



USE ON REVIEW REPORT

▶ **FILE #:** 5-D-19-UR

AGENDA ITEM #: 34

AGENDA DATE: 5/9/2019

▶ **APPLICANT:** JOSHUA QUEENER

OWNER(S): Joshua Queener

TAX ID NUMBER: 70 B A 010

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3801 Valley View Dr

▶ **LOCATION:** North side of Valley View Road @ intersection of Vera Drive

▶ **APPX. SIZE OF TRACT:** 1.7 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: City

ACCESSIBILITY: Access is via Valley View Dr., a minor collector street with a 20' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

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

▶ **EXISTING LAND USE:** SFR (Single Family Residential)

▶ **PROPOSED USE:** 2 lots for detached houses

1.18 du/ac

HISTORY OF ZONING:

SURROUNDING LAND USE AND ZONING: North: Vacant land / RP-1 (Planned Residential)

South: Detached residential / R-1 (Low Density Residential)

East: Detached residential / RP-1 (Planned Residential)

West: Detached residential / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: Detached, attached and multifamily residential, and churches developed in the R-1 and RP-1 zones.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for 1 additional detached residential unit on an individual lot in the RP-1 zoning district for a total of 2 lots, subject to the following 4 conditions.**

1. Obtaining approval and recording a final plat for the proposed subdivision.
2. The setbacks shall be the default minimum setbacks of the RP-1 (Planned Residential) district.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, the request meets all requirements for approval within the RP-1 zoning

district, as well as other criteria for approval of a use on review.

COMMENTS:

The applicant is requesting approval of one additional dwelling unit and lot for a total of two dwellings on this 1.7 acre tract at a density of 1.18 du/ac. The property is zoned RP-1 (Planned Residential) at a density of up to 12 du/ac. Both lots will have direct access to Valley View Dr. with the new lot that is to the rear of the property having a 25' fee simple strip on the east (right) side of the property. There is an existing overgrown driveway that will be utilized. The existing house will utilize an existing driveway on the west (left) side of the lot.

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

1. The proposed residential development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed residential development at a density of 1.18 du/ac, is consistent in use and density with the approved rezoning of the property.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed residential development meets the standards for development within a RP-1 (Planned Residential) district and all other requirements of the Zoning Ordinance with the recommended conditions.
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 draw additional traffic through residential areas since access is to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan designates this property for medium density residential use. The PR zoning will allow a density up to 12 du/ac. The proposed development at a density of 1.18 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the City Limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

