



USE ON REVIEW REPORT

▶ **FILE #:** 3-B-19-UR

AGENDA ITEM #: 36

AGENDA DATE: 3/14/2019

▶ **APPLICANT:** HUBER PROPERTIES, LLC

OWNER(S): Huber Properties, LLC

TAX ID NUMBER: 143 00601,00602,00603 00604

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 423 Canton Hollow Rd

▶ **LOCATION:** Southwest side Canton Hollow Rd., South of Deep Woods Ln., North of Woody Dr.

▶ **APPX. SIZE OF TRACT:** 1.252 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Canton Hollow Rd., a major collector street with a 20' pavement width within a 50' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Duplexes on individual lots

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences - RA (Low Density Residential)

South: Residence and vacant land - A (Agricultural)

East: Residences - RA (Low Density Residential)

West: Residences - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The site is located in an area of predominantly low density residential development.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 4 duplexes on individual lots for a total of 8 dwelling units, subject to 5 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Subject to one curb cut onto Canton Hollow Rd. for each duplex with on-site turnaround areas provided for each lot.
3. The required sight distance along Canton Hollow Rd. for each driveway shall be certified by a registered

land surveyor or engineer prior to the issuance of a building permit, The required sight distance shall be equal to or greater than 10 times the posted speed limit for Canton Hollow Rd.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the RA zone, as well as other criteria for approval of a use on review.

COMMENTS:

This is a request to permit the construction of 4 duplexes (total of 8 dwelling units) on this 1.252 acre site with each duplex being located on a separate lot. A final plat creating the four lots was recorded on January 10, 2018. Each lot will have a single access driveway out to Canton Hollow Rd. to be shared by the two dwelling units in the duplex. On-site turnaround areas will also be provided. The development plan reflects the future right-of-way, pavement and greenway for the Canton Hollow Road improvement project. The required stormwater improvements will be included in the Knox County road project.

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

1. The proposed duplex development will have minimal impact on local services since utilities are available to serve this site.
2. The proposed low density residential development is compatible with other development that has occurred in this area.

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

1. With the stated conditions, the proposed duplex development meets the standards for development within an RA (Low Density Residential) 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 since the subdivision has direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use. The duplex units are allowed within the RA district subject to meeting the minimum lot size requirement of 12,000 square feet. The lots range in size from 12,540 to 14,710 square feet after the dedication of the right-of-way for the Canton Hollow Road improvement project.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan

ESTIMATED TRAFFIC IMPACT: 102 (average daily vehicle trips)

