



USE ON REVIEW REPORT

▶ **FILE #:** 3-C-19-UR

AGENDA ITEM #: 37

AGENDA DATE: 3/14/2019

▶ **APPLICANT:** LARRY D. WRIGHT

OWNER(S): Larry D. Wright

TAX ID NUMBER: 95 G R 010

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 1916 Laurans Ave

▶ **LOCATION:** West side of Laurans Ave., South of Groner Drive

▶ **APPX. SIZE OF TRACT:** 1.105 acres

SECTOR PLAN: Central City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Laurans Ave., a local street with a 26' pavement width within a 50' right-of-way,

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

▶ **ZONING:** RP-1 (Planned Residential)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Detached residences on individual lots.

HISTORY OF ZONING: Property was rezoned to RP-1 (Planned Residential) on February 12, 2018 by the City of Knoxville.

SURROUNDING LAND USE AND ZONING: North: Residences - R-1 (Low Density Residential)

South: Vacant land and mixed businesses - C-3 (General Commercial) & I-2 (Restricted Manufacturing and Warehousing)

East: Residences - R-1 (Low Density Residential)

West: Residences - R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The site is located in a transition area between established residential neighborhoods to the north and mixed commercial and industrial uses to the south.

STAFF RECOMMENDATION:

▶ **APPROVE the Development Plan for up to 3 detached dwellings on individual lots subject to 5 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.

2. The three proposed lots shall share one common driveway out to Laurens Ave. as designated on the development plan. An on-site turnaround driveway shall also be provided.

3. The required sight distance along Laurans Ave at the proposed driveway entrance shall meet the requirements of the Subdivision Regulations and shall be certified by a registered land surveyor or engineer prior to the issuance of a building permit,
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the RP-1 zone, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is proposing to subdivide this 1.105 acre tract into 3 detached residential lots at a density of 2.72 du/ac. The three proposed lots will share one common driveway out to Laurens Ave. as designated on the development plan due to sight distance limitations along the street frontage. An on-site turnaround driveway will also be provided. Certification by a registered land surveyor or engineer of compliance with the sight distance requirements of the Subdivision Regulations will be required prior to the issuance of a building permit.

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 subdivision is consistent in use and density with the zoning designation for the property.

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

1. With the stated conditions, the proposed subdivision meets the standards for development within a RP-1 (Planned 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan and One Year Plan identify this property for traditional neighborhood residential use. The RP-1 zoning approved for this site will allow a density up to 5.9 du/ac. With a proposed density of 2.72 du/ac, the proposed subdivision is consistent with the One Year Plan and Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 41 (average daily vehicle trips)