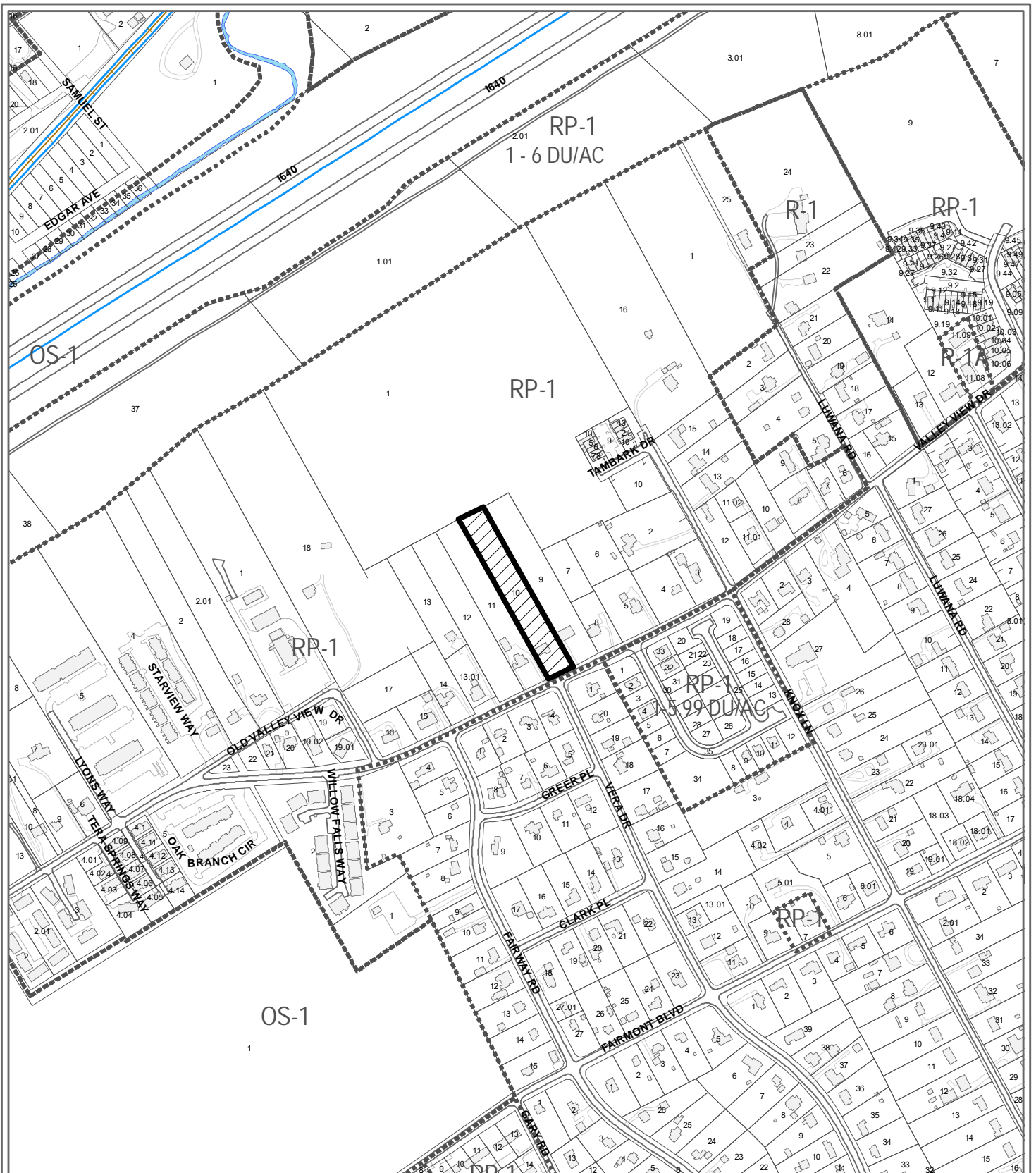
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**5-D-19-UR
USE ON REVIEW**



2 lots for detached houses in RP-1 (Planned Residential)

Petitioner: Queener, Joshua

Map No: 70

Jurisdiction: City



Original Print Date: 4/17/2019
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

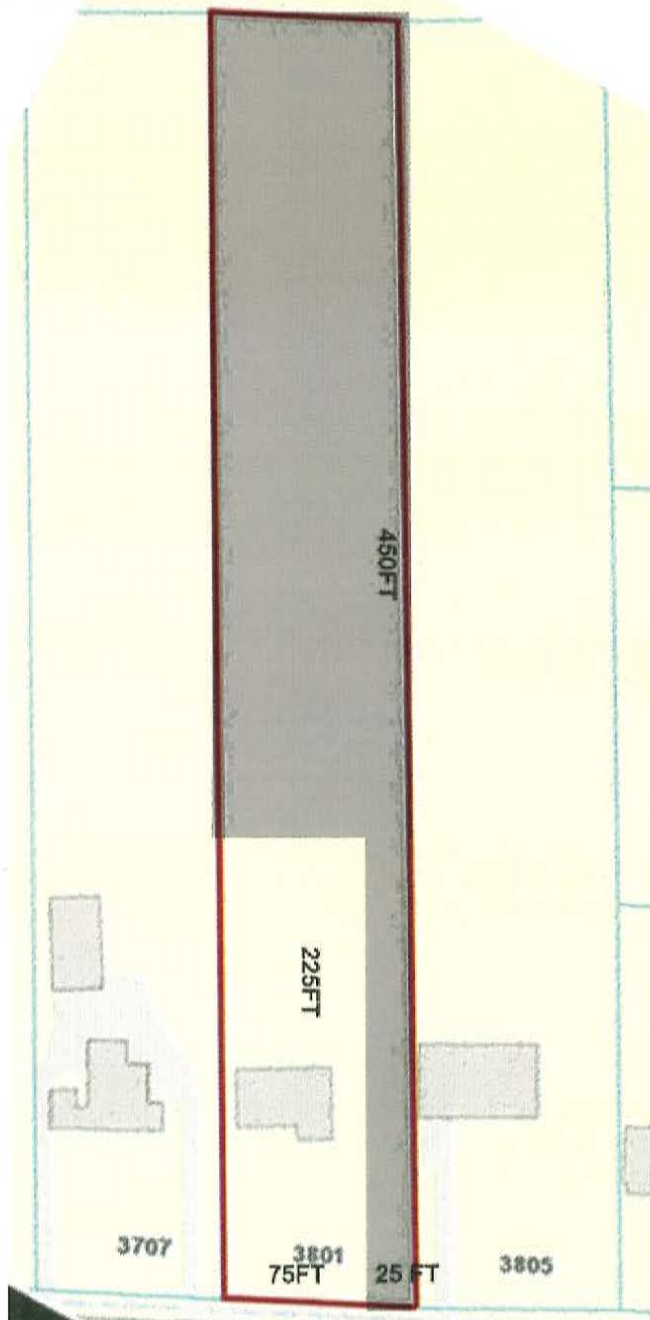
**3801 VALLEY VIEW DRIVE (PARCEL 070BA010)
PROPOSED PLAT DIVISION**