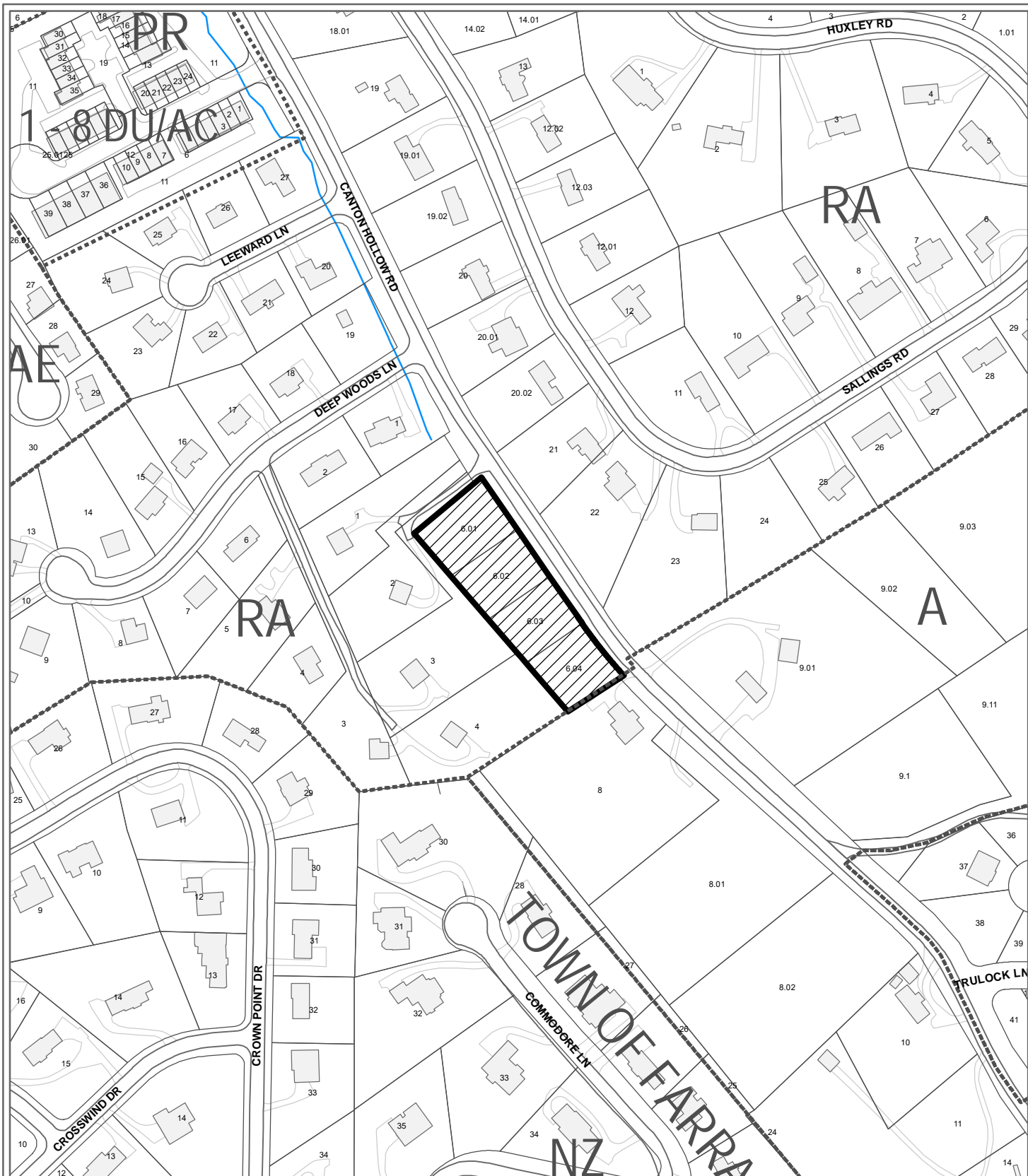
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**3-B-19-UR
USE ON REVIEW**



Duplexes on individual lots in RA (Low Density Residential)

