

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

▶ **FILE #:** 12-D-18-UR

**AGENDA ITEM #:** 52

**AGENDA DATE:** 12/13/2018

▶ **APPLICANT:** **RJR PROPERTIES, G.P.**

OWNER(S): RJR Properties, G.P.

TAX ID NUMBER: 124 M E 038

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 E Norton Rd

▶ **LOCATION:** **South side of E. Norton Rd., west side of Arthur Harmon Rd.**

▶ **APPX. SIZE OF TRACT:** **2.91 acres**

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Norton Rd., a local street with a pavement width of 20' within a 50' right-of-way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Burnett Creek

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

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

▶ **PROPOSED USE:** **20 attached residential dwelling units**

3.01 du/ac

HISTORY OF ZONING: Rezoned from A to PR < 5 du/ac in 2002 (6-H-02-RZ)

SURROUNDING LAND USE AND ZONING: North: Norton Rd, detached houses / RA (Low Density Residential)

South: Detached houses / PR (Planned Residential)

East: Arthur Harmon Rd, detached houses / CA (General Business) & RA (Low Density Residential)

West: Detached houses / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area has been developed with residential uses under A, RA and RB zoning.

**STAFF RECOMMENDATION:**

▶ **APPROVE the Development Plan for up to 20 attached dwelling units, subject to 3 conditions.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Installing the parking lot landscaping as shown on the development plan within six months of the issuance of an occupancy permit for the dwelling units associated with the parking lot.

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:

In 2007, a Concept Plan and Use on Review (9-SE-07-C / 9-L-07-UR) was approved for the subject site and the detached residential subdivision to the south (The Village of John Sevier). The PR zone district encompasses both portions of the property and density can still be transferred from the detached residential subdivision to the subject site. In 2007, the site was approved for 12 attached dwelling units and this request is to increase this to 20 attached dwelling units. The density for the parcel will be 6.87 du/ac, which is greater than the 5 du/ac allowed by the PR zoning. However, the overall density for the full PR zoning district (including the detached residential subdivision) is only 3.01 du/ac.

The layout of the units will be the same as the previous approval with three groupings of units, each with a driveway access to E. Norton Rd. In the 2007 approval, each dwelling unit had a garage for parking. The current proposal is to provide a parking lot between the units and the road. The Knox County Zoning Ordinance requires a 10' landscape buffer between the parking lot and the road, which is proposed on the plan.

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

1. The proposed development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed attached residential development is consistent in use and density (up to 5 du/ac) with the approved zoning.

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

1. The proposed attached residential development meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development 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.

## CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for LDR (Low Density Residential) uses. The PR zoning for the site allows a density up to 5 du/ac. At a proposed density of 3.01 du/ac, the proposed development is consistent with the Sector Plan and zoning designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 225 (average daily vehicle trips)

