



USE ON REVIEW REPORT

▶ **FILE #:** 12-C-18-UR **AGENDA ITEM #:** 35
POSTPONEMENT(S): 12/13/2018 **AGENDA DATE:** 1/10/2019
▶ **APPLICANT:** DEBRA G. DAUGHERTY
OWNER(S): Debra G. Daugherty

TAX ID NUMBER: 104 O I 005 & 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:

▶ **TABLE** the Use on Review application as requested by the applicant.

The applicant has requested that this item be tabled to allow time to address comments from staff and the Tennessee Department of Transportation.

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 to Lovell Rd.

ESTIMATED TRAFFIC IMPACT: 163 (average daily vehicle trips)

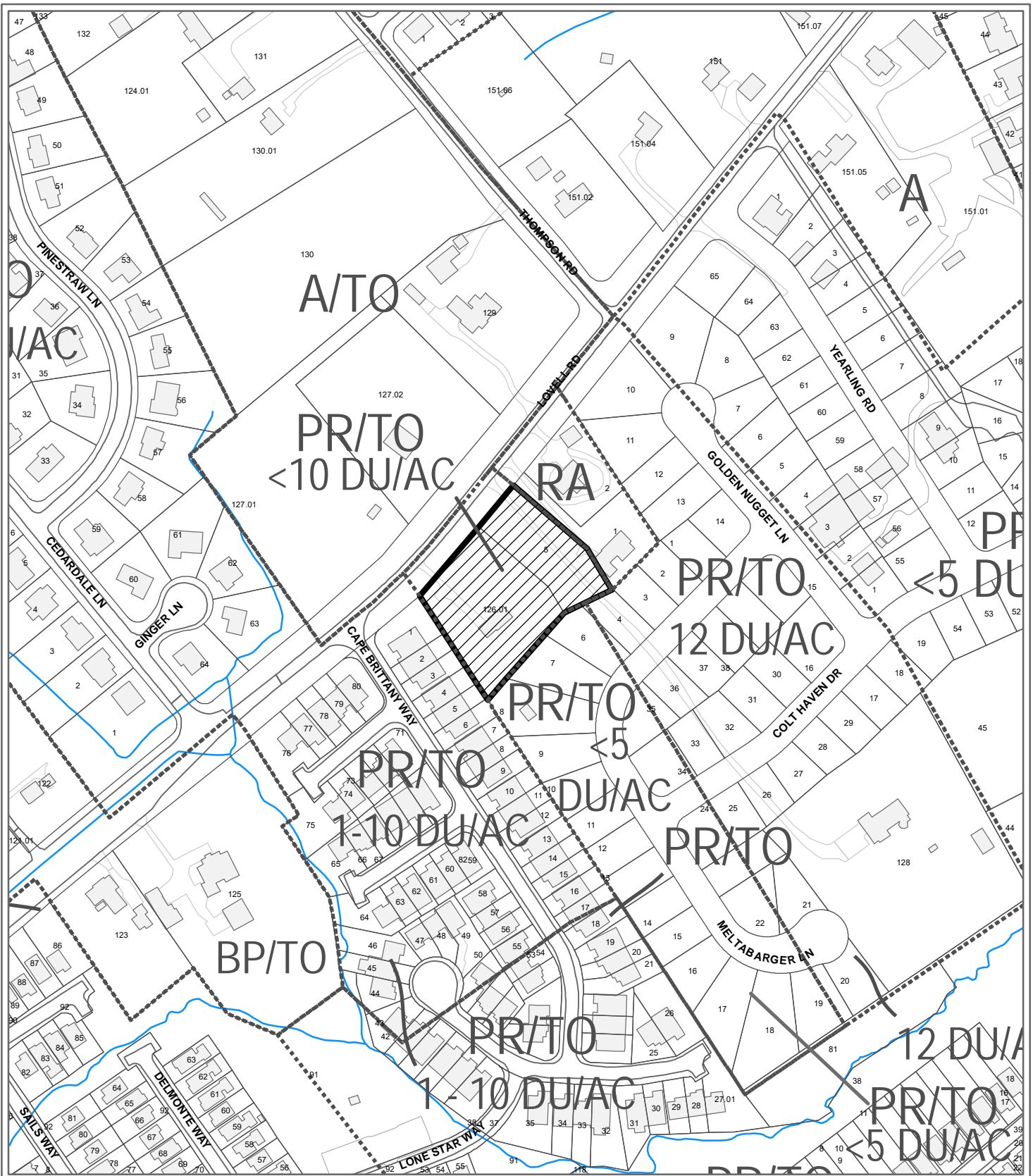
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

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.



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

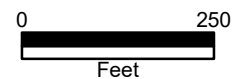


Multi-dwelling Development in PR (Planned Residential) / TO (Technology Overlay)

Petitioner: Daugherty, Debra G.