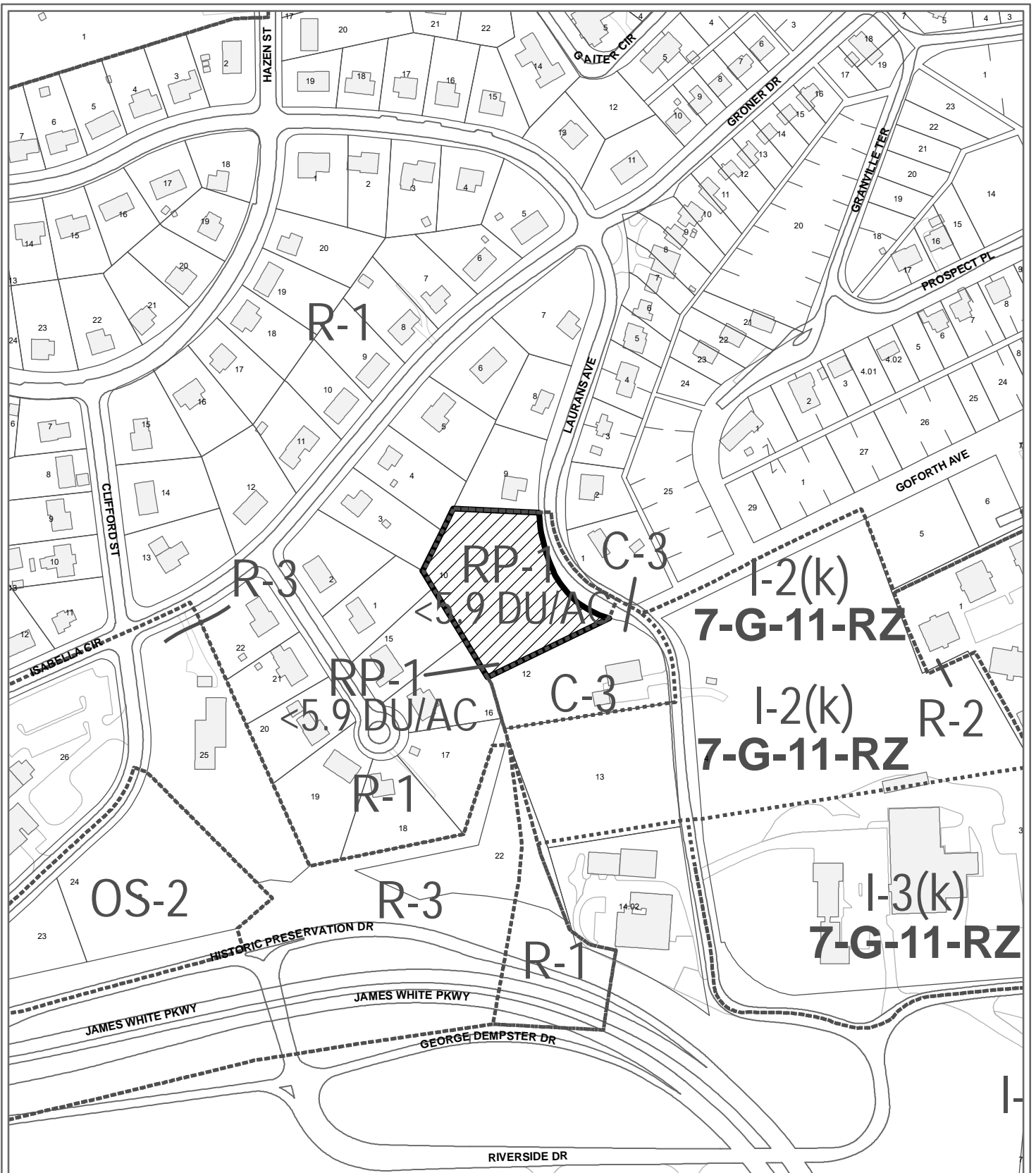
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

Schools affected by this proposal: Green Magnet Academy, Vine Middle Magnet, and Austin East 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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.



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

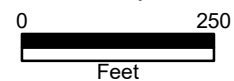


Detached residences on individual lots. in RP-1 (Planned Residential)

Petitioner: Wright, Larry D.

Map No: 95

Jurisdiction: City



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

Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Certificate of Ownership and General Dedication.

I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I am, we are the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: **LARRY D. WRIGHT**
 Owner(s) Printed Name: _____
 Signature(s): _____
 Signature(s): _____

Date: _____

In the City of Knoxville, all final plats shall include the following notary certification stamp that relates to and shall be located under the owner(s) certification stamp: State of _____ County of _____ On this _____ day of _____, 20____ Before me personally appeared _____ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this the _____ day and year above.

Written _____ Notary My Commission expires _____ Seal

Zoning:

Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:

Zoning Shown on Official Map: _____
 Date: _____ By: _____

Addressing Department Certification

I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.

Signed: _____
 Date: _____

Certification that taxes and assessments have been paid shall be as follows:

This is to certify that all property taxes and assessments due on this property have been paid.

City Tax Clerk: Signed: _____ Date: _____
 Knox Co. Trustee: Signed: _____ Date: _____

In the City of Knoxville and Severed Areas of Knox County:

This is to certify that the subdivision shown herein is approved subject to the installation of sanitary sewers and treatment facilities, and that such installation shall be in accordance with state and local regulations. Knox County Health

Department: _____
 Date: _____

City of Knoxville Department of Engineering The Knoxville Department of Engineering hereby approves this plat on

this the _____ day of _____, 20____

Engineering Director

Certification of Final Plat - All Indicated Markers, Monuments and Benchmarks Set.

I hereby certify that I am a registered land surveyor licensed to practice surveying under the laws of the State of Tennessee. I further certify that this plat and accompanying drawings, documents, and statements conform, to the best of my knowledge, to all applicable provisions of the Knoxville/Knox County Subdivision Regulations except as has been itemized, described and justified in a report filed with the Metropolitan Planning Commission, or for variances which have been approved as identified on the final plat. The indicated permanent reference markers and monuments, benchmarks and property monuments were in place on the _____ day of _____, 20____.