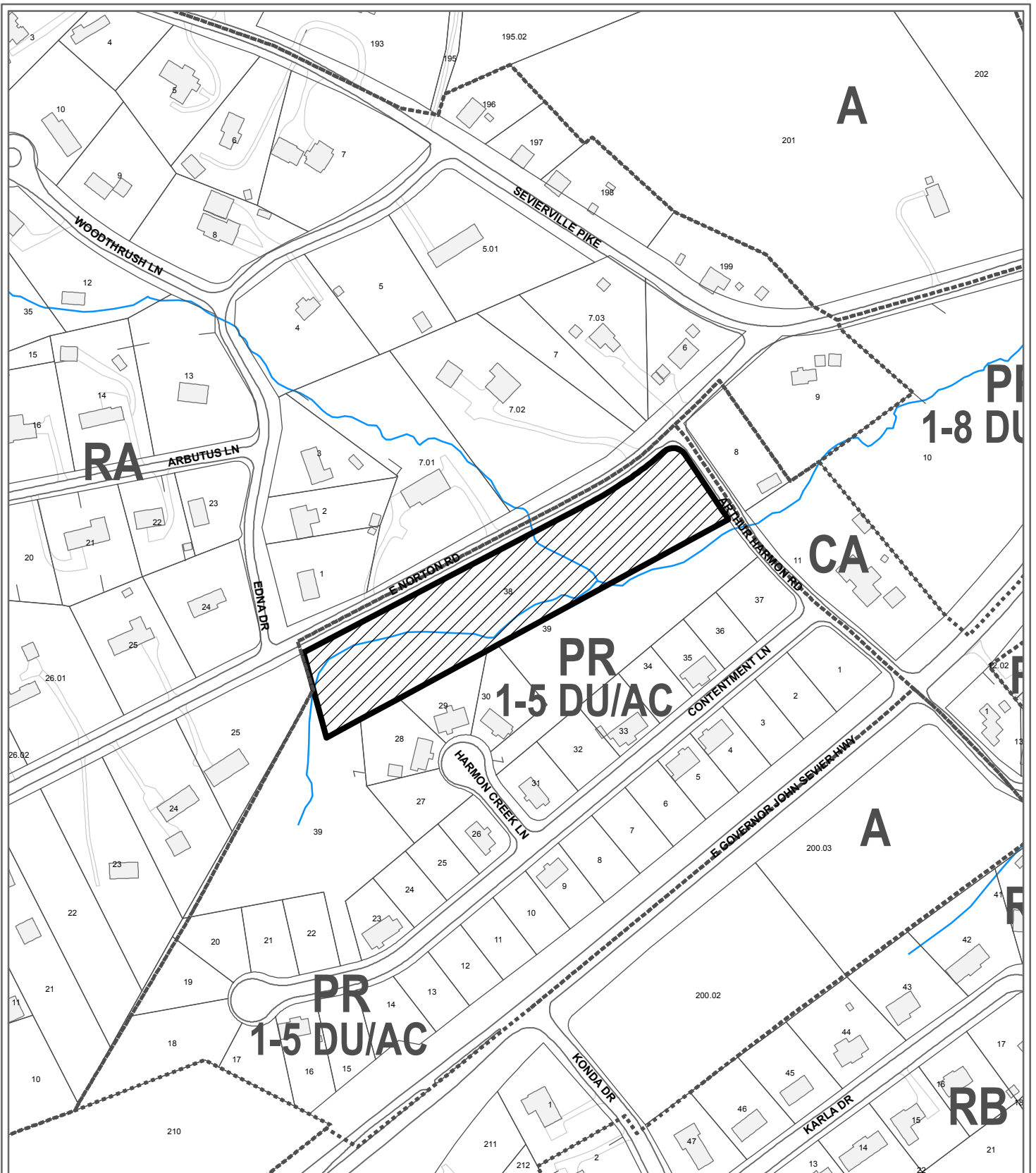
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

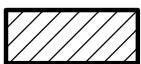
Schools affected by this proposal: New Hopewell Elementary, South Doyle Middle, and South Doyle High.

- 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-D-18-UR  
USE ON REVIEW**



20 attached residential dwelling units in PR (Planned Residential)

Petitioner: RJR Properties, G.P.

