



USE ON REVIEW REPORT

▶ **FILE #:** 11-F-19-UR

AGENDA ITEM #: 30

AGENDA DATE: 11/14/2019

▶ **APPLICANT:** JAMES E. SAWYER

OWNER(S): James E. Sawyer

TAX ID NUMBER: 50 187

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 Babelay Rd.

▶ **LOCATION:** Northwest side of Babelay Rd., southeast side of Link Rd

▶ **APPX. SIZE OF TRACT:** 1.6 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Babelay Road, a minor collector street with a 18' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: None

WATERSHED: Woods Creek

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Three (3) detached residential units

1.875 du/ac

HISTORY OF ZONING: Property rezoned to PR (Planned Residential) at up to 2 du/ac by Knox County Commission on May 28, 2019.

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

South: Vacant land - CA (General Business)

East: Residences - A (Agricultural)

West: Residence - A (Agricultural)

NEIGHBORHOOD CONTEXT: The area is generally comprised of agricultural, forestry and rural residential development under A (Agricultural) zoning.

STAFF RECOMMENDATION:

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

1. Meeting all applicable requirements of the Knox County Health Department.
2. Driveway locations for each of the three lots shall be certified for adequate sight distance on the final plat in compliance with Section 3.04.J.5 of the Knoxville-Knox County Subdivision Regulations.
3. The driveway access for each lot shall be provided with a vehicular turnaround on the lot so that vehicles will not have to back out onto Babelay Road.

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, 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 1.6 acre lot into three lots with a detached residence on each lot at a density of 1.875 du/ac. The property was rezoned to PR (Planned Residential) at up to 2 du/ac by Knox County Commission on May 28, 2019. Driveway access for each lot is proposed out to Babelay Road. Driveway locations for each of the three lots shall be certified for adequate sight distance on the final plat in compliance with Section 3.04.J.5 of the Knoxville-Knox County Subdivision Regulations. A vehicular turnaround will be required on each lot so that vehicles will not have to back out onto Babelay Road.

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.
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 since the lots will have access out to a collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northeast County Sector Plan which proposes rural residential uses. The PR zoning for this site will allow a density up to 2.0 du/ac. At a proposed density of 1.875 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning density.
2. The site is located within the Rural Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 41 (average daily vehicle trips)

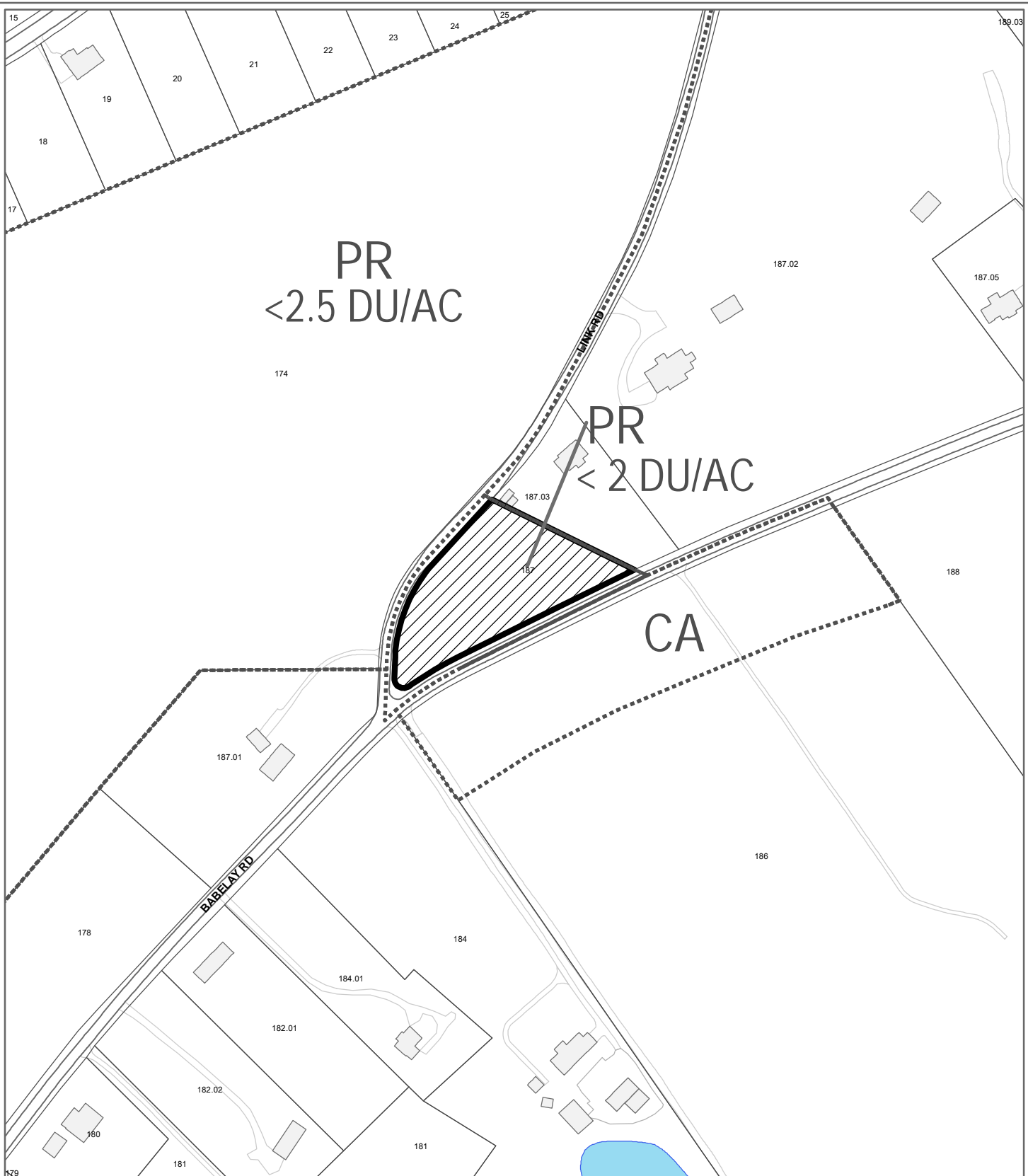
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

