

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

▶ **FILE #:** 12-C-18-UR

AGENDA ITEM #: 51

AGENDA DATE: 12/13/2018

▶ **APPLICANT:** DEBRA G. DAUGHERTY

OWNER(S): Debra G. Daugherty

TAX ID NUMBER: 104 01005 & 104 12601

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 1714 Lovell Rd

▶ **LOCATION:** Southeast side of Lovell Rd., southwest of Thompson Rd.

▶ **APPX. SIZE OF TRACT:** 1.55 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Lovell Rd., a minor arterial street with 24' of pavement width within 100' of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** PR (Planned Residential) / TO (Technology Overlay)

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

▶ **PROPOSED USE:** Multi-dwelling Development

9.03 du/ac

HISTORY OF ZONING: Property was rezoned to PR (Planned Residential) at a density of up to 10 du/ac by Knox County Commission on September 24, 2018.

SURROUNDING LAND USE AND ZONING: North: Residence and vacant land - A (Agricultural) / TO (Technology Overlay)

South: Residences - PR (Planned Residential) / TO (Technology Overlay)

East: Residences - RA (Low Density Residential) / TO (Technology Overlay)

West: Residences - PR (Planned Residential) / TO (Technology Overlay)

NEIGHBORHOOD CONTEXT: This section of Lovell Rd. is developed with low to medium density residential uses under A, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **POSTPONE the Use on Review application until the January 10, 2019 MPC meeting as requested by the applicant.**

The applicant has requested the postponement to allow time to address comments from staff.

COMMENTS:

The applicant is proposing to develop this 1.55 acre tract with 7 duplexes for a total of 14 dwelling units at a

density of 9.03 du/ac. The proposed development will have a single access driveway out to Lovell Rd.

ESTIMATED TRAFFIC IMPACT: 163 (average daily vehicle trips)

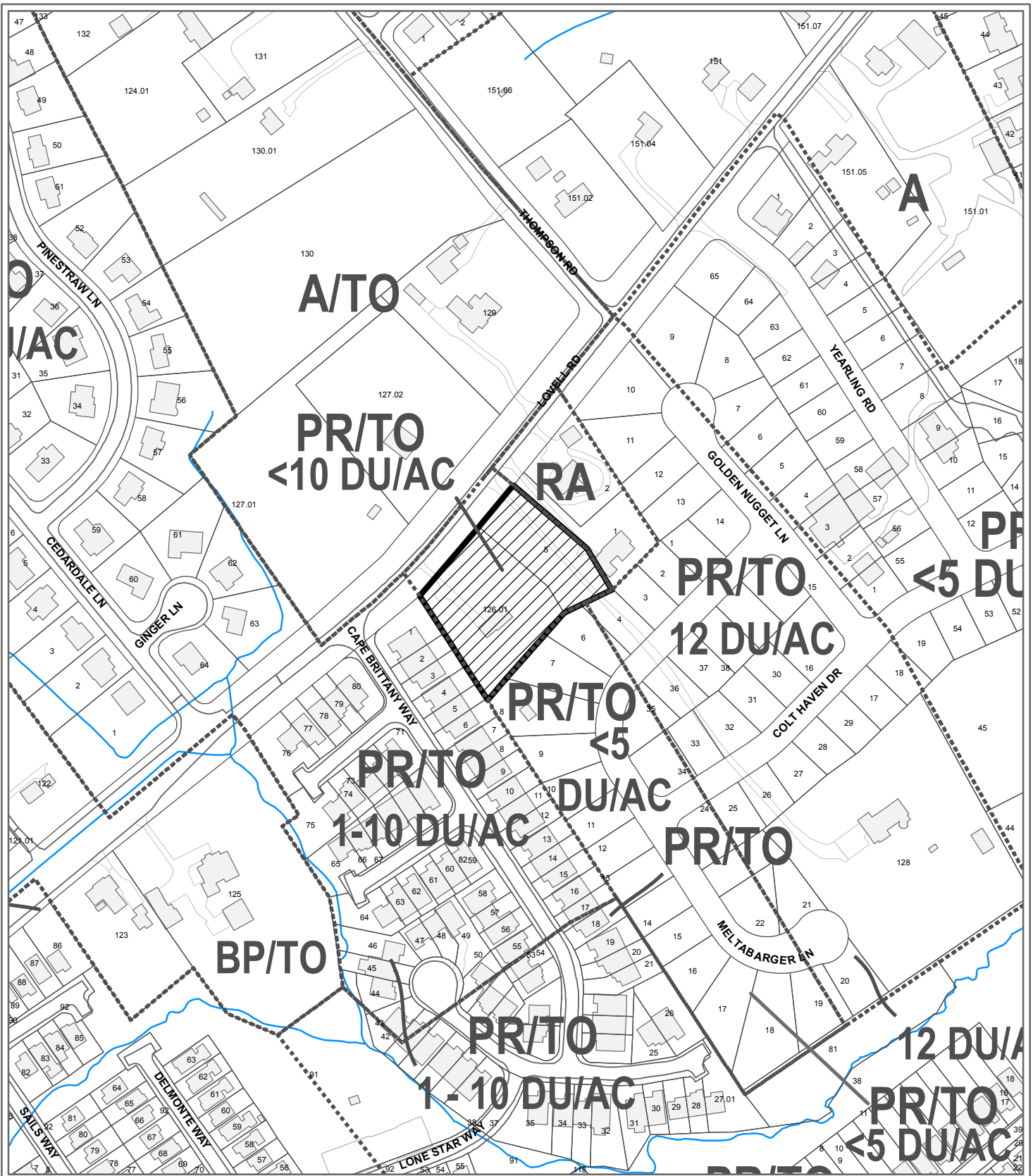
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, ages 5-18 years)

