

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

▶ **FILE #:** 6-G-18-UR **AGENDA ITEM #:** 46  
 POSTPONEMENT(S): 6/14/2018 **AGENDA DATE:** 7/12/2018  
 ▶ **APPLICANT:** **MONICA MURILLO**  
 OWNER(S): Monica Murillo

TAX ID NUMBER: 57 I A 011.22 [View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 510 W Beaver Creek Dr

▶ **LOCATION:** **Southeast side of W. Beaver Creek Dr., southwest of Fairlane Dr.**

▶ **APPX. SIZE OF TRACT:** **1.91 acres**

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Beaver Creek Dr., a major collector street with a pavement width of 20' within a 60' wide right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** **RA (Low Density Residential)**

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

▶ **PROPOSED USE:** **Duplex**

1.1 du/ac

HISTORY OF ZONING: None noted.

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

South: Detached houses / RA (Low Density Residential)

East: Detached houses / RA (Low Density Residential)

West: Detached houses / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This site is within a residential area developed under the RA zone.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for 1 duplex as identified on the development plan, subject to 3 conditions.**

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

With the conditions noted, this plan meets the requirements for approval in the RA (Low Density Residential) district and the other general criteria for approval of a Use on Review.

**COMMENTS:**

The proposal is to construct a duplex on an existing lot in the RA zone district. The lot is 1.91 acres and meets the minimum lot size for a duplex in the RA zone which is 12,000 square feet. A stream runs along the southwest property line that has a 50' buffer that will not be disturbed. There is also a "no-fill" area that the development will stay out of in the northwest corner of the lot. The property is almost entirely within the 100-year floodplain for Beaver Creek.

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

1. The proposal will not have a substantive impact on schools.
2. Public water and sewer utilities are available to serve the property.
3. The surrounding residential uses are single family houses with lot sizes that range from .3 to 1 acre in size.

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

1. The proposed duplex development, with the recommended conditions, 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 because it is located on a major collector street.
2. The proposal meets all relevant requirements of the RA zoning district, as well as other criteria for approval of a use-on-review.

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

1. The use is in conformity with the North County Sector Plan which proposes LDR (Low Density Residential) for the area.
2. The site is located within the Planned Growth on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

