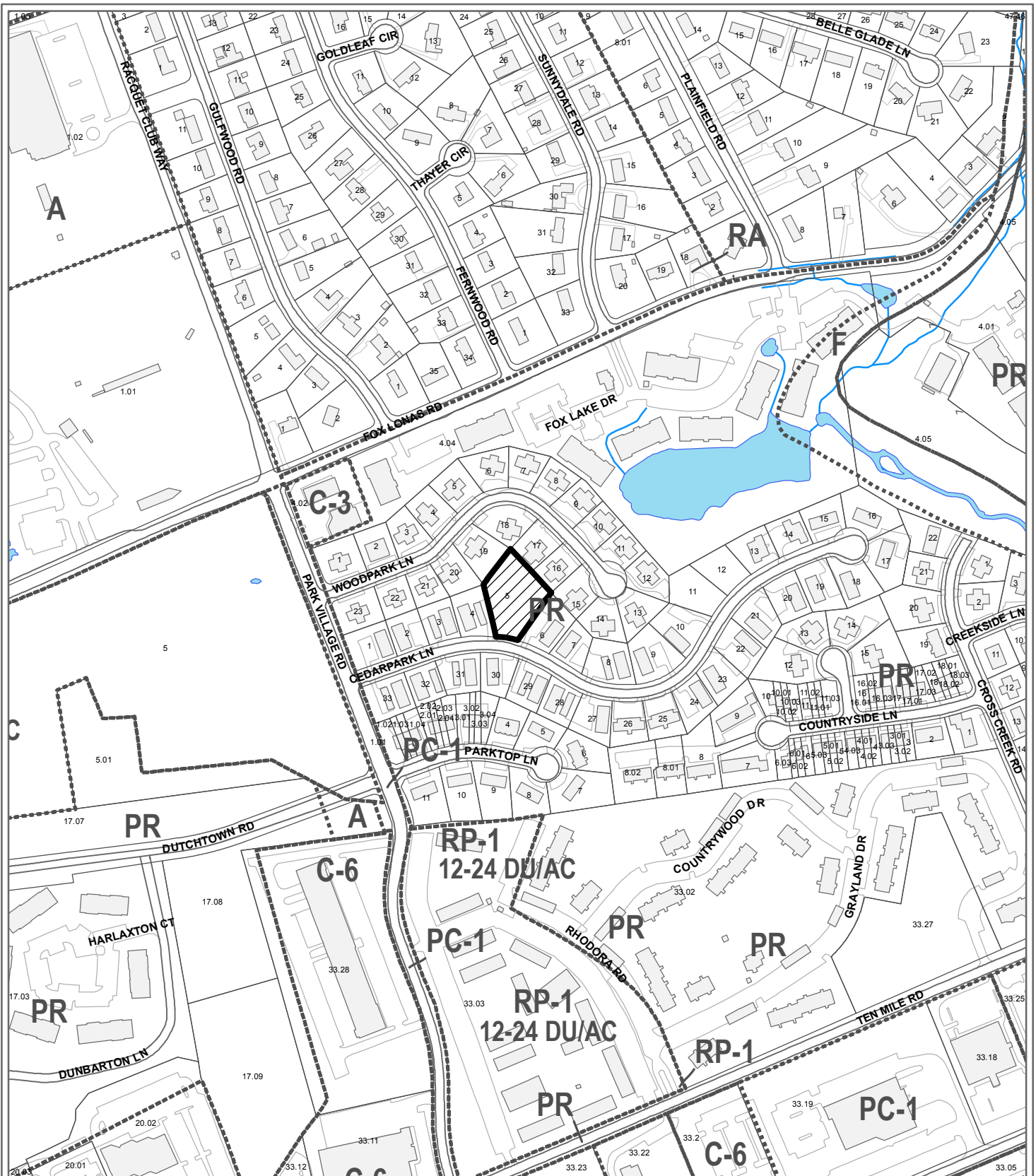
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 1 (public and private school children, ages 5-18 years)

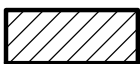
Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