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

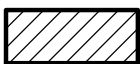
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. 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.



**12-C-18-UR
USE ON REVIEW**

Petitioner: Daugherty, Debra G.



Multi-dwelling Development in PR (Planned Residential) / TO (Technology Overlay)

Map No: 104

Jurisdiction: County

Original Print Date: 11/15/2018

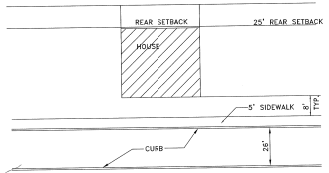
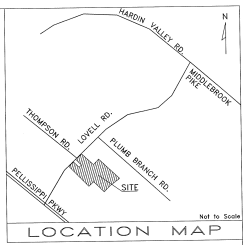
Revised:

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



NOTE:
CONTRACTOR IS RESPONSIBLE FOR ALL TRENCH SAFETY
 CONTRACTOR SHALL SHORE AND BRACE ALL OPEN CUT TRENCHES AS REQUIRED BY STATE AND FEDERAL LAWS AND LOCAL ORDINANCES TO CONFORM WITH RECOMMENDATIONS SET FORTH IN ACC. MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION TO PROTECT LIFE, PROPERTY, OR WORK TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIALS.
 OSHA RULES SHALL BE ABIDED BY.

NOTE:
 CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION

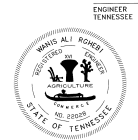


TYPICAL LOT LAYOUT
 NTS

NOTE:
 THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
 TENNESSEE ONE-CALL
 1-800-351-1111
 RECORD AND SAVE YOUR CONFIRMATION NUMBER.: 160926614
 CONFIRMATION NUMBER.: 160985276

