



USE ON REVIEW REPORT

▶ **FILE #:** 8-G-19-UR

AGENDA ITEM #: 47

AGENDA DATE: 8/8/2019

▶ **APPLICANT:** DAVID HARBIN / BATSON HIMES NORVELL & POE

OWNER(S): Andrey S Botezat

TAX ID NUMBER: 66 D A 017

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7729 Bell Stanley Rd.

▶ **LOCATION:** West side of Bell Stanley Road, southwest of Clinton Highway

▶ **APPX. SIZE OF TRACT:** 18716 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Bell Stanley Road, a local street with a 20' pavement width within a 50' 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

▶ **PROPOSED USE:** Detached Residential Subdivision

2.436 du/ac

HISTORY OF ZONING: Property was rezoned to PR (Planned Residential) at a density of 1-3 du/ac by Knox County Commission on May 13, 2004.

SURROUNDING LAND USE AND ZONING: North: Residences - PR (Planned Residential)

South: Residences - PR (Planned Residential)

East: Business and residence - CA (General Business) & A (Agricultural)

West: Residence and vacant lot - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: Property in the area has developed primarily as low density detached residential use under A (Agricultural) and PR (Planned Residential) zoning. A large mobile home park is located to the northwest in an area zoned RB (General Residential).

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 2 detached dwellings on individual lots subject to 3 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
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 PR zone and the other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to subdivide this 18,716 square foot lot in Unit 2 of Waylands View Subdivision into two lots (9,382 square feet and 9334 square feet) to allow a detached residence on each lot. Waylands View Subdivision was originally approved for 20 lots and was platted in two phases (2005 and 2006). The subdivision was further subdivided in 2006 created two additional lots for a total of 22 lots. A plat recorded in 2018 consolidated three of the lots into a single lot. This proposed subdivision will bring the total lots to 21 with an overall density of 2.436 du/ac.

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

1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed detached residential subdivision is consistent in use and density with the designated zoning of the property.

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

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision 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 proposed development is consistent with the Northwest County Sector Plan which proposes low density residential uses. The PR zoning for this site will allow a density up to 3.0 du/ac. At a proposed density of 2.436 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning density.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

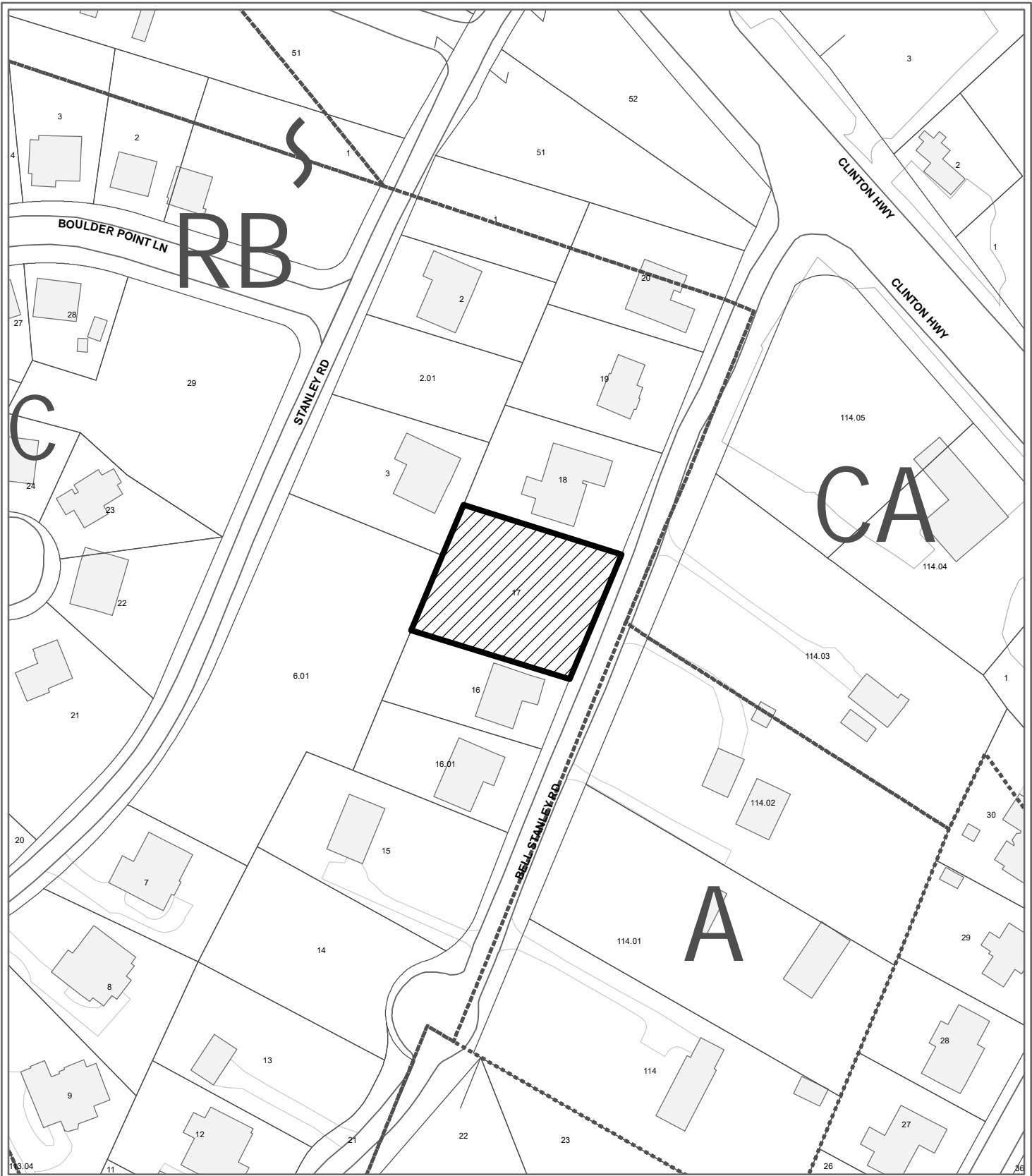
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