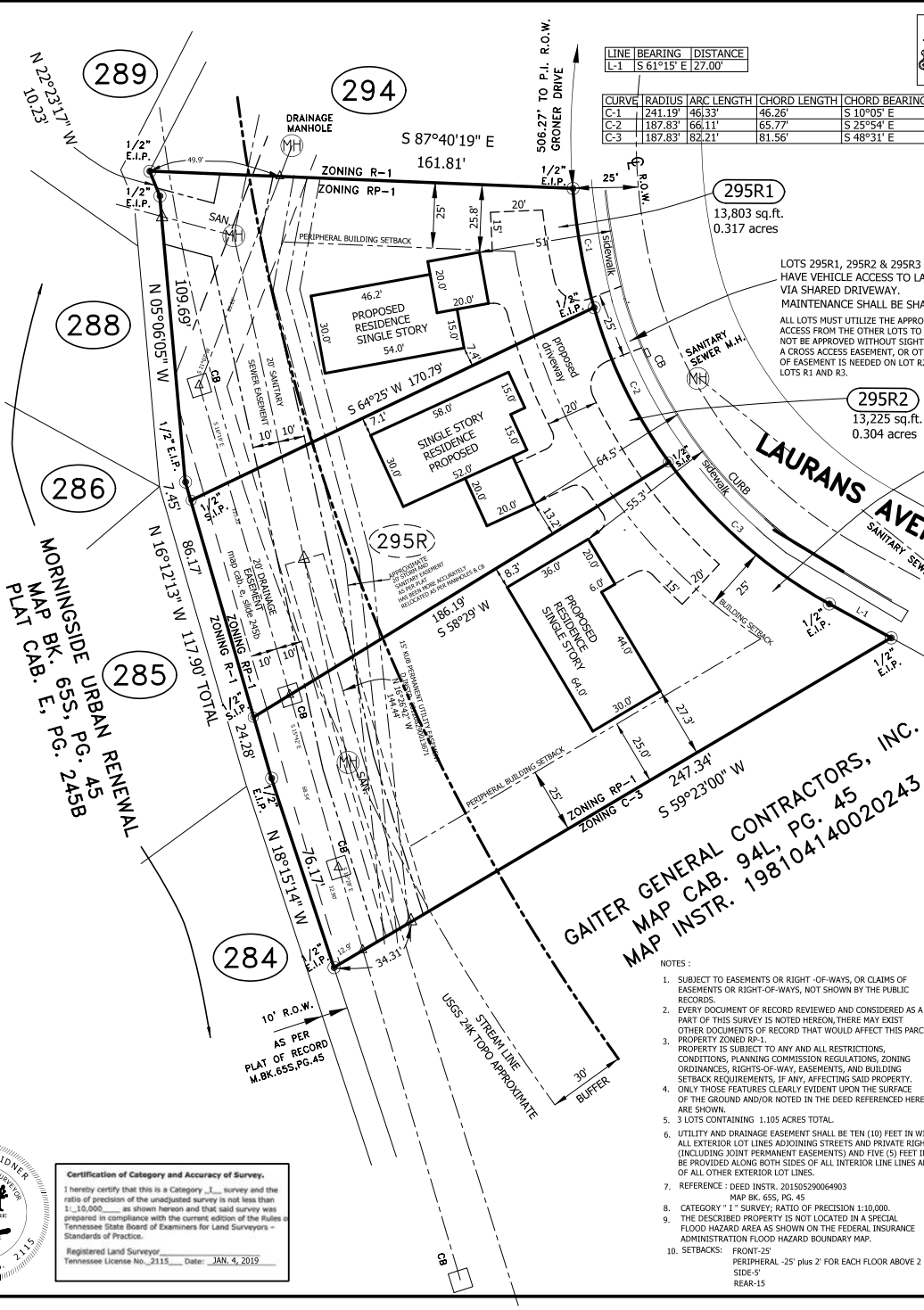
Registered Land Surveyor: _____
 Tennessee License No. _____ Date: _____



Certification of Category and Accuracy of Survey.