Original Print Date: 2/20/2019
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Huber Properties, LLC

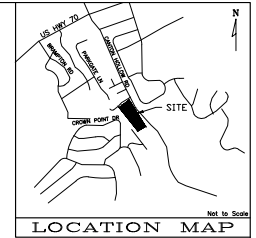
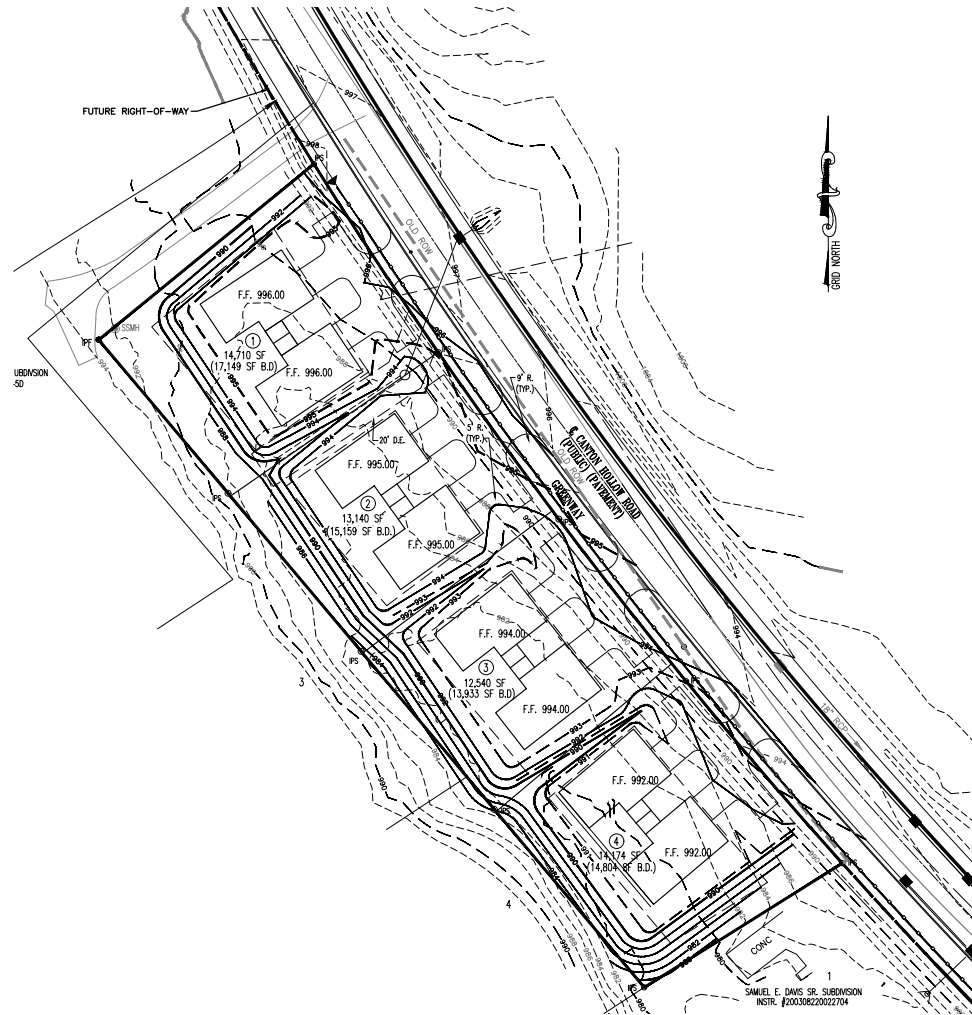
Map No: 143