Map No: 104

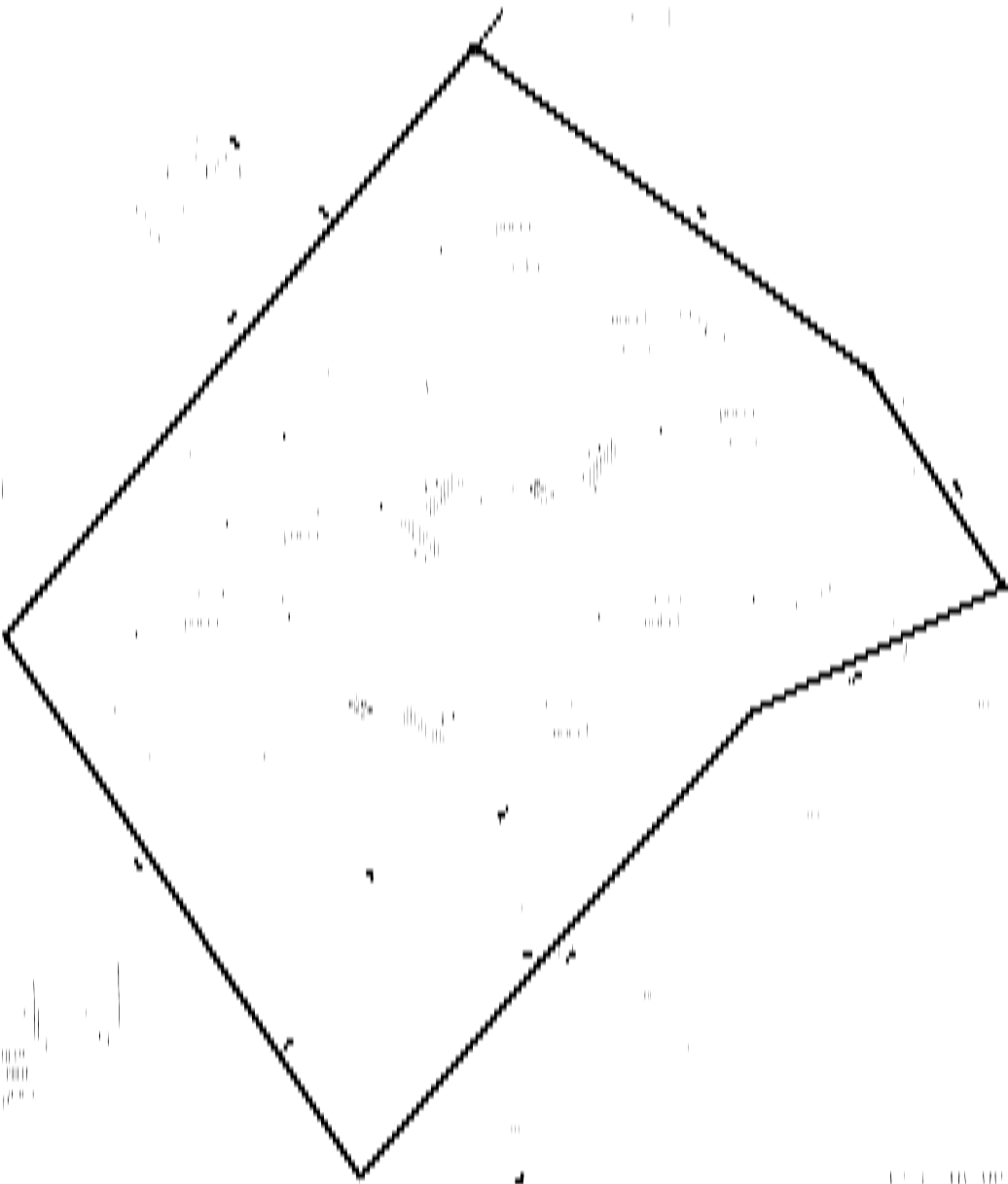
Jurisdiction: County



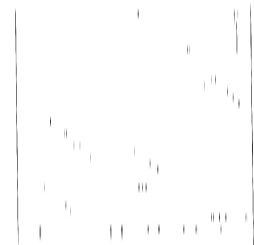
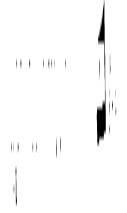
Original Print Date: 11/15/2018
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

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12/28/2018

12-C-18-UR-table-1-10-19



Tom Brechko <tom.brechko@knoxplanning.org>

Daughtery Property Tabling

2 messages

Josh Sanderson <josh@smithbilthomes.com>
To: Tom Brechko <Tom.Brechko@knoxmpc.org>

Thu, Dec 27, 2018 at 9:36 PM

Please table the use on review request for the Debra Daughtery application.

Tom Brechko <tom.brechko@knoxplanning.org>

Fri, Dec 28, 2018 at 10:43 AM

To: Sherry Michienzi <sherry.michienzi@knoxplanning.org>, Dori Caron <dori.caron@knoxplanning.org>, Laura Edmonds <laura.edmonds@knoxplanning.org>

FYI. This request to Table is for item # 35, File # 12-C-18-UR.