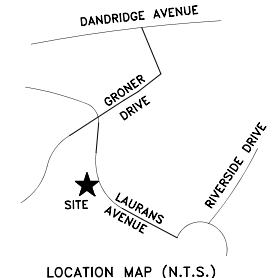
I hereby certify that this is a Category _____ survey and the ratio of precision of the unadjusted survey is not less than 1:10,000, as shown hereon and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.

Registered Land Surveyor: _____
 Tennessee License No. _____ Date: **JAN. 4, 2019**



CALL BEFORE YOU DIG: 1-800-353-1111 OR 811
 UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EVIDENCE. EXISTING UTILITY DEPT. RECORDS AND OTHER AVAILABLE EVIDENCE. OTHER UNDERGROUND UTILITIES MAY EXIST AND NOT BE SHOWN OR UTILITIES MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE EXACT LOCATION OF ANY UTILITIES SHOWN WHICH ARE NOT RECORDED FROM THE SURFACE. UTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AGENCY HAVING JURISDICTION. T.C.A. 38-3-103

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE IN ACCORDANCE WITH THE SURVEYING ACT AND THAT THE FOLLOWING INFORMATION WAS USED TO DO SO:
 TRACY WIDNER, TNS 2115
 TYPE OF SURVEY: _____
 POSITIONAL ACCURACY: _____
 DATE OF SURVEY: _____
 DATE APPROVED: _____
 PUBLISHED FIELD CONTROL GROUP: _____
 GEODETIC MODEL: _____
 COMBINED GRID FACTOR: _____



OWNER: LARRY D. WRIGHT
 12948 BUCKLEY ROAD
 KNOXVILLE, TN 37934
 PHONE 865-414-3978

Revised: 2/28/2019
3-SA-19-F
3-C-19-UR

FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILE 3-C-19-UR

Certification of Approval for Recording - Final Plat

This is to certify that the subdivision plat shown hereon has been found to comply with the Subdivision Regulations of Knoxville and Knox County and with existing official plans, with the exception of any variances and stipulations noted on this plat, and in the minutes of the Knoxville-Knox County Metropolitan Planning Commission, on this the _____ day of _____, 20____, and that the record plat is hereby approved for recording in the office of the Knox County Register of Deeds. Pursuant to section 13-3-405 of Tennessee Code, Annotated, the approval of this plat by the Planning Commission shall not be deemed to constitute or effect an acceptance by the City of Knoxville or Knox County of the dedication of any street or other ground upon the plat.

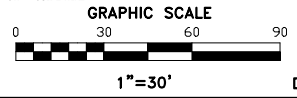
Signed: _____
 Date: _____

GAITER GENERAL CONTRACTORS, INC.
 MAP CAB. 94L, PG. 45
 MAP INSTR. 198104140020243

- NOTES:
- SUBJECT TO EASEMENTS OR RIGHT-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - PROPERTY ZONED RP-1. PROPERTY IS SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS, PLANNING COMMISSION REGULATIONS, ZONING ORDINANCES, RIGHTS-OF-WAY, EASEMENTS, AND BUILDING SETBACK REQUIREMENTS, IF ANY, AFFECTING SAID PROPERTY.
 - ONLY THOSE FEATURES CLEARLY EVIDENT UPON THE SURFACE OF THE GROUND AND/OR NOTED IN THE DEED REFERENCED HEREON ARE SHOWN.
 - 3 LOTS CONTAINING 1.105 ACRES TOTAL.
 - UTILITY AND DRAINAGE EASEMENT SHALL BE TEN (10) FEET IN WIDTH INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAYS INCLUDING JOINT PERMANENT EASEMENTS AND FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LINE LINES AND ON INSIDE OF ALL OTHER EXTERIOR LOT LINES.
 - REFERENCE: DEED INSTR. 201505290064903 MAP BK. 655, PG. 45
 - CATEGORY "1" SURVEY, RATIO OF PRECISION 1:10,000.
 - THE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP.
 - SETBACKS: FRONT-25' PERIPHERAL -25' plus 2' FOR EACH FOOT ABOVE 2 SIDE-5' REAR-15'

PURPOSE OF THIS PLAT IS TO DIVIDE LOT 295R INTO 3 LOTS FOR THE BUILDING OF SINGLE FAMILY DWELLINGS.