Map No: 124

Jurisdiction: County

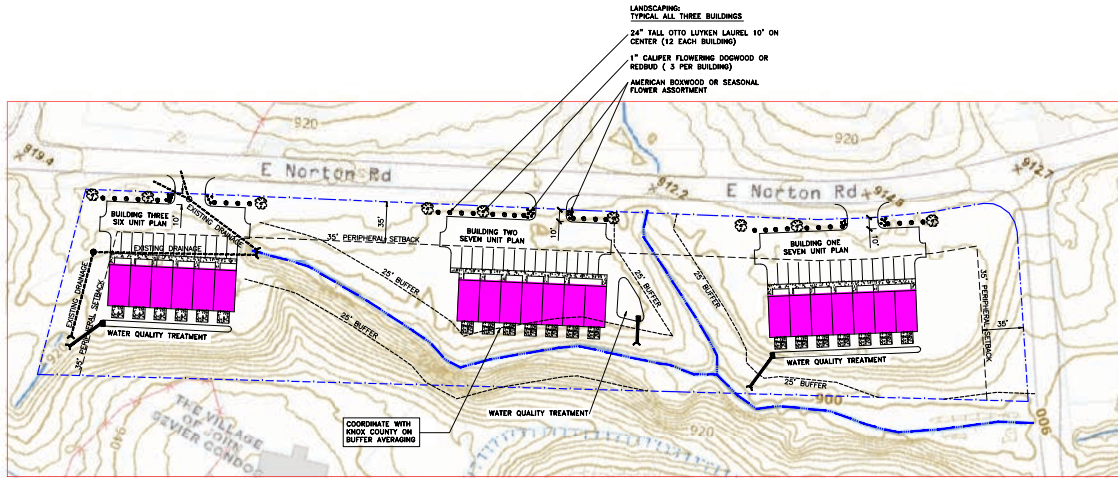


Original Print Date: 11/15/2018

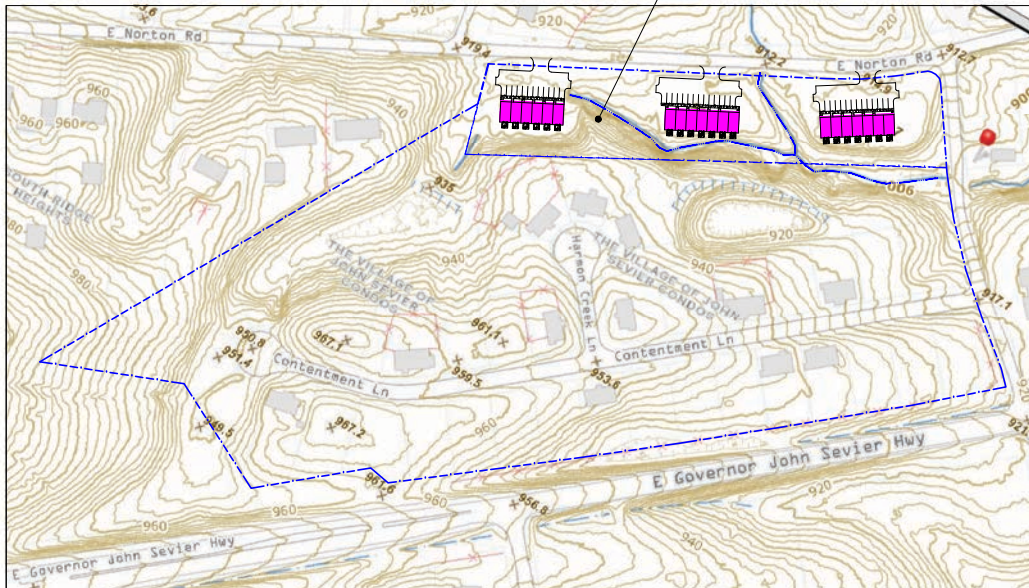
Revised:

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

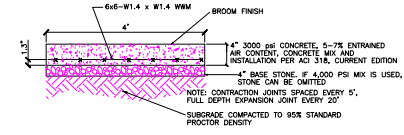




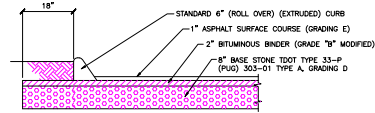
**DETAILED SITE PLAN**  
SCALE: 1"=50'



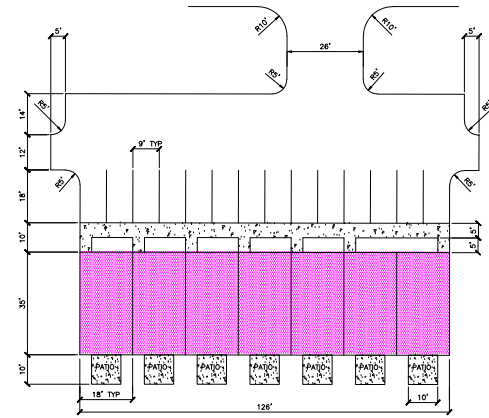
**OVERALL SITE PLAN**  
SCALE: 1"=100'



**TYPICAL SIDEWALK DETAIL**  
NOT TO SCALE



**TYPICAL PAVEMENT DETAIL**  
NOT TO SCALE



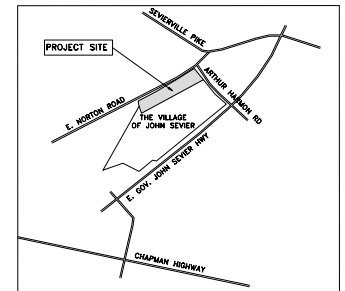
**SEVEN UNIT PLAN**  
SCALE: 1"=20'



**ELEVATION-FRONT VIEW**  
NOT TO SCALE



**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 ASCE Manual of Accident Prevention in Construction, to protect life, property, or work, or avoid excessively wide cuts in unstable material.  
OSHA RULES SHALL BE AIDED BY



**VICINITY MAP**  
NOT TO SCALE

**GENERAL NOTES:**

- CONTRACTOR TO VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION. LOCATION OF UTILITIES IS BASED ON THE BEST AVAILABLE INFORMATION. CALL TENNESSEE "811" AT LEAST 72 HOURS PRIOR TO CONSTRUCTION ACTIVITIES FOR UTILITIES LOCATION.
- CONTRACTOR RESPONSIBLE FOR COMPLIANCE WITH OSHA REQUIREMENTS FOR SLOPE STABILITY, SHORING, AND SLOPE CONTROL DURING CONSTRUCTION.
- BACK FILL MUST BE PLACED AND COMPACTED TO 95% OF STANDARD PROCTOR PRIOR TO UTILITY INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING GRADES, ELEVATIONS AND ALIGNMENTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO IDEAL ENGINEERING SOLUTIONS, INC. AT 755-3575.
- TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH MANUAL ON MINIMUM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC.
- DEMOLITION OF EXISTING STRUCTURES AND ABANDONMENT OF EXISTING UTILITIES TO BE PERMITTED AND COORDINATED WITH KNOX COUNTY.

