

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

▶ **FILE #:** 10-A-18-UR

AGENDA ITEM #: 54

AGENDA DATE: 10/11/2018

▶ **APPLICANT:** ROBERT D BURRIS

OWNER(S): Bob Burris

TAX ID NUMBER: 27 M E 00502

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 7943 Pelleaux Rd

▶ **LOCATION:** West side of Pelleaux Rd, south of the intersection with Reflection Bay Dr.

▶ **APPX. SIZE OF TRACT:** 1.96 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Pelleaux Rd., a minor collector street with 18' of pavement width within a 40' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

1.72 du/ac

HISTORY OF ZONING: Property was rezoned to PR 1-2 du/ac in 2006 (9-H-04-RZ, 5-V-06-RZ).

SURROUNDING LAND USE AND ZONING: North: Residence and vacant land - PR (Planned Residential)

South: Residences - A (Agricultural)

East: Residences - A (Agricultural)

West: Residences - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area has been developed with rural to low density residential uses under A, RA and PR zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for 3 detached dwellings on individual lots in the PR zoning district, subject to the following 4 conditions:**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Driveway access is restricted to the two driveways at the locations identified on the concept plan with Lots 7 and 8 sharing a driveway. Both driveways shall be provided with an on-site vehicle turnaround area to eliminate backing out onto the public street. This access restriction shall be clearly noted on the final plat for this subdivision.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all criteria for a use on review in the PR zoning district.

COMMENTS:

The applicant is proposing to subdivide this 1.72 acre lot into 3 lots. A use on review approval was granted by the Planning Commission on September 14, 2016 for this 4.08 acre site to allow a total of 5 lots at a density of 1.23 du/ac. With the proposed subdivision of this 1.72 acre site into 3 lots, there will a total of 8 lots for a density of 1.96 du/ac. The PR zoning allows consideration of a density of up to 2 du/ac. As proposed, access to the 3 lots will be restricted to the two driveways at the locations identified on the concept plan with Lots 7 and 8 sharing a driveway. Both driveways shall be provided with an on-site vehicle turnaround area to eliminate backing out onto the public street.

Due to slope constraints and the natural drainageway running through the property, the applicant had requested and received a number of variances from the Knox County Board of Zoning Appeals regarding front building and peripheral setback reductions. A variance was also approved by the Planning Commission for a reduction of the required right-of-way along Pelleaux Rd. from 35' to 25'.

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

1. The request will have minimal impact on local services since all utilities are in place to serve this site.
2. The request is consistent with the use and density of recent zoning changes and subdivision development in the area.

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

1. The proposed development is consistent with all relevant requirements of PR zoning, as well as other criteria for approval of a use on review.
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 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 MPC PLANS

1. The North County Sector Plan identifies this property as low density residential. The PR zoning approved for this site allows a density up to 2 du/ac. This density is consistent with the Sector Plan and the other development found in the area.

ESTIMATED TRAFFIC IMPACT: 41 (average daily vehicle trips)