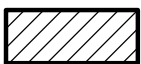
- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries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



**11-F-19-UR
USE ON REVIEW**

Petitioner: Sawyer, James E.



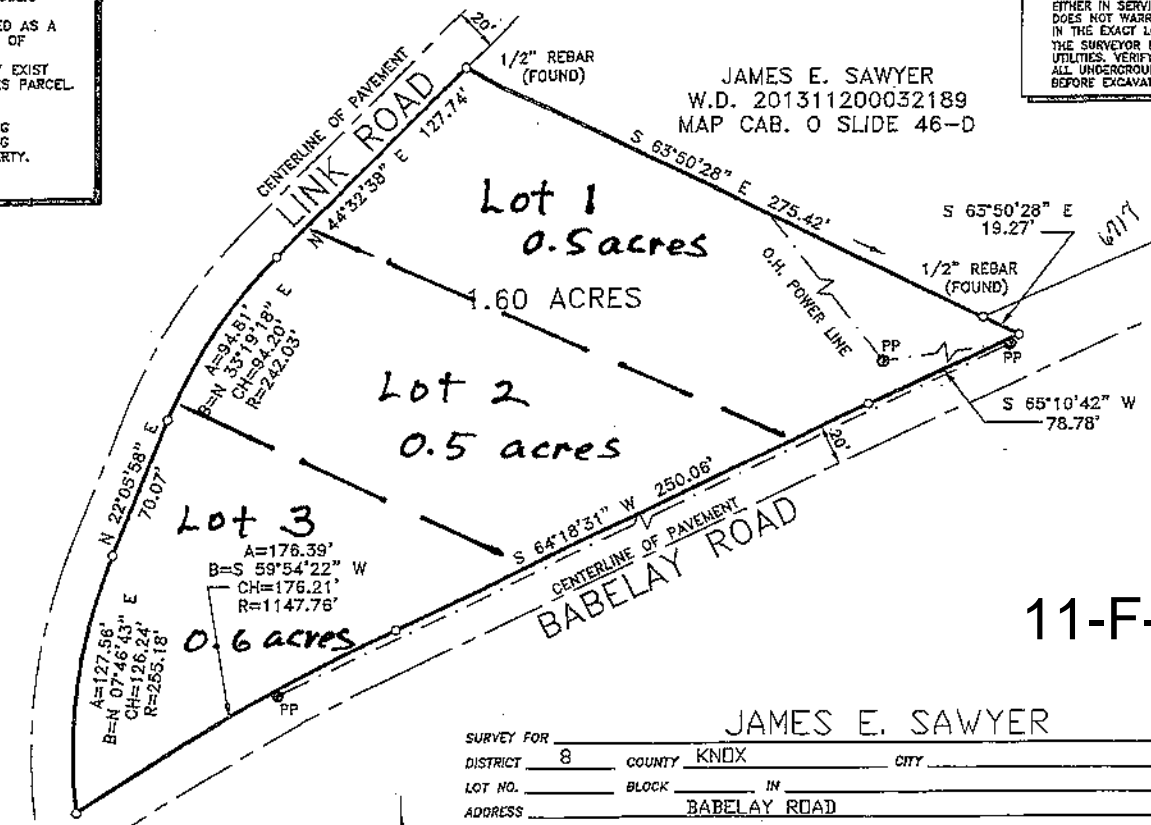
Three (3) detached residential units in PR (Planned Residential)