**PROPERTY NOTES:**

- CLT 124 PARCEL 38
- TOTAL AREA: 2.91 ACRES
- ZONING: PR 1-5 BU/AC
- NO. OF LOTS PROPOSED=20 UNITS
- ALL LOTS TO HAVE VEHICULAR ACCESS TO INTERNAL STREETS ONLY.
- 10' UTILITY AND DRAINAGE EASEMENTS INSIDE BOUNDARY AND ROAD FRONTAGE LOT LINES, 5' EACH SIDE OF INTERIOR LOT LINES
- TOPOGRAPHY TAKEN FROM KGIS/SURVEY

**SETBACKS:**

- FRONT: 20 FT.
- SIDE: 5 FT.
- REAR: 35 FT. AND 35' PERIPHERAL SETBACK

**LEGEND:**

- PROPOSED DRAINAGE LINE
- PROPOSED CATCH BASIN
- PROPOSED JUNCTION BOX



**12-D-18-UR**  
Revised: 12/5/2018

SCALE AS NOTED  
29 NOV 2018

**SHEET ONE**

**USE ON REVIEW - LOT 38**  
**MPC FILE 12-D-18-UR**  
**VILLAS OF JOHN SEVIER-NORTON RD**  
KNOX COUNTY, TENNESSEE

Prepared For:

RJR Properties, G.P.  
P.O. Box 24235  
Knoxville, Tennessee 37933  
(865) 388-1479

Planning Agency:

Knoxville-Knox County MPC  
400 Main Street, Suite 403  
Knoxville, Tennessee 37902  
(865) 215-2500



Ideal Engineering Solutions, Inc.  
325 Wooded Lane  
Knoxville, Tennessee 37922  
(865) 755-3575



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

Name of Applicant: RJR Properties, G.P.

Date Filed: 10-24-18    Meeting Date: 12-13-18

Application Accepted by: Smiley

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

Fee Amount: \_\_\_\_\_ File Number: Use on Review 12-D-18-UR



**PROPERTY INFORMATION**

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

General Location: Norton Road West of Arthur Harmon Road

Tract Size: 2.91 acres    No. of Units: 20

Zoning District: PR

Existing Land Use: Vacant

Planning Sector: South County

Sector Plan Proposed Land Use Classification: LDR

Growth Policy Plan Designation: Planned

Census Tract: 55.01

Traffic Zone: 124

Parcel ID Number(s): 124 MEB 038

Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 9 District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT

Name: John Kerr

Company: RJR Properties, G.P.

Address: P.O. Box 24235

City: Knoxville    State: TN    Zip: 37913

Telephone: 605 300-1479

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

E-mail: jkjhkerr@gmail.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: David Campbell  
Ideal Engineering

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

Address: 315 Wooded Lane

City: Knox    State: TN    Zip: 37922

Telephone: 605 755-3515

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

E-mail: dcampdt@tds.net

**APPROVAL REQUESTED**

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

**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: John Kerr

PLEASE PRINT

Name: John Kerr

Company: RJR Properties, G.P.