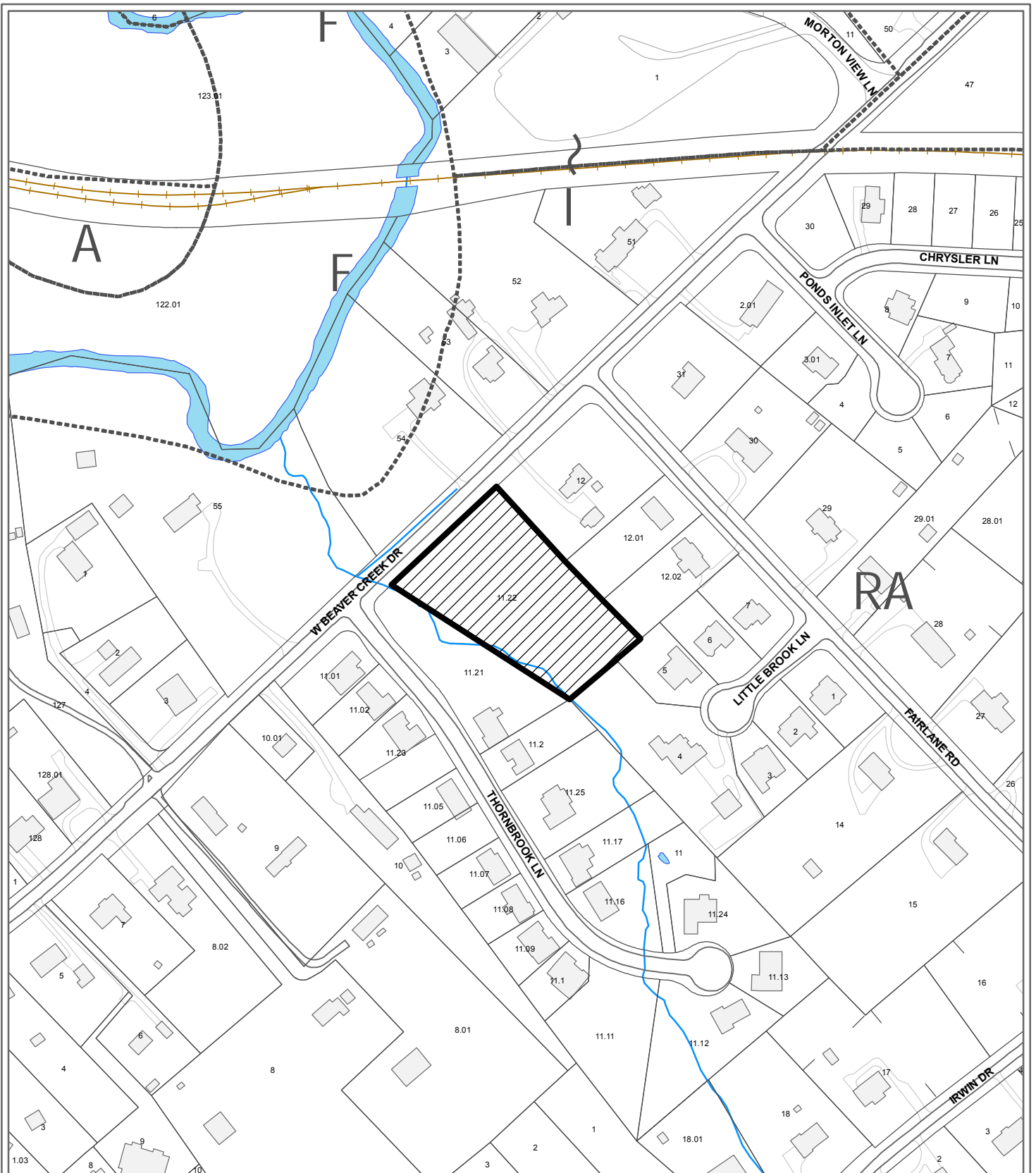
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

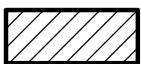
Schools affected by this proposal: Powell Elementary, Powell Middle, and Powell High.

- 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.



**6-G-18-UR  
USE ON REVIEW**



Duplex in RA (Low Density Residential)

Original Print Date: 5/14/2018  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Murillo, Monica

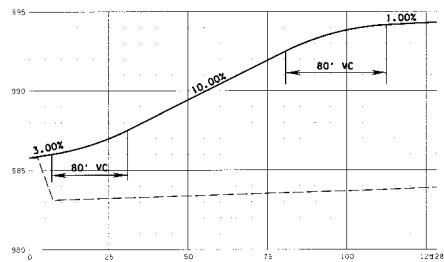
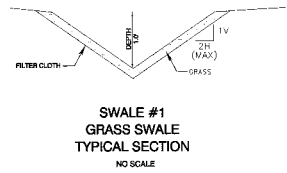
Map No: 57