FINAL PLAT
SUBDIVISION of
LOT 295R
MORNINGSIDE URBAN RENEWAL
WARD 12, CITY OF KNOXVILLE
DISTRICT 1, KNOX CO., TN.
CITY BLOCK 12762
TAX MAP 095G "R" 010
DATE: JAN. 4, 2019



T.M.W. LAND SURVEYING INC.
 P.O. BOX 18338
 KNOXVILLE, TN 37928
 PHONE: 865-689-4303

DRAWING NO. 19-003

Certificate of Ownership and General Dedication.

I, We, the undersigned owner(s) of the property shown herein, hereby adopt this as (my, our) plan of subdivision and dedicate the streets as shown to the public use forever and hereby certify that I (am, we are) the owner(s) in fee simple of the property, and as property owner(s) have an unrestricted right to dedicate right-of-way and/or grant easement as shown on this plat.

Owner(s) Printed Name: **LARRY D. WRIGHT**
 Owner(s) Printed Name: _____
 Signature(s): _____
 Signature(s): _____
 Date: _____

In the City of Knoxville, all final plats shall include the following notary certification stamp that relates to and shall be located under the owner(s) certification stamp: State of _____ County of _____ On this _____ day of _____, 20____ Before me personally appeared _____ to me known to be the person described in, and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and notarial seal, this the _____ day and year above.

Witness _____ Notary My Commission expires _____ Seal

Zoning:
 Zoning district(s) in which the land being subdivided is located shall be indicated as shown on the zoning map by the Planning Commission as follows:
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 I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.
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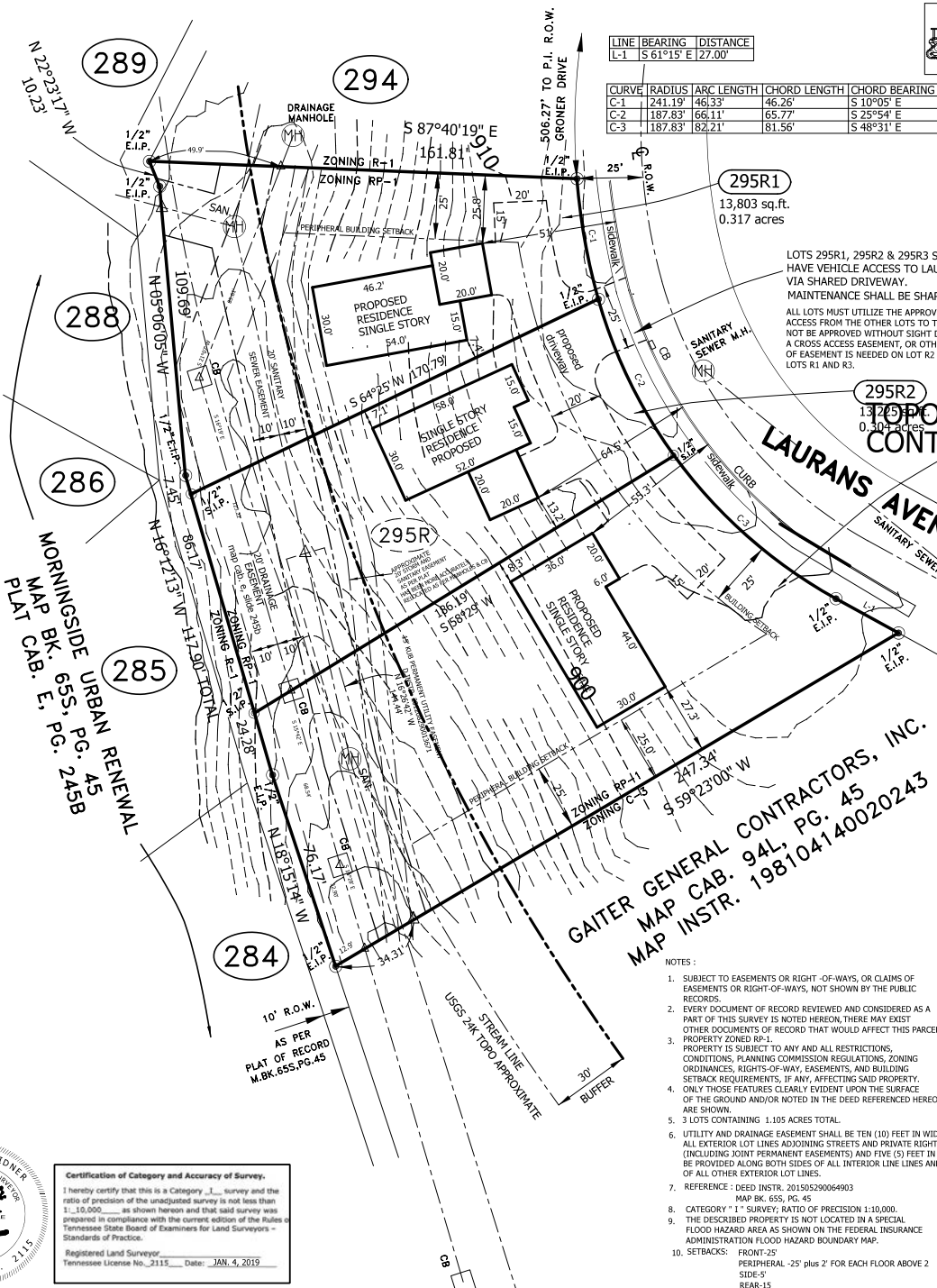
In the City of Knoxville and Severed Areas of Knox County.
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 Date: _____