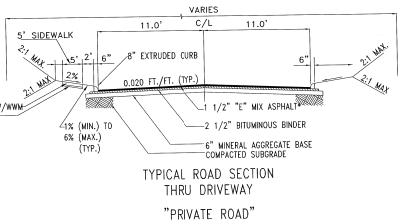
- NOTES:
- ALL DIMENSIONS AND AREAS ARE SCALED AND SUBJECT TO CHANGE ON THE FINAL PLAN.
 - A 10' DRAINAGE UTILITY AND CONSTRUCTION EASEMENT STRIPS SHOWN ALONG LOT LINES AND ROAD LINES, IS EACH SIDE OF INTERIOR LOT LINES.
 - A 10' UTILITY EASEMENT STRIPS IS EACH SIDE OF CENTERLINE OF SHARED DRIVE VS. METEDED.
 - THE PROPERTY CENTER APPROXIMATELY 1.524 ACRES AND IS SUBDIVIDED INTO ONE SINGLE FAMILY LOT.
 - SEE ZONING (D-24-P-A).
 - CONTOURS PROVIDED BY KNOWLES, KNOX COUNTY KNOX AND ROAD PROFILES ARE BASED ON FIELD UTILITIES.
 - WORKER MUST NOTIFY UTILITY DISTRICT (SOME WEST UTILITY BOARD, ELECTRIC, KNOXVILLE UTILITIES BOARD, GAS, KNOXVILLE UTILITIES BOARD, TELEPHONE, AIR).
 - THE SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION.
 - EXISTING SETBACK LINES WILL BE AS FOLLOWS:
 FRONT: 30'
 REAR: 25'
 SIDE: 15' (UNLESS CONTROLLED BY 30' FIREHOLE SETBACK)
 - SHORTEST CONNECTION OF PROPERTY SETBACK FROM 25' TO 25' ALONG THE OUTSIDE BOUNDARY EAST AND SOUTH.
 - BOUNDARY IS BASED ON A FIELD SURVEY.
 - THERE ARE 32 PARKING SPACES AND 4 HANDICAP SPACES (TOTAL 36 PARKING SPACES).

CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM AN ENGINEER, LICENSED TO PRACTICE UNDER THE LAWS OF THE STATE OF TENNESSEE, AND THAT THE ENGINEERING INFORMATION PROVIDED AS PART OF THIS DESIGN PLAN IS TRUE AND IS BASED ON SOUND ENGINEERING PRACTICE.



SITE ADDRESS:
 1724 & 1812 LOVELL ROAD
 KNOXVILLE, TENNESSEE 37932
 OWNER/DEVELOPER:
 DEBRA C. DAUGHERTY
 1545 SILVER SPUR LANE
 KNOXVILLE, TN 37932
 PHONE: (865)765-5313 OR
 PHONE: (865)680-2321

12-C-18-UR



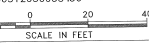
TYPICAL ROAD SECTION
 THRU DRIVEWAY
 "PRIVATE ROAD"

SOUTHLAND ENGINEERING CONSULTANTS, LLC
 GENERAL CIVIL & LAND SURVEYORS
 4809 DALL ROAD
 KNOXVILLE, TENNESSEE 37931
 PHONE: (865) 594-3756
 FAX: (865) 693-9899
 E-MAIL: wright@seengineering.com
 www.southlandengineering.com

DESIGNED	WAR	APPROVED	
DRAWN	WAR	ENGINEER	
CHECKED	WAR		

SCALE
 HORIZONTAL: 1" = 20'
 CONTOUR INTERVAL: 2'
 DATE
 10-03-2018

DEED REFERENCES:
 D.B. # 201711080029075
 D.B. # 200312030058456



CONCEPT PLAN
 FOR DAUGHERTY CROSSING
 ON LOVELL ROAD
 CLT MAP 10401, PARCEL 005
 CLT MAP 1041 PARCEL 125.01
 DISTRICT 6, KNOX COUNTY, TENNESSEE

DGB-10-02-16-CP
 SHEET 1 OF 2 SHEETS

1"=20'
 COPYRIGHT 2018

12/2/2018

KnoxMPC Mail - Debra G Daugherty Use on Review Application Status



12-C-18-UR-PP-12-13-18

Tom Brechko <tom.brechko@knoxmpc.org>

Debra G Daugherty Use on Review Application Status

12-C-18-UR

2 messages

Tom Brechko <tom.brechko@knoxmpc.org>

Fri, Nov 30, 2018 at 2:38 PM

To: Wanis Rghebi <wrghebi@sengconsultants.com>, Josh Sanderson <josh@smithbilthomes.com>

Wanis,

Did you submit a revised development plan for this case or a postponement request. I have not seen any response.