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

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and 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.

The Planning Commission'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 a Planning Commission decision in the County.



**8-G-19-UR
USE ON REVIEW**



Detached Residential Subdivision in PR (Planned Residential)

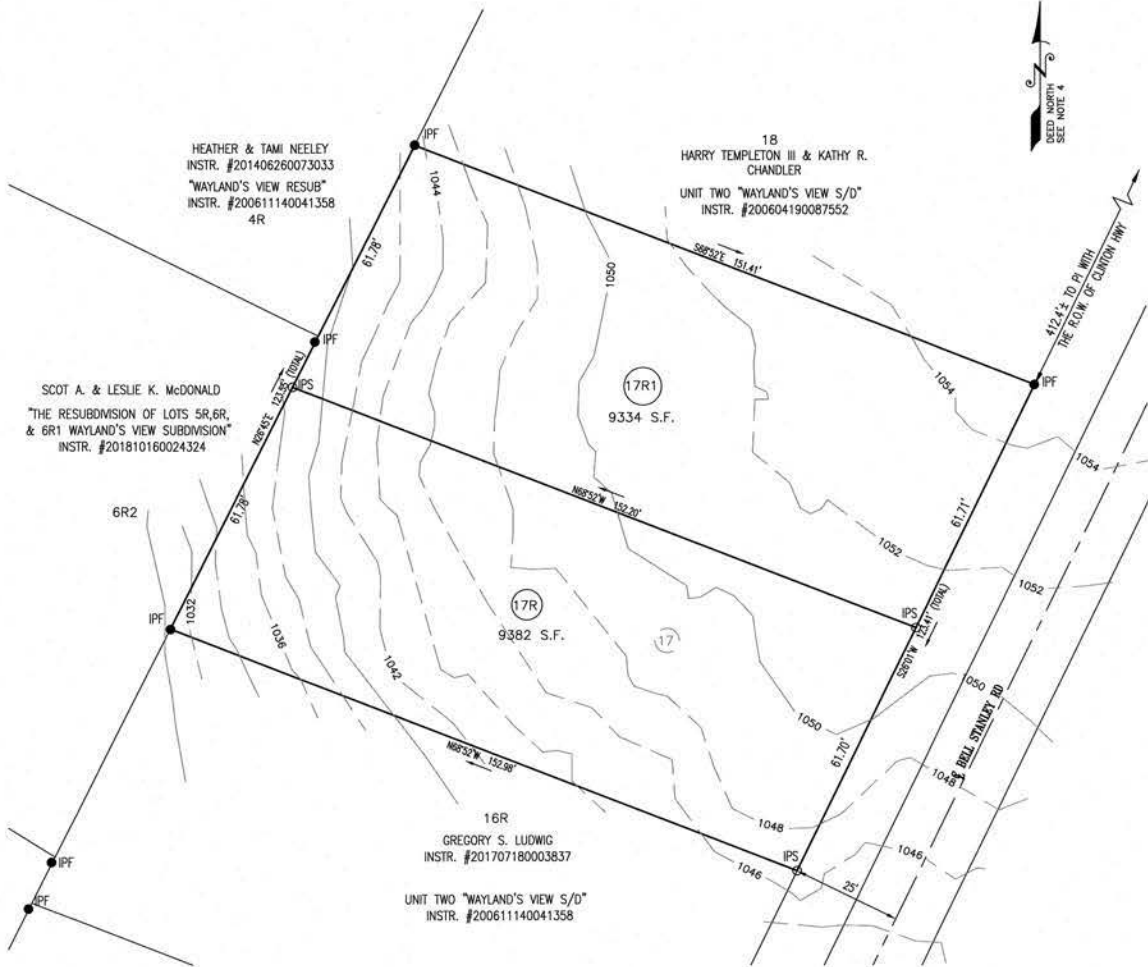
Petitioner: Harbin / Batson Himes Norvell & Poe, David