**NEW PLAT TO REMAIN
WOODED UNUSED
LAND**

**25 FT ACCESS FROM
VALLEY VIEW DRIVE
(25X225)**

**TO NEW PROPERTY
(100X450)**

**EXISTING RESIDENCE
LOT OF 75X225FT**



Use on Review **Development Plan**

Name of Applicant: Joshua Queener

Date Filed: 3/25/19

Meeting Date: 5/9/19

Application Accepted by: Anna Reed

Fee Amount: _____ File Number: Development Plan _____

Fee Amount: \$250 File Number: Use on Review 5-D-19-UR



PROPERTY INFORMATION

Address: 3801 Valley View Dr 37917

General Location: Valley View intersecting Vera Drive

Tract Size: 1.7 acre No. of Units: 1

Zoning District: RP-1

Existing Land Use: Residential

Planning Sector: East City

Sector Plan Proposed Land Use Classification: _____

Growth Policy Plan Designation: City

Census Tract: 30

Traffic Zone: 81

Parcel ID Number(s): 070BA010

Jurisdiction: City Council 4 District
 County Commission _____ District

PROPERTY OWNER/OPTION HOLDER

PLEASE PRINT

Name: Joshua Queener

Company: _____

Address: 3801 Valley View Drive

City: Knoxville State: TN Zip: 37917

Telephone: 865-300-3352

Fax: _____

E-mail: josh.queener@gmail.com

APPLICATION CORRESPONDENCE

All correspondence relating to this application should be sent to:

PLEASE PRINT

Name: Joshua Queener

Company: _____

Address: 5425 Dogwood Rd

City: Knoxville State: TN Zip: 37918

Telephone: 865-300-3352

Fax: _____

E-mail: josh.queener@gmail.com

APPROVAL REQUESTED

Development Plan: Residential Non-Residential

Home Occupation (Specify Occupation)

Other (Be Specific)

Subdivide property into two total 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: * Signature 2nd pg

PLEASE PRINT

Name: Joshua Queener

Company: _____

Address: 5425 Dogwood Rd

City: Knoxville State: TN Zip: 37918

Telephone: 865-300-3352

E-mail: josh.queener@gmail.com



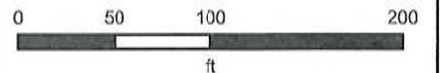
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 3/25/2019 at 10:47:56 AM



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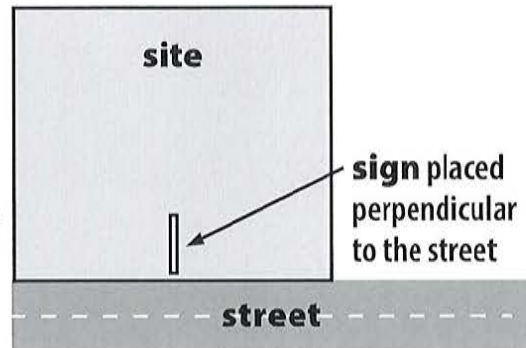
REQUIRED SIGN POSTING AGREEMENT

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:

4/24/19 and 5/10/19
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: Joshua Queener

Phone: 865 300 3352 Email: josh.queener@gmail.com

Date: 3/25/19

File Number: 5-D-19-UR