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



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



Multi-dwelling units (8 units in 2 buildings) in PR (Planned Residential)

Original Print Date: 4/17/2017  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

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

Petitioner: Brandan, Georges

Map No: 119  
Jurisdiction: County



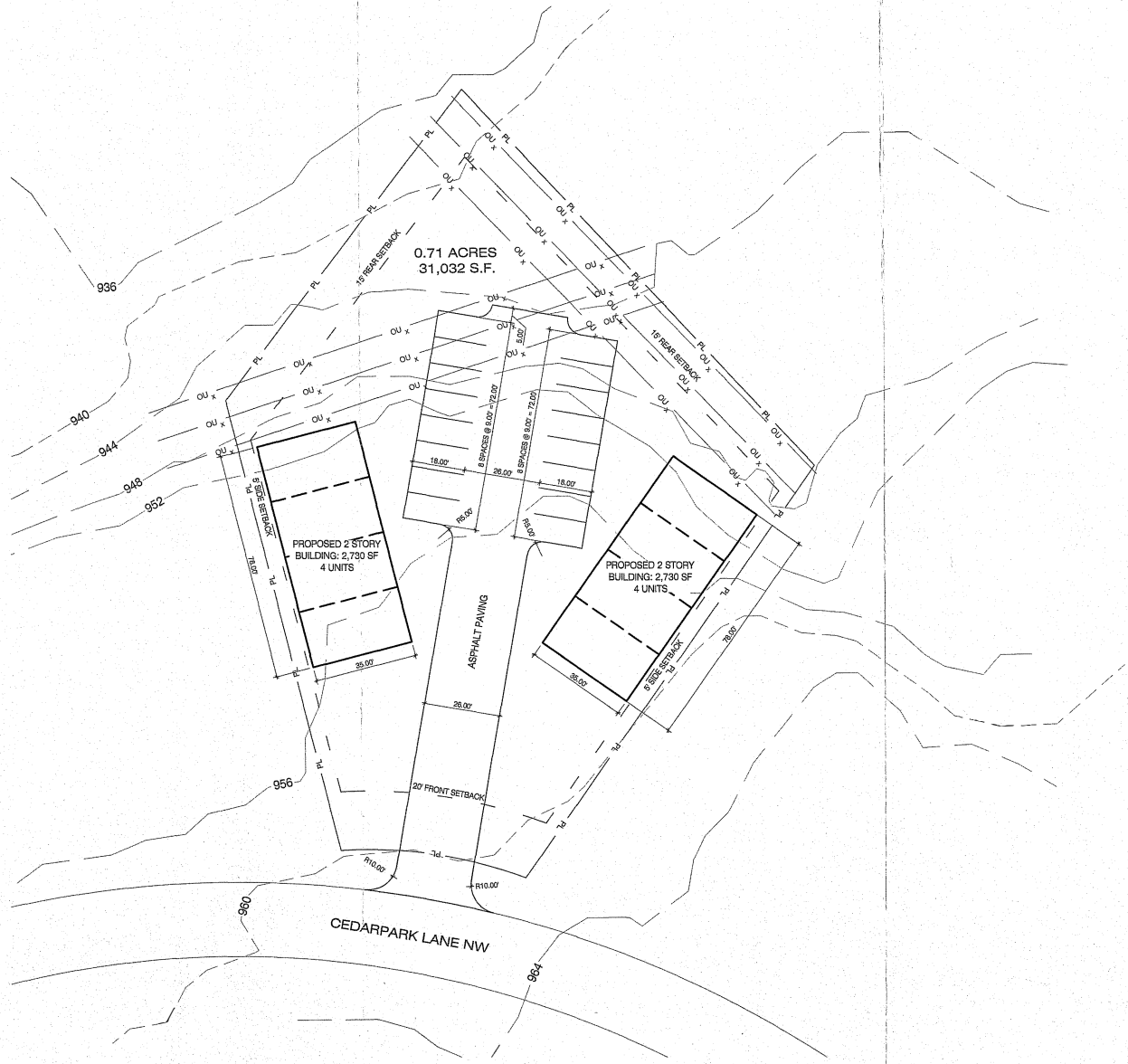
ZONING: PR PLANNED RESIDENTIAL ZONE PARCEL ID: 119B005  
 PROPOSED USE: DUPLEX  
 PARKING REQUIREMENTS: 2 SPACES FOR EACH DWELLING UNIT  
 PARKING PROVIDED: 8 DWELLING UNITS PROPOSED = 16 TOTAL SPACES  
 TOTAL PARKING SF: 7,897 SF