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 this the _____ day of _____, 20____
 Engineering Director

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 Registered Land Surveyor
 Tennessee License No. _____ Date: _____



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 I hereby certify that this is a Category _____ survey and the ratio of precision of the unadjusted survey is not less than 1:10,000, as shown herein and that said survey was prepared in compliance with the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors - Standards of Practice.
 Registered Land Surveyor
 Tennessee License No. 2115 Date: **JAN. 4, 2019**

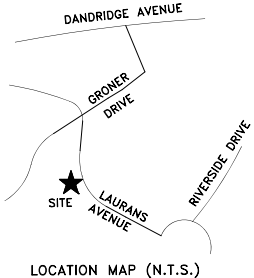


LINE	BEARING	DISTANCE
L-1	S 61°15' E	27.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C-1	241.19'	46.26'	46.26'	S 10°05' E
C-2	187.83'	66.11'	65.77'	S 25°54' E
C-3	187.83'	82.21'	81.56'	S 48°31' E

TENNESSEE ONE CALL
 CALL BEFORE YOU DIG: 1-800-955-1111 OR 811
 UTILITIES SHOWN WERE LOCATED FROM ACTUAL FIELD EXPOSURE. EXISTING UTILITY SERVICES AND OTHER AREAS ARE INDICATED. OTHER UNDERGROUND UTILITIES MAY EXIST AND NOT BE SHOWN OR UTILITIES MAY VARY FROM WHERE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE EXACT LOCATION OF ANY UTILITIES SHOWN WHICH ARE NOT DERIVED FROM THE SURFACE. UTILITY DATA SHOULD NOT BE RELIED UPON WITHOUT VERIFICATION FROM THE PROPER UTILITY AGENCY HAVING JURISDICTION. T.C.A. 38-3-103

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE IN ACCORDANCE WITH THE SURVEYING ACT AND THE RULES OF PRACTICE FOR SURVEYORS AND THAT THE FOLLOWING INFORMATION WAS USED TO THE BEST OF MY KNOWLEDGE:
 DATE OF SURVEY: _____
 POSITIONAL ACCURACY: _____
 DATE OF SURVEY: _____
 PUBLISHED FIELD CONTROL: _____
 GEODETIC MODEL: _____
 COMBINED GRID FACTOR: _____



OWNER: LARRY D. WRIGHT
 12948 BUCKLEY ROAD
 KNOXVILLE, TN 37934
 PHONE 865-414-3978

TOPOGRAPHIC INFORMATION CONTOURS TAKEN FROM KGIS

LOTS 295R1, 295R2 & 295R3 SHALL ONLY HAVE VEHICLE ACCESS TO LAURANS AVENUE VIA SHARED DRIVEWAY. MAINTENANCE SHALL BE SHARED BY THE LOTS. ALL LOTS MUST UTILIZE THE APPROVED ACCESS POINT. ACCESS FROM THE OTHER LOTS TO THE STREET WILL NOT BE APPROVED WITHOUT SIGHT DISTANCE VERIFICATION. A CROSS ACCESS EASEMENT, OR OTHER APPROPRIATE FORM OF EASEMENT IS NEEDED ON LOT R2 TO ALLOW ACCESS TO LOTS R1 AND R3.