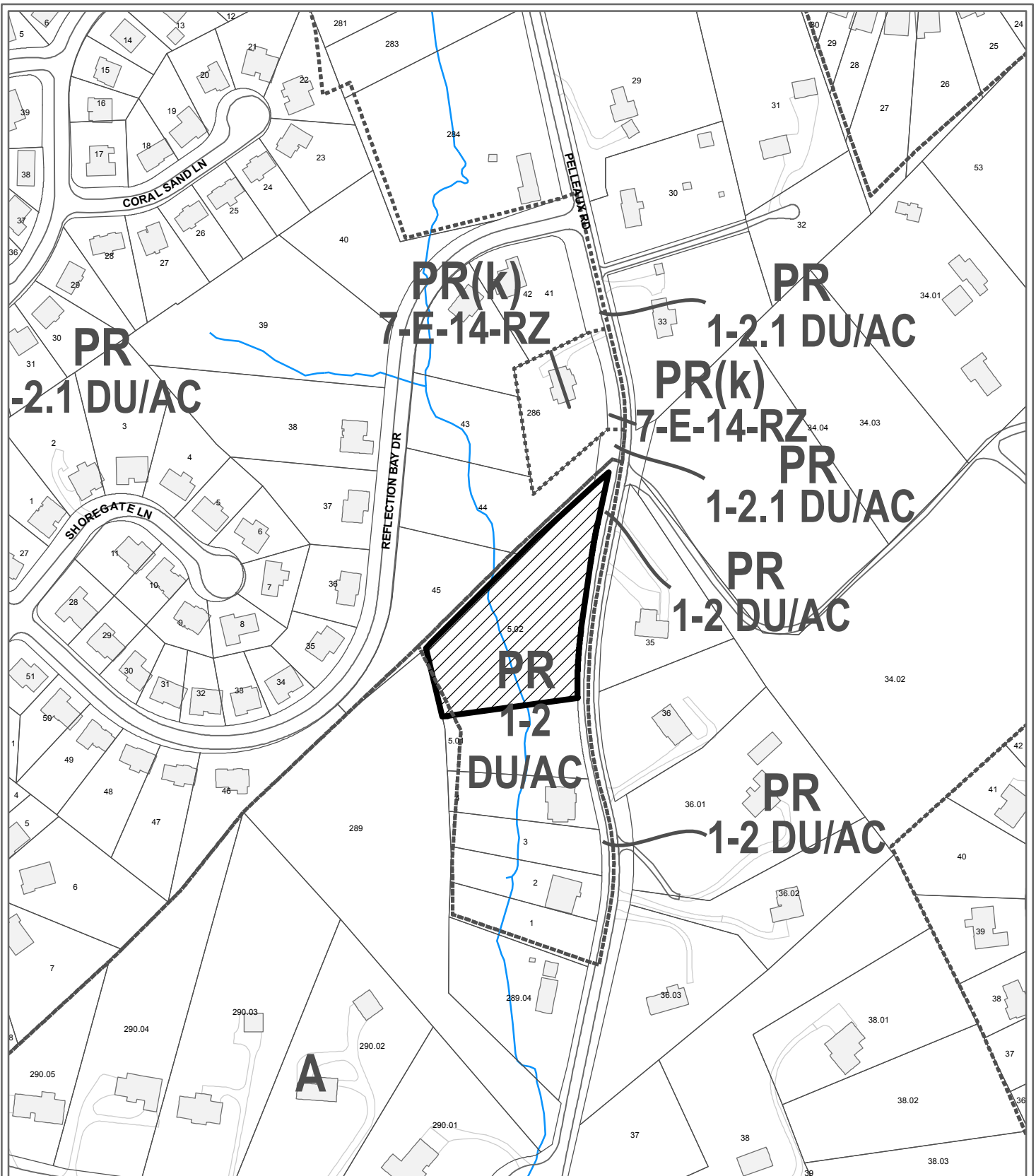
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

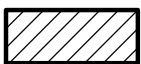
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development.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



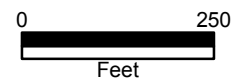
**10-A-18-UR
USE ON REVIEW**

Petitioner: Robert D Burris



Detached Residential Subdivision in PR (Planned Residential)

Map No: 27
Jurisdiction: County



Original Print Date: 9/17/2018
Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



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: Robert D. Burris

Date Filed: 8-21-18 Meeting Date: October 11, 2018

Application Accepted by: Sherry Michienzi

Fee Amount: _____ File Number: Development Plan

Fee Amount: _____ File Number: Use on Review 10-A-18-UR



PROPERTY INFORMATION

Address: 7943 Pelleaux Road

General Location: WEST SIDE OF PELLEAUX ROAD
SOUTH OF THE INTERSECTION WITH REFLECTION BAY DRIVE

Tract Size: 1.72 acres No. of Units: 3

Zoning District: PR Planned Residential

Existing Land Use: Vacant/Unused Land

Planning Sector: North County

Sector Plan Proposed Land Use Classification: _____

Growth Policy Plan Designation: _____

Census Tract: 62.05

Traffic Zone: _____

Parcel ID Number(s): CLT 027ME Parcel 5.02

Jurisdiction: City Council _____ District
 County Commission 6th District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
Name: Robert D. Burris

Company: _____

Address: 625 #1 E. Main Street

City: Flushing State: MI Zip: 48433

Telephone: (906) 475-5005

Fax: _____

E-mail: bethburris52@yahoo.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: X 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: Robert Burris