Tom

[Quoted text hidden]

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Thomas Brechko, AICP
Principle Planner
865-215-3794



Knoxville-Knox County Planning | KnoxPlanning.org
400 Main Street, Suite 403 | Knoxville, TN 37902

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: 7 File Number: Development Plan 7

Fee Amount: 1200.⁰⁰/₁₀₀ 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

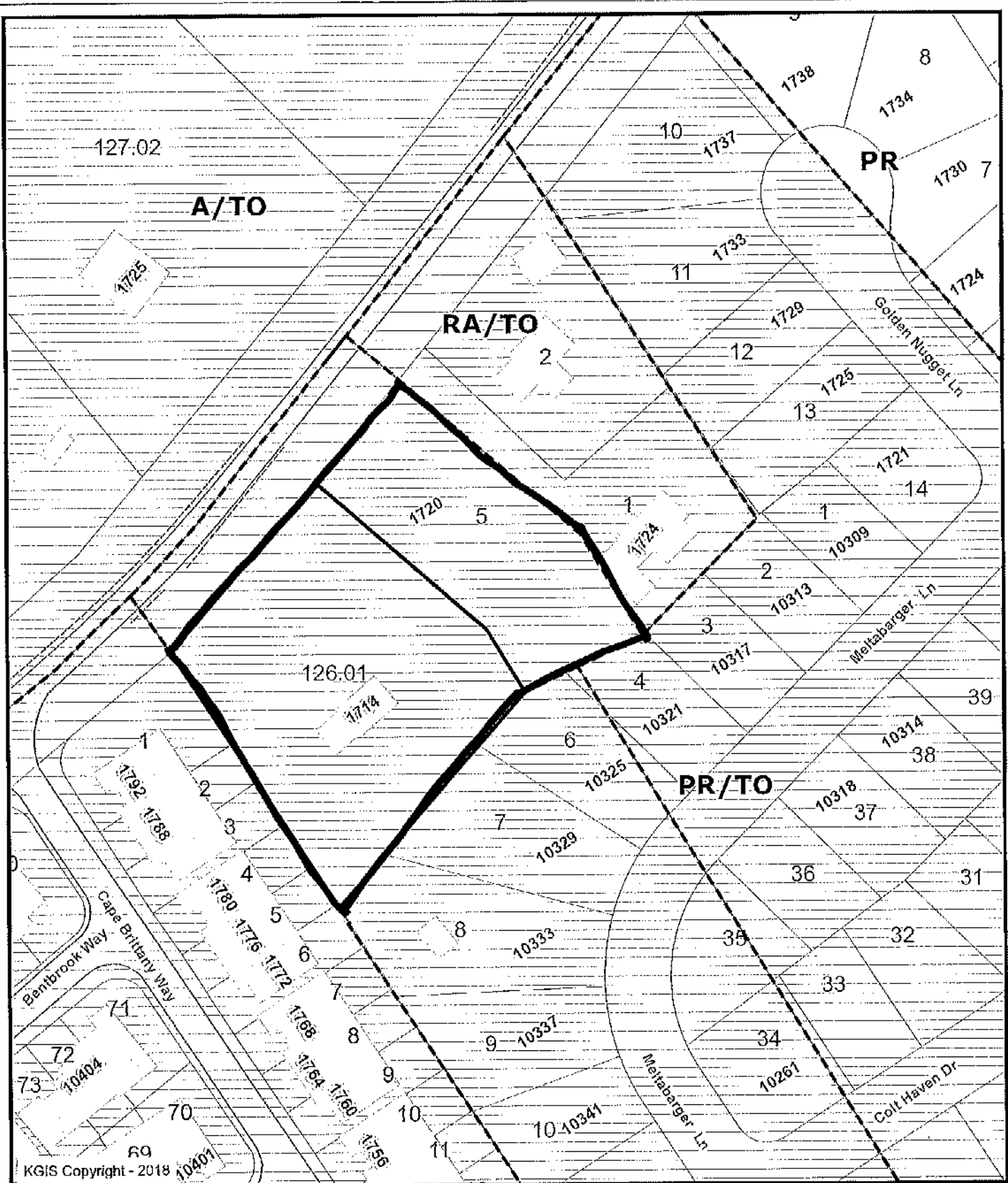
Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation) _____

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

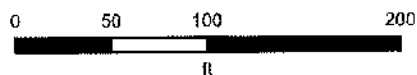


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Letter Portrait



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



Knoxville - Knox County - KUB Geographic Information System

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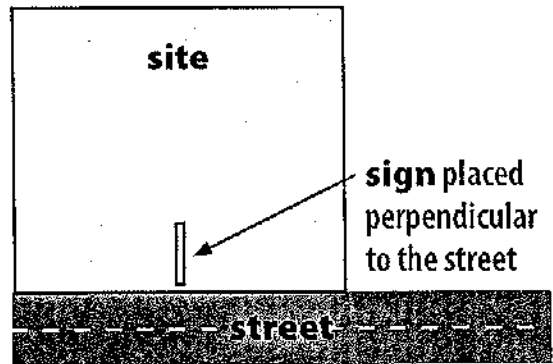
REQUIRED SIGN POSTING AGREEMENT

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. Ryheki

Printed Name: WANIS A. RYHEKI

Phone: 865-694-7756 Email: wryheki@sengconsultants.com

Date: 10/19/18

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