295R1
 13,803 sq.ft.
 0.317 acres

295R2
 13,250 sq.ft.
 0.303 acres

295R3
 21,100 sq.ft.
 0.484 acres

3-SA-19-F
3-C-19-UR

Revised: 2/28/2019

FOR APPROVED SUBDIVISION VARIANCES AND CONDITIONS OF APPROVAL OF THE USE-ON-REVIEW, REFER TO THE METROPOLITAN PLANNING COMMISSION'S FILE 3-C-19-UR

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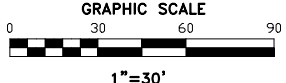
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FINAL PLAT SUBDIVISION of LOT 295R MORNINGSIDE URBAN RENEWAL WARD 12, CITY OF KNOXVILLE DISTRICT 1, KNOX CO., TN. CITY BLOCK 12762 TAX MAP 095G "R" 010 DATE: JAN. 4, 2019



T.M.W. LAND SURVEYING, INC.
 P.O. BOX 18338
 KNOXVILLE, TN 37928
 PHONE: 865-689-4303

DRAWING NO. 19-003

KNOX COUNTY
M P C
METROPOLITAN
PLANNING
COMMISSION
700 N. W. 215
 Suite 403 • City County Building
 400 Main Street
 Knoxville, Tennessee 37902
 065 • 215 • 2500
 FAX • 215 • 2068
 www.knoxmpc.org

Use on Review **Development Plan**

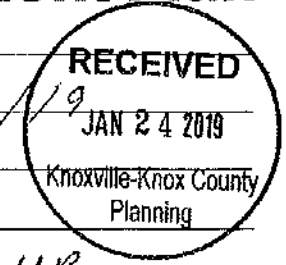
Name of Applicant: LARRY D. WRIGHT

Date Filed: 1/25/19 Meeting Date: 3/14/19

Application Accepted by: Thomas Baehle

Fee Amount: — File Number: Development Plan —

Fee Amount: \$1200.00 File Number: Use on Review 3-C-19-UR



PROPERTY INFORMATION

Address: 1916 Laurans Avenue
 General Location: West side of Laurans Ave., south of Groner Dr.
 Tract Size: 1.105 No. of Units: 3
 Zoning District: RP-1
 Existing Land Use: Vacant land

Planning Sector: Central City
 Sector Plan Proposed Land Use Classification: TDR

Growth Policy Plan Designation: Urban Growth
 Census Tract: 68
 Traffic Zone: 22
 Parcel ID Number(s): 095 GRID
 Jurisdiction: City Council 6 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT
 Name: Larry D. Wright
 Company: _____
 Address: 12948 Buckley Rd
 City: Knoxville State: TN Zip: 37934
 Telephone: 414-3978
 Fax: _____
 E-mail: larrydwright@hotmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT
 Name: Tracy Widner
 Company: T.M.W Land Surveying
 Address: P.O. Box 18358
 City: Knoxville State: TN Zip: 37928
 Telephone: 689-4303
 Fax: _____
 E-mail: tmwlandsurveying@comcast.net