PLEASE PRINT
Name: Robert D. Burris

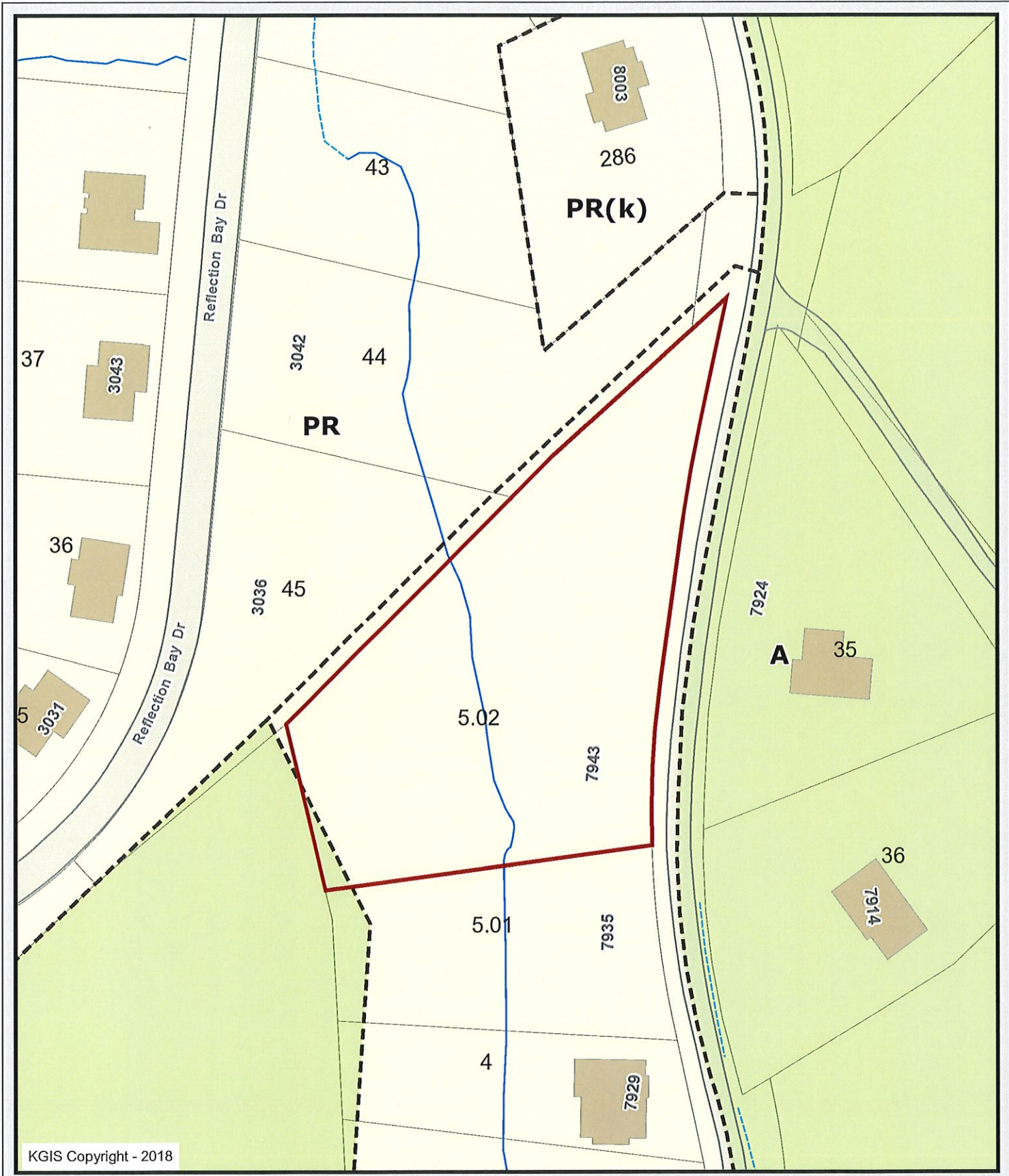
Company: _____

Address: Same as above

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____



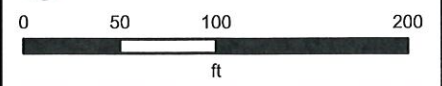
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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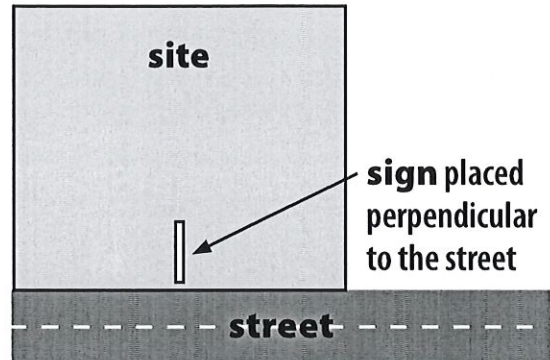
REQUIRED SIGN POSTING AGREEMENT

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:

Sept 26, 2018 and October 14, 2018
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Jane J. Campbell

Printed Name: Robert D. Burris, applicant

Phone: _____ Email: _____

Date: 8-21-18

MPC File Number: 10-A-18-UR