Jurisdiction: County



NOTE:
CONTRACTOR TO NOTIFY ENGINEER BEFORE START OF CONSTRUCTION.

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 AGC MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION; TO PROTECT LIFE, PROPERTY, OR WORK; TO AVOID EXCESSIVELY WIDE CUTS IN UNSTABLE MATERIAL.
OSHA RULES SHALL BE ARIDED BY.



NOTE:
THREE DAYS PRIOR TO ANY EARTHWORK OR CONSTRUCTION CONTRACTOR MUST CONTACT:
TENNESSEE ONE-CALL
1-800-351-1111
RECORD AND SAVE YOUR CONFIRMATION NUMBER.

3-B-19-UR

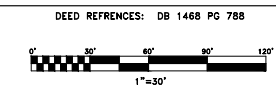
Revised: 2/25/2019

OWNER/DEVELOPER:
HUBER PROPERTIES LLC,
213 FOX RD.,
KNOXVILLE, TN 37922
PHONE: (865) 567-8100

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

DESIGNED	NO.	DATE	REVISION	APPR.	NO.	DATE	REVISION	APPR.
DBH								
DRAWN								
SEW								
CHECKED								
DBH								

SCALE
HORIZONTAL: 1"=30'
VERTICAL: 2" INTERVAL
DATE
02/09/19



GRADING & DRAINAGE PLAN FOR
HUBER PROPERTIES CANTON HOLLOW RD
TAX MAP 143, PARCELS 6.01 & 6.04
DISTRICT 6, KNOX COUNTY, TENNESSEE

25035-GP
SHEET 1 OF 1
0:\25035\25035.DWG

Use on Review **Development Plan**

Name of Applicant: Huber Properties, LLC

Date Filed: 1-24-19

Meeting Date: 3-14-19

RECEIVED

JAN 24 2019

Application Accepted by: M. Payne

Fee Amount: 7K File Number: Development Plan 7K

Knoxville-Knox County
Planning

Fee Amount: 1,200⁰⁰/₁₀₀ File Number: Use on Review 3-B-19-UR

PROPERTY INFORMATION

Address: 423, 429, 435, 441 Canton Hollow Rd.

General Location: South of Kingston Pike, North of Woody Dr.
South Deep Woods Ln.