Jurisdiction: County



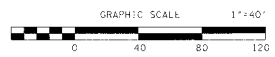
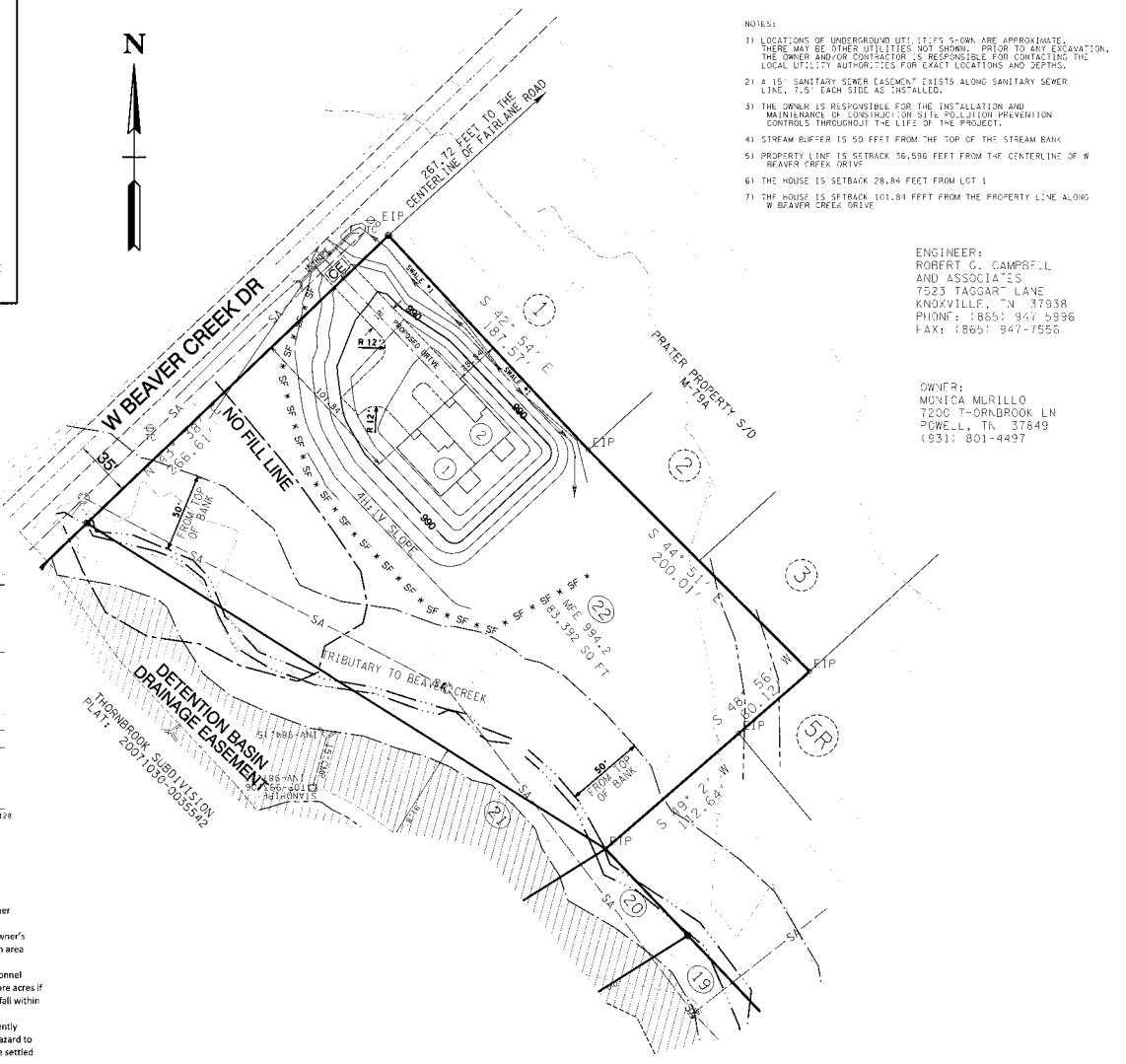
**LEGEND**

- |                        |                               |      |                 |
|------------------------|-------------------------------|------|-----------------|
| SF * SF * SF * SF * SF | SEDIMENT BARRIER (SILT FENCE) | EIP  | IRON PIN FOUND  |
| CE                     | CONSTRUCTION EXIT             | PIPE | PIPE FOUND      |
| IF                     | STORM DRAIN INLET PROTECTION  | G.V. | GAS VALVE       |
| OF                     | STORM DRAIN OUTLET PROTECTION | W.V. | WATER METER     |
| →                      | OVERLAND DRAINAGE PATTERN     | ⊕    | MANHOLE         |
| MA                     | EROSION CONTROL MATTING       | ⊙    | SIGN            |
| CD                     | ROCK CHECK DAM                | W.V. | WATER VALVE     |
| ---                    | EXISTING GRADE                | ⊗    | FIRE HYDRANT    |
| -1070-                 | PROPOSED GRADE                | ⊕    | POWER/TELEPHONE |
| ---                    | PROPOSED RETAINING WALL       | ⊗    | GLY WIRE        |