APPROVAL REQUESTED

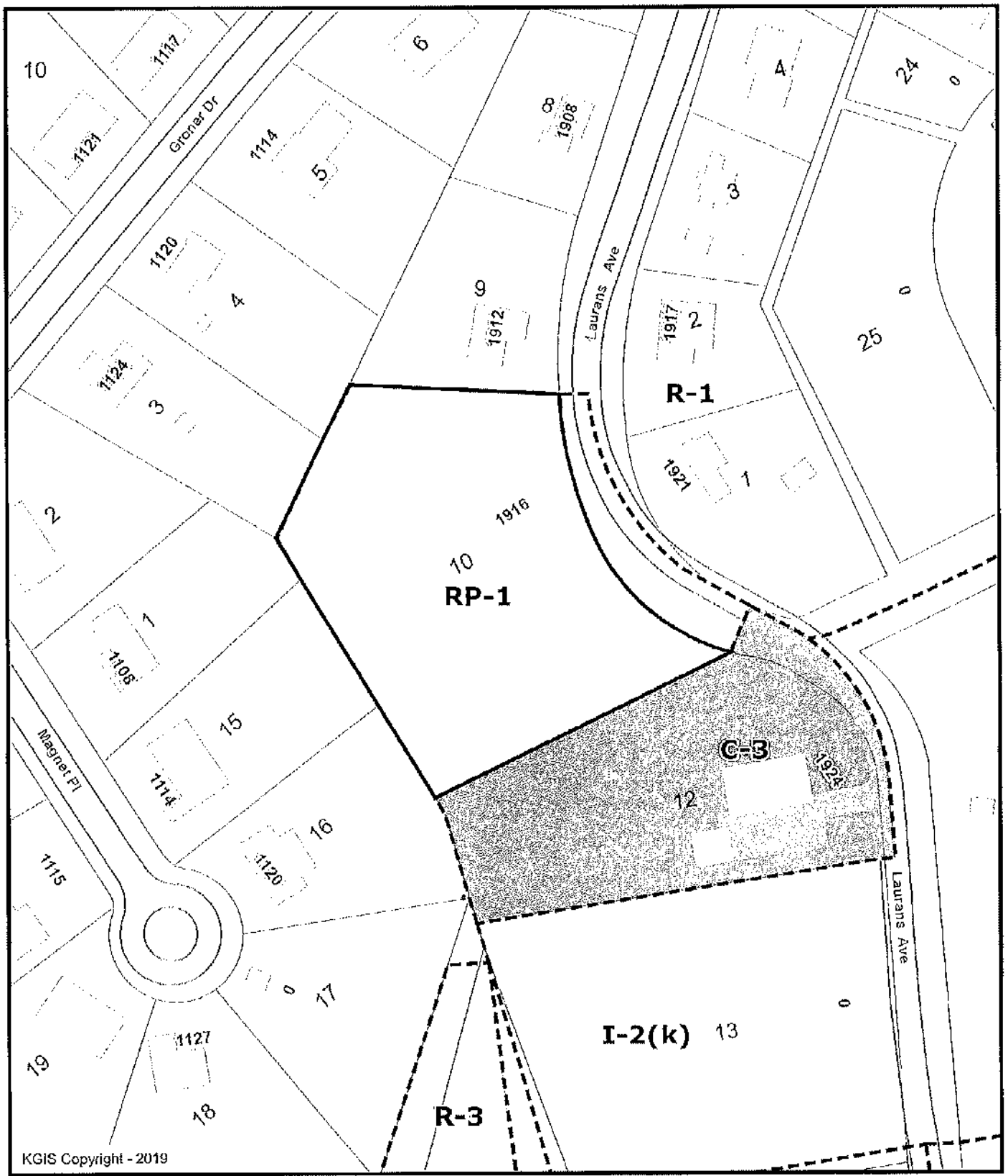
Development Plan: Residential Non-Residential
 Home Occupation (Specify Occupation) _____

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: Larry D. Wright
 PLEASE PRINT
 Name: LARRY D. WRIGHT
 Company: TWGLA, LLC
 Address: 1409 E. Magnolia, Suite 2
 City: Knoxville State: TN Zip: 37917
 Telephone: 865-414-3978
 E-mail: larrydwright@hotmail.com



Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 1/25/2019 at 12:21:48 PM



KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.

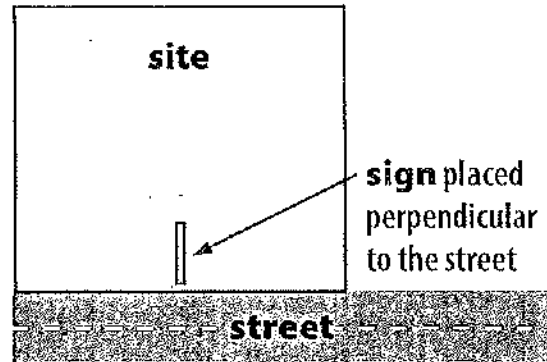
REQUIRED SIGN POSTING AGREEMENT

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:

February 27, 2019 and March 15, 2019
(15 days before the MPC meeting) (the day after the MPC meeting)

Signature: Larry D. Wright

Printed Name: LARRY D. WRIGHT

Phone: 865-414-3978 Email: larrydwright@hotmail.com

Date: 1/25/2019

MPC File Number: 3-C-19-UR