Map No: 66

Jurisdiction: County



Original Print Date: 7/15/2019 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



HEATHER & TAMM NEELEY
INSTR. #201406260073033
"WAYLAND'S VIEW RESUB"
INSTR. #200611140041358
4R

18
HARRY TEMPLETON III & KATHY R.
CHANDLER
UNIT TWO "WAYLAND'S VIEW S/D"
INSTR. #200604190087552

SCOT A. & LESLIE K. McDONALD
"THE RESUBDIVISION OF LOTS 5R, 6R,
& 6R1 WAYLAND'S VIEW SUBDIVISION"
INSTR. #201810160024324

16R
GREGORY S. LUDWIG
INSTR. #201707180003837

UNIT TWO "WAYLAND'S VIEW S/D"
INSTR. #200611140041358

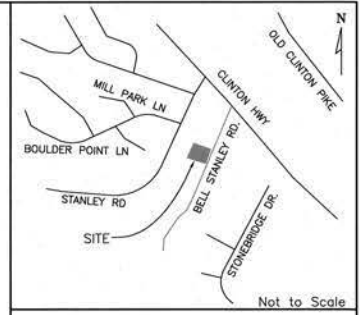
LEGEND	
●	IRON PIN FOUND 1/2" DIA. REBAR
○	IRON PIN SET 1/2" DIA. REBAR W/ PLASTIC CAP
□	PERMANENT REFERENCE MONUMENT
PC	POINT OF CURVE
PT	POINT OF TANGENT
PI	POINT OF INTERSECT
PCC	POINT OF COMPOUND CURVE
POC	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT
CA	COMMON AREA
U.E.	UTILITY EASEMENT
■	CATCH BASIN
□	JUNCTION BOX
---	DRAINAGE EASEMENT
---	DRAINAGE PIPE (PROPOSED)
---	PERIPHERAL SETBACK
---	ROADWAY CENTERLINE
---	ZONING
---	FENCE

8-G-19-UR

Revised: 7/22/2019

OWNER:
ANDREY S. BOTEZAT
4344 RAJ ROAD
KNOXVILLE, TN 37921
PHONE: (865) 292-8420

DEED REFERENCES: INSTR.# 201903040051286
PLAT REFERENCES: INSTR.# 200604190087552



LOCATION MAP

NOTES:

- IRON PINS FOUND (IPF) SHOWN ON PLAT. ALL OTHERS SET BY BHN&P, UNLESS NOTED OTHERWISE ON PLAT.
- UTILITY AND DRAINAGE EASEMENT OF 10' INSIDE ROAD RIGHTS OF WAYS AND THE PERIMETER BOUNDARY; AND 5' INSIDE ALL OTHER LOT LINES EXCEPT AS MODIFIED BY THE SUBDIVISION VARIANCE.
- SANITARY SEWER EASEMENT OF 15', 7.5' EACH SIDE OF SEWER AS INSTALLED (WHERE APPLICABLE).
- NORTH IS BASED ON PREVIOUS PLAT WHICH REFERENCES DEED BOOK 1679, PAGE 211.
- THIS PROPERTY IS ZONED PR.
- THIS PROPERTY CONTAINS 18,616 S.F. AND IS SUBDIVIDED INTO 2 LOTS.
- BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT...20' SEE NOTE 8.
SIDES...5'
REAR...15'
- ON 06-28-06 THE KNOX COUNTY BOARD OF ZONING APPEALS APPROVED A VARIANCE OF FRONT SETBACKS TO 20' ON ALL LOTS & SIDE PERIPHERAL SETBACKS TO 15' ON LOTS 1 AND 16 THRU 20.

TOTAL # OF LOTS: 21
TOTAL AREA: 9AC
OVERALL DENSITY: 1-3 DU/AC
ALLOWABLE LOTS: 27



USE ON REVIEW
FOR
UNIT 2 WAYLANDS VIEW S/D

CLT MAP 66DA, PARCEL 17
DISTRICT #6, KNOX COUNTY, TENNESSEE
SCALE: 1" = 20'
DATE: 6/24/19
20' 10' 0' 20' 40'



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE: (865) 588-6472
FAX: (865) 588-6473
email@bhn-p.com

25182-UOR



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Knoxville-Knox County
- Rezoning

Waylands View, Unit 2

6/24/19
Date Filed

8/8/19
Meeting Date

8-G-19-UR
File Numbers(s)

APPLICATION CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Owner
- Option Holder
- Project Surveyor
- Engineer
- Architect/Landscape Architect

David Harbin Name
Batson, Himes, Norvell & Poe Company
4334 Papermill Drive Address
Knoxville City
TN State
37909 Zip
865-588-6472 Phone
harbin@bhn-p.com Email

CURRENT PROPERTY INFO

Elite Construction / Aleksandr Botezat Owner Name (if different)
5101 Cain Rd Owner Address
865-313-5695 Owner Phone
7729 Bell Stanley Rd Property Address
map 66DA parcel 17 Parcel ID
W side of Bell Stanley Rd, SW of Clinton Hwy General Location
18,616 S.F. Tract Size
PR Zoning District
vacant Existing Land Use
northwest county Planning Sector
LDR Sector Plan Land Use Classification
planned growth Growth Policy Plan Designation
6th Jurisdiction (specify district above)
 City Council County Commission

REQUEST

DEVELOPMENT

- Development Plan Use on Review / Special Use
- Residential Non-Residential
- Home Occupation (specify): _____
- Other (specify): PR zone

SUBDIVISION

- Proposed Subdivision Name _____ Unit / Phase Number _____
- Concept Plans in Planned District or Zone
- Parcel Change
 - Combine Parcels Divide Parcel
- Total Number of Lots Created: _____
- Other (specify): _____
- Attachments / Additional Requirements

ZONING

- Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____
- Zoning Change Plan Amendment Change
- Proposed Zoning _____ Proposed Plan Designation(s) _____
- Other (specify): _____

STAFF USE ONLY

ATTACHMENTS

- Property Owners / Option Holders Variance Request

ADDITIONAL REQUIREMENTS

- Design Plan Certification (*Final Plat only*)
- Use on Review / Special Use (*Concept Plan only*)
- Traffic Impact Study

FEE 1:	\$ 450	TOTAL:
FEE 2:		\$ 450
FEE 3:		