**DRIVEWAY PROFILE**

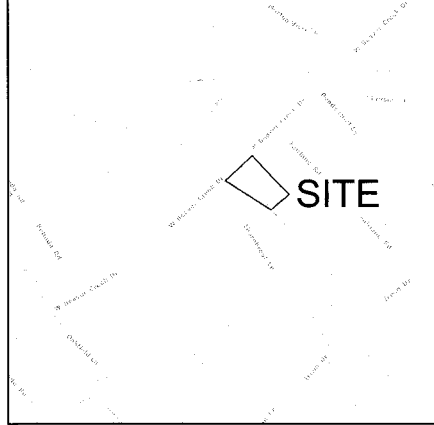
- Standard Notes:**
- This is a priority construction activity.
  - Adequate drainage, erosion and sediment control measures, best management practices and/or other stormwater management facilities shall be provided and maintained at all times during construction. Damages to adjacent property and/or the construction site caused by the contractor's or property owner's failure to provide and maintain adequate drainage and erosion/sediment control for the construction area shall be the responsibility of the property owner and/or contractor.
  - Quality assurance of erosion prevention and sediment controls shall be conducted by qualified personnel performing site assessment at each outfall involving drainage totaling 10 or more acres, or five or more acres if draining to impaired or exceptional waters. This assessment will be conducted at each qualifying outfall within a month of construction commencement. (See CDP sec 3.1.2 for assessment language)
  - Fugitive sediment that has escaped the construction site must be removed so that it is not subsequently washed into storm sewers and/or streams by the next rain and/or so that it does not pose a safety hazard to users of public streets. Arrangements concerning removal of sediment on adjoining property must be settled by the permittee with the adjoining land owner.
  - Sediment should be removed from sediment traps, silt fences, sedimentation ponds, other sediment controls when design capacity has been reduced by 50%.
  - Litter, construction debris, and construction chemicals exposed to stormwater shall be picked up prior to anticipated storm events or before being carried off the site by wind, or otherwise prevented from becoming a pollution source for stormwater discharges.
  - Preconstruction vegetative ground cover shall not be destroyed, removed, or disturbed more than 15 days prior to grading or earth moving, unless the area is seeded and/or mulched or other temporary cover is installed.
  - Existing vegetation should be preserved to the maximum extent practicable.
  - Temporary or permanent soil stabilization must be completed no later than 15 days after the construction activity in that portion of the site has permanently or temporarily ceased. Steep slopes (>35%) must be permanently or temporarily stabilized within 7 days.
  - Site inspections shall be performed at least twice weekly at a minimum of 72 hours apart on all unstabilized sites.



- NOTES:**
- LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. THERE MAY BE OTHER UTILITIES NOT SHOWN. PRIOR TO ANY EXCAVATION, THE OWNER AND/OR CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE LOCAL UTILITY AUTHORITIES FOR EXACT LOCATIONS AND DEPTHS.
  - A 15" SANITARY SEWER CASEMENT EXISTS ALONG SANITARY SEWER LINE, 7.5' EACH SIDE AS INSTALLED.
  - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF CONSTRUCTION SITE POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT.
  - STREAM BUFFER IS 50 FEET FROM THE TOP OF THE STREAM BANK.
  - PROPERTY LINE IS SETBACK 36.536 FEET FROM THE CENTERLINE OF W BEAVER CREEK DRIVE.
  - THE HOUSE IS SETBACK 28.84 FEET FROM LOT 1.
  - THE HOUSE IS SETBACK 101.81 FEET FROM THE PROPERTY LINE ALONG W BEAVER CREEK DRIVE.