Tom Brechko

Wanis Rhegbi <wrghebi@sengconsultants.com>

Fri, Nov 30, 2018 at 3:47 PM

To: Tom Brechko <tom.brechko@knoxmpc.org>

Hi Tom please postpone it for 30 days , have a nice weekend

(January 10, 2019.)

Sent from my iPhone

[Quoted text hidden]

automatic
- 30 days -

NOXWATER COUNTY
M P C
 METROPOLITAN
 PLANNING
 COMMISSION
T E N N E S S E E
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 865 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

Use on Review **Development Plan**

Name of Applicant: Debra G Daugherty
 Date Filed: 10/22/18 Meeting Date: 12/13/18
 Application Accepted by: M. Payne
 Fee Amount: File Number: Development Plan
 Fee Amount: 1,200.⁰⁰/₁₀₀ File Number: Use on Review 12-C-18-UR



PROPERTY INFORMATION

Address: 1714, 1720 Lovell Rd
 General Location: 1/2 Lovell Rd @ Thompson
 Tract Size: 1.55 No. of Units:
 Zoning District: PR-10 duplex / TO
 Existing Land Use: dwelling
 Planning Sector: Northwest County
 Sector Plan Proposed Land Use Classification: MDR
 Growth Policy Plan Designation: Planned
 Census Tract: 59.13
 Traffic Zone: 229
 Parcel ID Number(s): 10401005; 104 12601
 Jurisdiction: City Council District
 County Commission 6th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Debra G Daugherty
 Company:
 Address: 1545 Silverspur Ln
 City: Knoxville State: TN Zip: 37932
 Telephone: 865-765-5313
 Fax: 865-680-2321
 E-mail:

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: WANIS A. Rahabi
 Company: SEC, LLC
 Address: 4909 Ball Rd.
 City: Knoxville State: TN Zip: 37931
 Telephone: 865-694-7756
 Fax: 865-693-9699
 E-mail: wrahabi@sengconsultants.com