Tract Size: 1.4 ACRES No. of Units: 8

Zoning District: RA

Existing Land Use: Vacant

Planning Sector: LDR

Sector Plan Proposed Land Use Classification:
LDR

Growth Policy Plan Designation: Planned Growth

Census Tract: 58.08

Traffic Zone: 173

Parcel ID Number(s): 143 00601 - 143 00602
143 00603 - 143 00604

Jurisdiction: City Council _____ District
 County Commission 5 District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT Name: John Huber

Company: Huber Properties, LLC

Address: P.O. Box 23038

City: Knoxville State: TN Zip: 37933

Telephone: 865-966-1600

Fax: _____

E-mail: Office@SouthernSignature.net

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT Name: Same

Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Fax: _____

E-mail: _____

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

4 Lots zoned RA currently -
Requesting 4 duplex lots

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: _____

PLEASE PRINT Name: John Huber

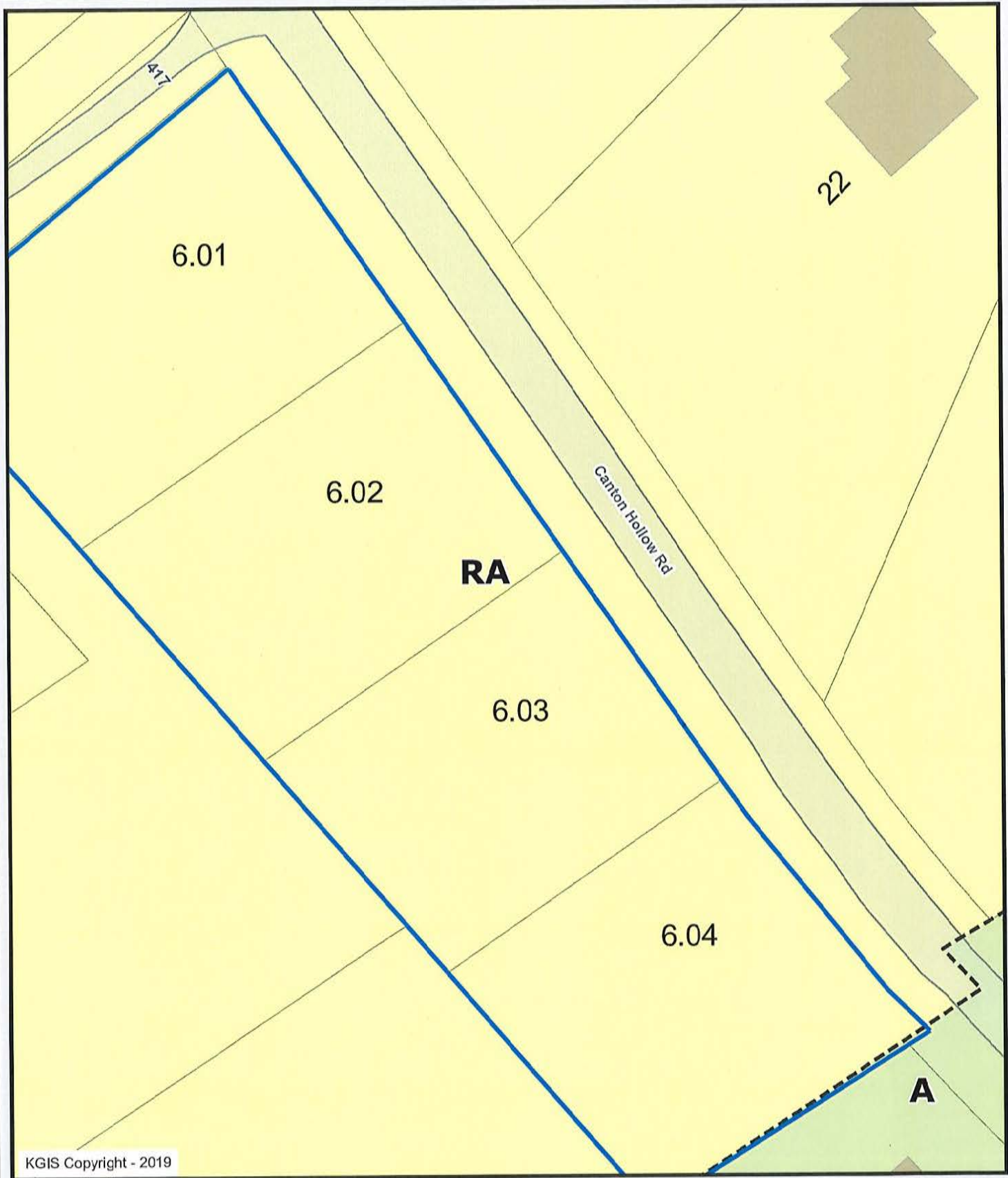
Company: Same

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

E-mail: _____



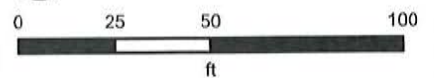
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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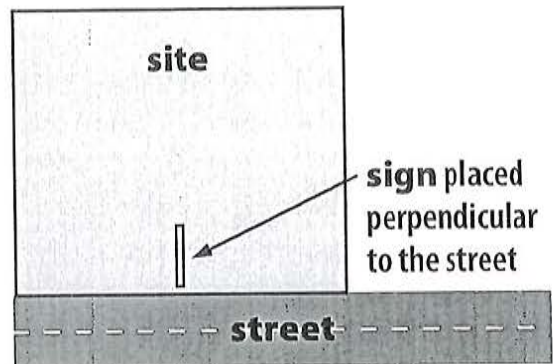
REQUIRED SIGN POSTING AGREEMENT

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:

2/27/2019 and 3/15/2019
(15 days before the MPC meeting) (the day after the MPC meeting)