**ENGINEER:**  
 ROBERT G. CAMPBELL  
 AND ASSOCIATES  
 7523 TAGGART LANE  
 KNOXVILLE, TN 37938  
 PHONE: (865) 947-5936  
 FAX: (865) 947-7556

**OWNER:**  
 MONICA MLRILLO  
 7200 T-ORNDROOK LN  
 POWELL, TN 37849  
 (931) 801-4497



**LOCATION MAP**

**CERTIFICATION OF CONCEPT PLAN**

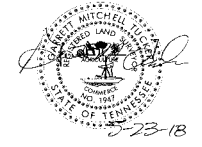
I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, SPECIFICATIONS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-ANDK COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN IDENTIFIED AND DESCRIBED IN A REPORT WITH THE METROPOLITAN PLANNING COMMISSION.

*Robert G. Campbell*

SURVEYOR  
 TNFNSFSS CERTIFICATE NO. 1947

I HEREBY CERTIFY THAT SIGHT DISTANCE OF 450 FEET CAN BE ACHIEVED IN BOTH DIRECTIONS ALONG W BEAVER CREEK DRIVE FROM THE PROPOSED INTERCHANGE AT LOT 22.

*Robert G. Campbell*



**CLT MAP: 571 GROUP A  
 PARCEL: 11.22  
 RECORDED PLAT: 20071030-0035542  
 RECORDED DEED: 20170724-0005099  
 TOTAL AREA: 5.81 ACRES  
 NUMBER OF LOTS: 1.91  
 PROPERTY ZONED: RA**

Revised: 5/23/2018 MPC FILE NUMBER: 6-G-18-UR

NO. DATE DESCRIPTION REVISIONS			<b>ROBERT G. CAMPBELL &amp; ASSOC., L.P.</b> CONSULTING ENGINEERS KNOXVILLE, TENNESSEE		<b>THORNBROOK SUBDIVISION - LOT 22</b> USE ON REVIEW		<b>GENERAL LAYOUT</b> GRADING PLAN		DESIGNED BY: GBT CHECKED BY: RGC SCALE: AS SHOWN DRAWN BY: JER DATE: 04-30-18 FILE NO.: 18055 OF ONE SHEETS	SHEET ONE NO. 1 OF ONE SHEETS



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: Monica Murillo  
 Date Filed: 4/30/18 Meeting Date: 6/14/18  
 Application Accepted by: M. Payne  
 Fee Amount: 0 File Number: Development Plan 0  
 Fee Amount: 1200.00 File Number: Use on Review 6-G-18-UR

**PROPERTY INFORMATION**

Address: 510 W BEAVER CREEK DRIVE  
 General Location: SOUTHEAST SIDE OF W BEAVER CREEK DR  
SOUTHWEST OF FAIRLANE RD  
 Tract Size: 1.91 AC No. of Units: 2  
 Zoning District: RA  
 Existing Land Use: Undeveloped Land  
 Planning Sector: North County  
 Sector Plan Proposed Land Use Classification:  
LDR  
 Growth Policy Plan Designation: Planned  
 Census Tract: 61.04  
 Traffic Zone: 199  
 Parcel ID Number(s): CLT 0571 Group A Parcel 11.22  
 Jurisdiction:  City Council \_\_\_\_\_ District  
 County Commission 7th District

**PROPERTY OWNER/OPTION HOLDER**

PLEASE PRINT  
 Name: Monica Murillo  
 Company: \_\_\_\_\_  
 Address: 7200 Thornbrook Lane  
 City: Knoxville State: TN Zip: 37849  
 Telephone: (931) 801-4497  
 Fax: \_\_\_\_\_  
 E-mail: dfgreen1972@gmail.com

**APPLICATION CORRESPONDENCE**

All correspondence relating to this application should be sent to:  
 PLEASE PRINT  
 Name: Garrett Tucker  
 Company: Robert Campbell & Associates  
 Address: 7523 Taggart Lane  
 City: Knoxville State: TN Zip: 37938  
 Telephone: (865) 947-5996  
 Fax: (865) 947-7556  
 E-mail: gtucker@rgc-a.com

**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: [Signature]  
 PLEASE PRINT  
 Name: for Monica Murillo  
 Company: \_\_\_\_\_  
 Address: Same as above  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