SETBACKS: 20' FRONT, 5' SIDE, 15' REAR  
 DENSITY ALLOWED: 24 UNITS PER ACRE  
 DENSITY PROVIDED: 11 UNITS PER ACRE  
 TOTAL SITE AREA: 0.71 ACRES  
 TOTAL BUILDING SF: 5,460 SF  
 TOTAL IMPERVIOUS AREA: 13,427 SF, 0.31 ACRES

**MBI**  
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NOT FOR CONSTRUCTION

A NEW DUPLEX FOR:  
**GEORGES BRANDAN PROPERTY**  
 9145 CEDARPARK LN  
 KNOXVILLE, TN 37923

5-C-17-UR  
 3/23/17

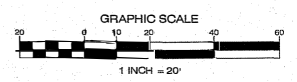
THIS DRAWING HAS BEEN ISSUED:  
 FOR REVIEW ONLY  
 FOR PERMITTING ONLY  
 SCHEMATIC DESIGN  
 DESIGN DEVELOPMENT  
 CONSTRUCTION DOCUMENTS

Drawing Title:  
 SITE LAYOUT PLAN

Date: 03/22/2017  
 Designed By: A.N.M.  
 Drawn By: A.N.M.  
 Reviewed By: B.D.P.  
 Comm. No. 170132  
 Revisions:

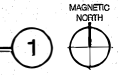


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 In Tennessee call 811 or 1-800-651-1111



Sheet No. of 3 of 3  
 Sheet No. C3.0

SITE LAYOUT PLAN  
 SCALE: 1" = 20'-0"



MPC May 11, 2017

Agenda Item # 52

**Use on Review**     **Development Plan**

Name of Applicant: GEORGES BRANDAN

Date Filed: 3/23/17    Meeting Date: 5/11/2017

Application Accepted by: M. Payne

Fee Amount: \_\_\_\_\_ File Number: Development Plan   

Fee Amount: 450.00 File Number: Use on Review 5-C-17-UR



**PROPERTY INFORMATION**

Address: 9145 CEDARPARK LN

General Location: 1/3 Cedarpark Lane

Tract Size: 1.71 ACRES    No. of Units: 8

Zoning District: PR

Existing Land Use: EMPTY LOT

Planning Sector: Northwest County

Sector Plan Proposed Land Use Classification: MDR

Growth Policy Plan Designation: Planned

Census Tract: 46.10

Traffic Zone: 220

Parcel ID Number(s): 119GB005

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 3<sup>rd</sup> District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
Name: GEORGES BRANDAN

Company: \_\_\_\_\_

Address: 625 BARBROW LN

City: KNOXVILLE    State: TN    Zip: 37932

Telephone: 671-0071

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

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

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT  
Name: BRIAN PIERCE

Company: MICHAEL BRADY INC.

Address: 299 N. WELSGARBER RD.

City: KNOX    State: TN    Zip: 37919

Telephone: 865.584.0999

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

E-mail: brian.p@mbiarch.com

**APPROVAL REQUESTED**

Development Plan:  Residential     Non-Residential

Home Occupation (Specify Occupation)

Development of two units and Parking

Other (Be Specific)

**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: [Signature]

PLEASE PRINT  
Name: BRIAN PIERCE

Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_    State: \_\_\_\_\_    Zip: \_\_\_\_\_

Telephone: \_\_\_\_\_

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

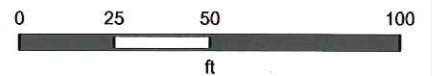




### Letter Portrait

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**Knoxville - Knox County - KUB Geographic Information System**



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