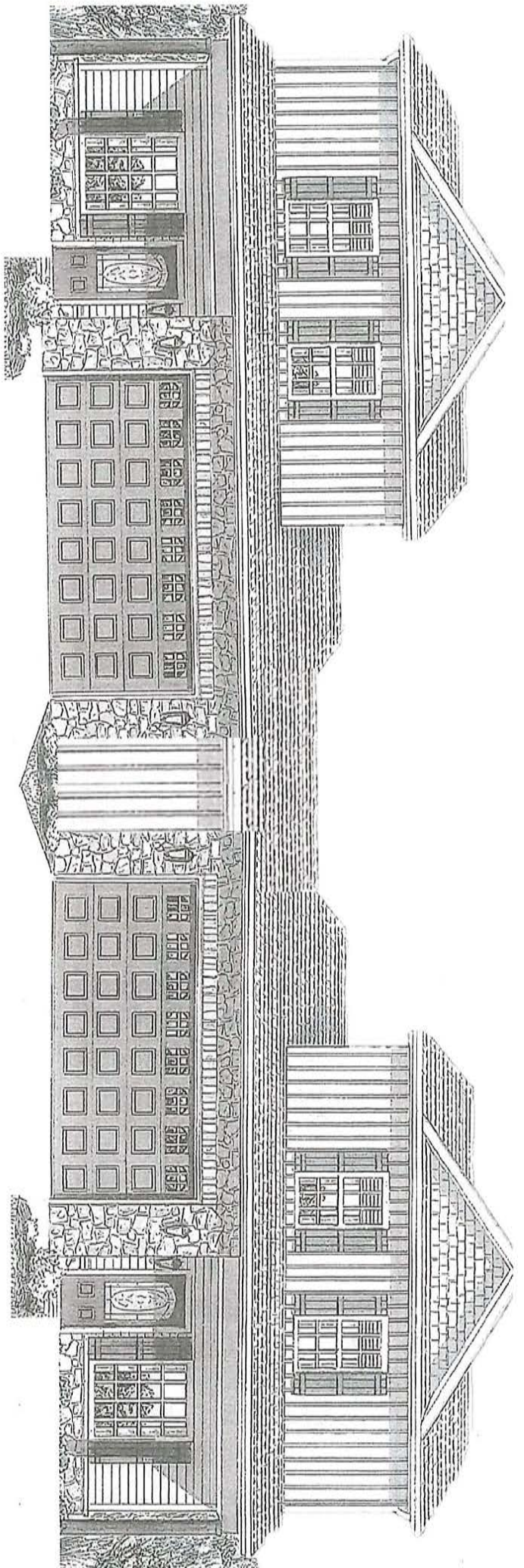
Signature: _____

Printed Name: John Harber

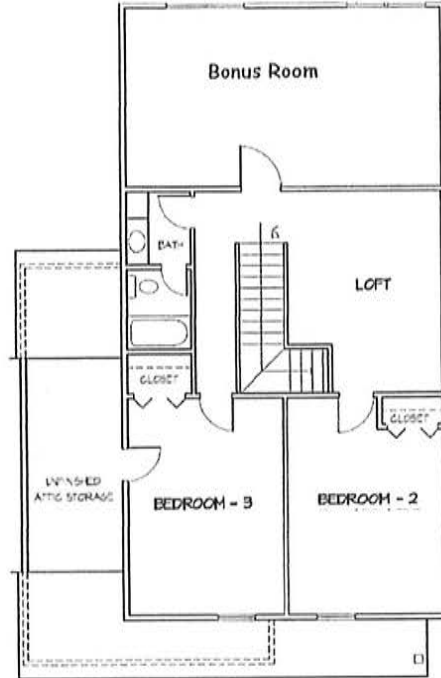
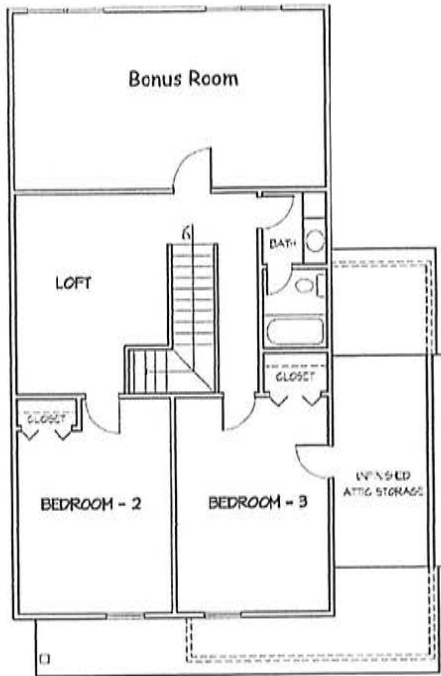
Phone: 865-966-1600 Email: Office@SouthernSignature.net

Date: 1-24-19

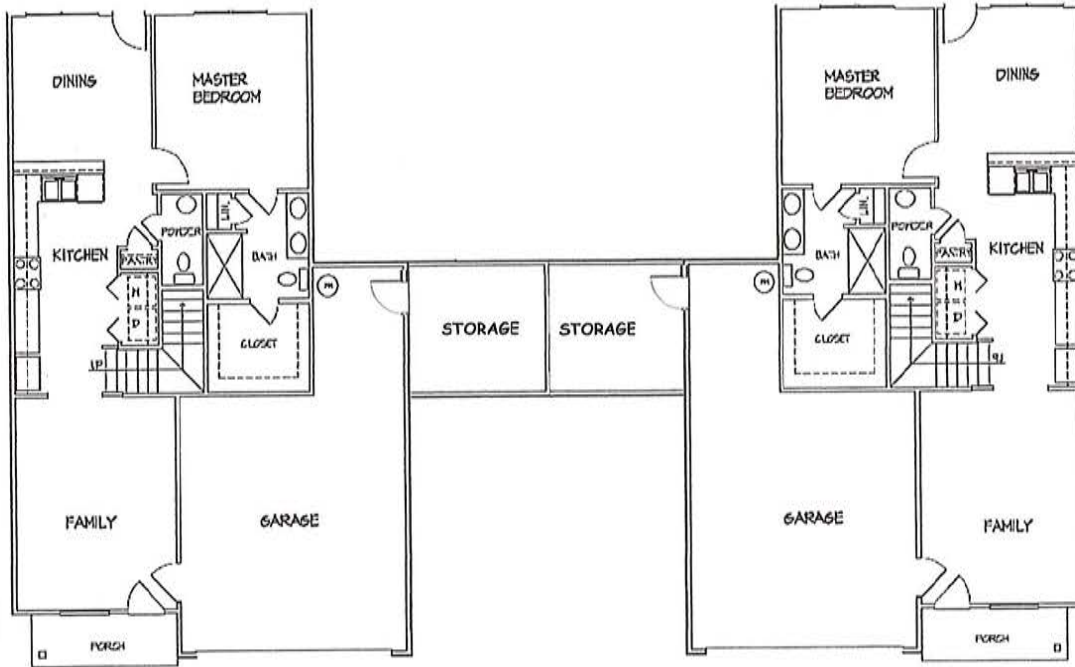
MPC File Number: 3-B-19-UR



3-B-19-5R
1/24/19



SECOND FLOOR PLAN



FIRST FLOOR PLAN

Total Square Footage, 2085

3-B-19-OR
1/24/19