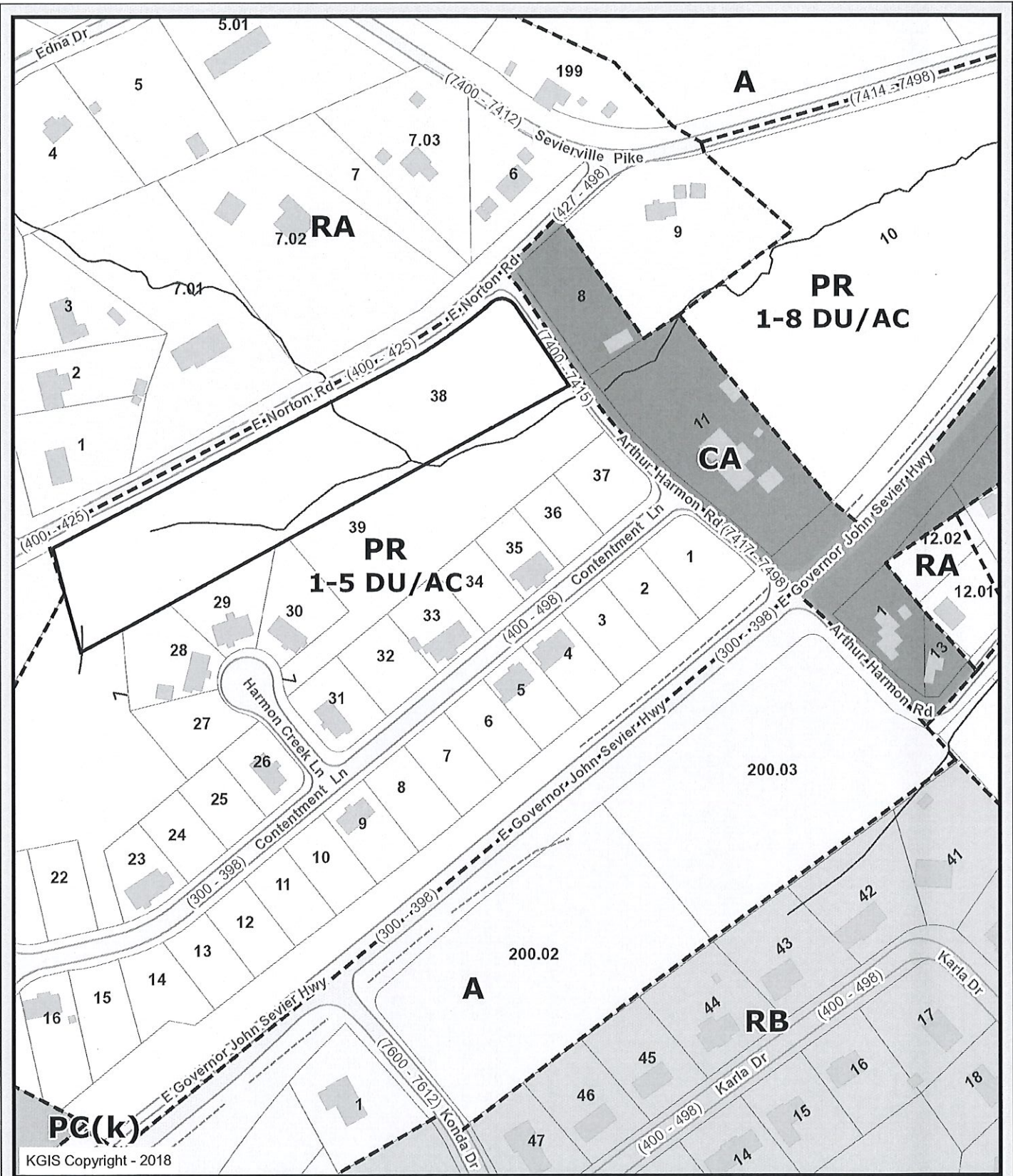
Address: P.O. Box 24235

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

Telephone: 605 300-1479

E-mail: jkjhkerr@gmail.com





KGIS Copyright - 2018

### Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 10/24/2018 at 12:27:32 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and fulter covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.







**PROPERTY ASSESSOR'S OFFICE - KNOX COUNTY, TENNESSEE**  
**MAP DEPARTMENT - OWNERSHIP CARD**

Source: KGIS

ACTIVE      NORMAL

10/24/2018

District	Map	Insert	Group	Parcel	Ward	Property Location			
D9	124	M	E	38		0 E NORTON RD			
Subdivision				Block	Lot	Plat	Dimensions ( shown in ft. )		Acreage
THE VILLAGE OF JOHN SEVIER CONDO LOT				-	38-	<u>200710010027860</u>	786.08 X 166.91 X IRR		2.91 - A.C. Deeded 0.00 - A.C. Calculated
Owner		Sale Date	Book	Page	Sale Price	Mailing Address			
FRANKLIN DEVELOPMENT LLC		4/13/2007	<u>20070418</u>	0085038		1110 WILLOWOOD RD KNOXVILLE, TN 37922			
FRANKLIN BARBARA		11/7/2012	<u>20121108</u>	0030584		1143 CREEKSIDE VILLAGE WAY SEYMOUR, TN 37865			
JOHN SEVIER JOINT VENTURE		12/20/2012	<u>20121221</u>	0040931		1110 WILLOWOOD RD KNOXVILLE, TN 37922			

**Remarks**

ADD

Parent Parcel	Parent Instrument Number
Previous Parcel ( Split From )	Next Parcel ( Merged Into )
124 200	