AUTHORIZATION

James Reed
Staff Signature

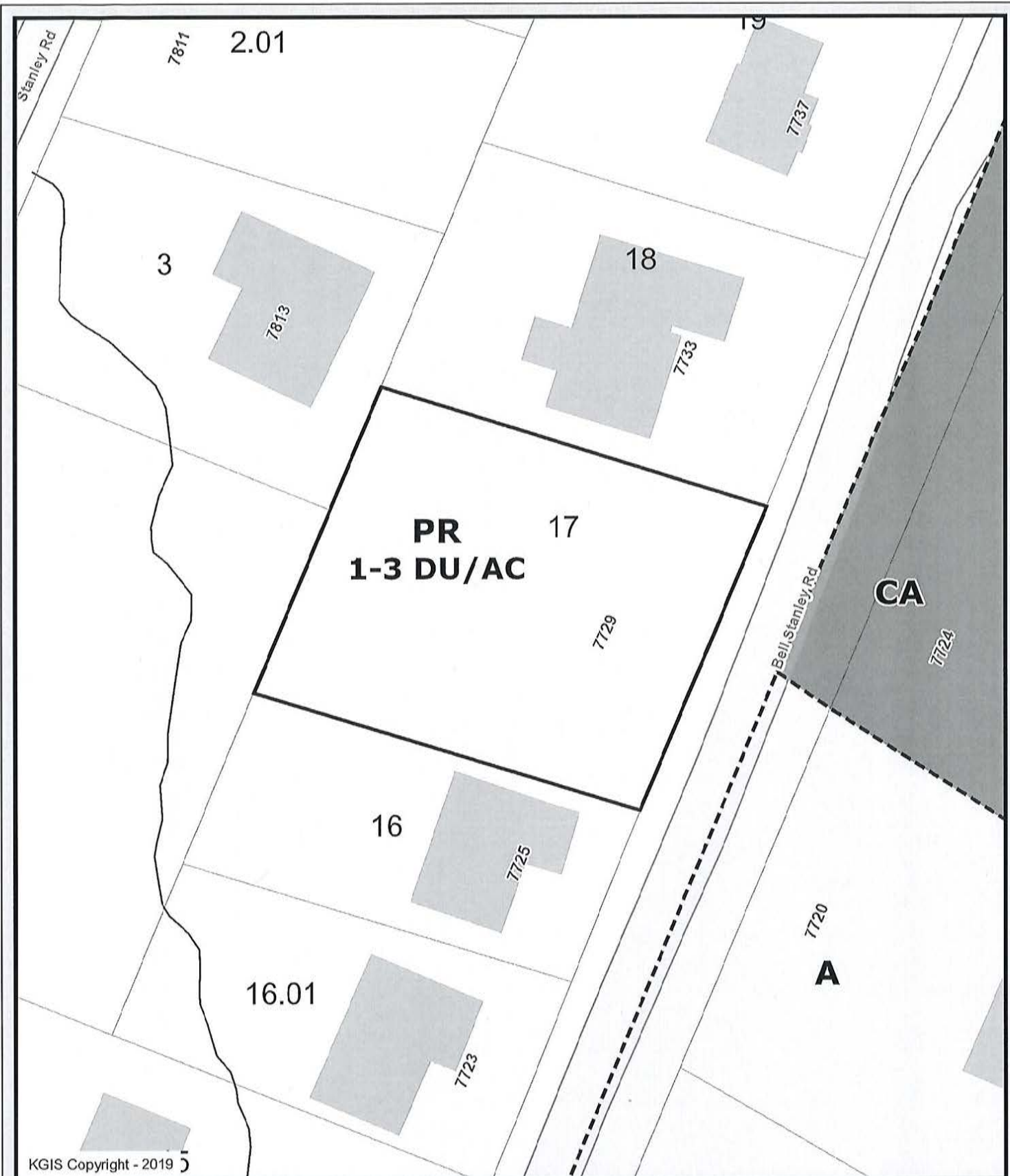
James Reed
Please Print

6/24/19
Date

David Herbin
Applicant Signature

David Herbin
Please Print

6/24/19
Date



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 6/24/2019 at 3:31:25 PM



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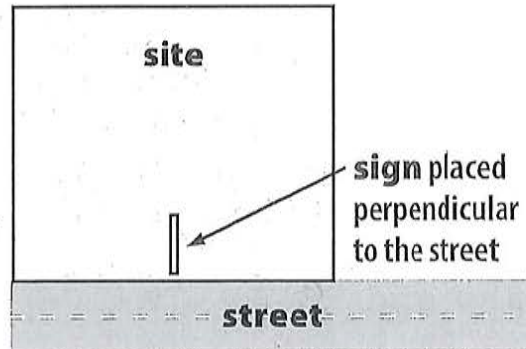
REQUIRED SIGN POSTING AGREEMENT

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 Administrative Rules and Procedures.

At the time of application, 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 Planning 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. Planning 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 Planning Commission 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 Planning Commission 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:

7/24/19 and 8/9/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Katy Patterson

Printed Name: Kaity Patterson

Phone: 588-6472 Email: kpatterson@bhn-p.com

Date: 6/24/19

File Number: 8-G-19-UR