APPROVAL REQUESTED

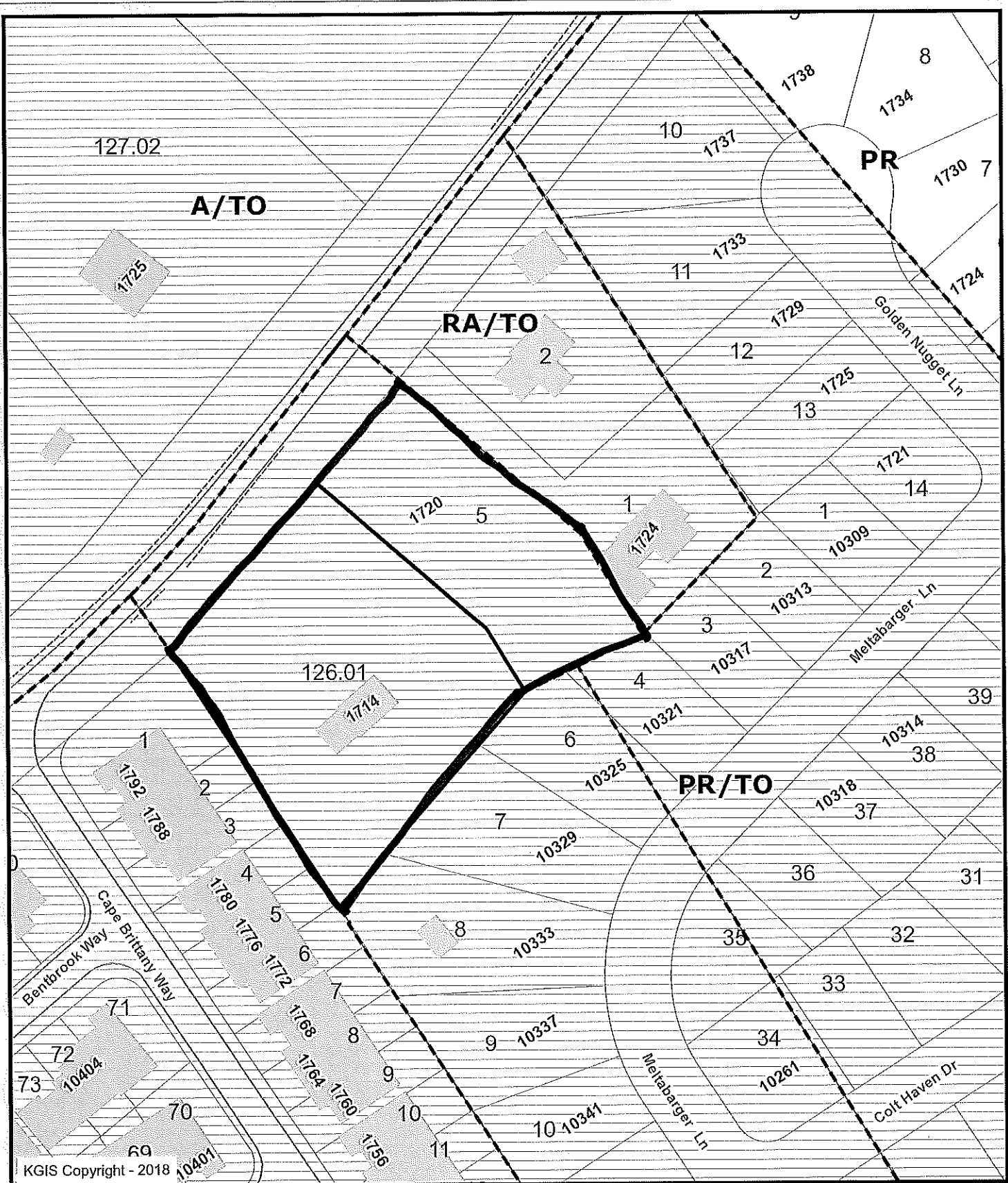
Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation)

 Other (Be Specific)
Duplex Development

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: Wanis A. Rahabi
 PLEASE PRINT
 Name: WANIS A. Rahabi
 Company: SEC, LLC
 Address: 4909 Ball Rd.
 City: KNOXVILLE State: TN Zip: 37931
 Telephone: 865-694-7756
 E-mail: wrahabi@sengconsultants.com

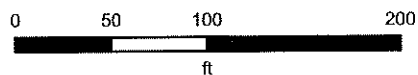


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Letter Portrait



Printed: 10/19/2018 at 2:40:58 PM



Knoxville - Knox County - KUB Geographic Information System

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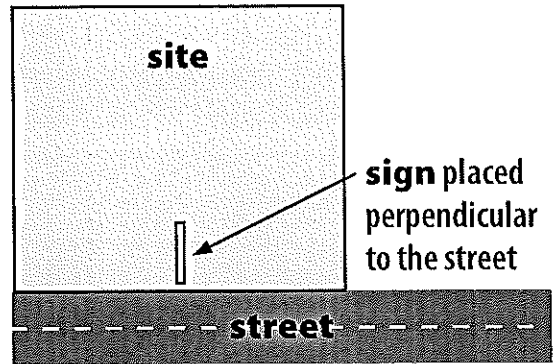
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted MPC Administrative Rules and Procedures.

At the time of application, MPC staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the MPC offices. The applicant will be charged a fee of \$10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then the sign should be placed along the street that carries more traffic. MPC staff may recommend a preferred location for the sign to be posted at the time of application.



TIMING

The sign(s) must be posted 15 days before the scheduled MPC public hearing and must remain in place until the day after the meeting. In the case of a postponement, the sign can either remain in place or be removed and reposted 15 days before the next MPC meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

11/29/18 and 12/14/18
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Wanis A. Ryheo

Printed Name: WANIS A. RYHEO

Phone: 865-694-7756 Email: wryheo@senqconsultants.com

Date: 10/19/18

MPC File Number: 12-SA-18-C 12-C-18-WR