Map No: 50
Jurisdiction: County



- NOTES:
- 1.) SUBJECT TO EASEMENTS OR RIGHTS-OF-WAYS, OR CLAIMS OF EASEMENTS OR RIGHT-OF-WAYS, NOT SHOWN BY THE PUBLIC RECORDS.
 - 2.) EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON, NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.
 - 3.) PROPERTY IS ZONED: A
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.
 - 4.) UNLABELED CORNERS ARE CALCULATED POINTS

NOTE:
 1.) THE UNDERGROUND UTILITIES SHOWN, IF ANY, HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
 2.) THE SURVEYOR HAS NOT PHYSICALLY LOCATED ALL UNDERGROUND UTILITIES. VERIFY EXACT SIZE AND LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE PROPER LOCAL AUTHORITIES BEFORE EXCAVATION OR CONSTRUCTION.



JAMES E. SAWYER
 W.D. 201311200032189
 MAP CAB. 0 SLIDE 46-D

11-F-19-UR

JAMES E. SAWYER

SURVEY FOR _____
 DISTRICT 8 COUNTY KNOX CITY _____ WARD _____ STATE TN
 LOT NO. _____ BLOCK _____ IN _____
 ADDRESS BABELAY ROAD
 WARRANTY DEED BK. _____ PAGE _____ WARRANTY DEED INSTRUMENT No. 199908310017983
 TAX MAP 050 GROUP _____ PARCEL 187 PLAT INSTRUMENT No. _____
 MORTGAGE CO. _____ TITLE CO. _____
 MORTGAGE CO. No. _____
 BEARING BASE CAB. 0 SLIDE 46-D
 SCALE 1" = 60'
 MAP BOOK _____ PAGE _____
 MAP CAB. _____ SLIDE _____
 CITY BLOCK No. _____

PAXTON LAND SURVEYING
 Serving East Tennessee
 Jeffrey L. Paxton RLS 2030
 10317 Asheville Highway
 Strawberry Plains, TN 37871
 PH. (865) 789-8107
 EMAIL RLS2030@BELL.SOUTHNET

TITLE CO. No. _____
 ALTA INS.No. _____
 DATE 02-14-19
 CENSUS TRACT NO. 52.01
 DRAWN BY JLP
 PLS Drawing No. 028-19

I DO HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THAT THE RATIO OF ERROR OF THE UNADJUSTED SURVEY IS NOT GREATER THAN 1 IN 10,000 AS SHOWN HEREON.

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE DESCRIBED NOT TO BE LOCATED IN A SPECIAL FLOOD HAZARD AREA.



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

JAMES E. SAWYER
Applicant

9-30-19 Date Filed November 14, 2019 Meeting Date (if applicable) 11-F-19-UR File Numbers(s)

CORRESPONDENCE

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

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

JAMES E. SAWYER
Name

3738 LINK ROAD Address KNOXVILLE TN City State 37918 Zip

865-679-2993 Phone Reveddie@NewBeverly.org Email

CURRENT PROPERTY INFO

James Sawyer Owner Name (if different) 3738 Link Rd, Knoxville, TN 37918 Owner Address 865-679-2993 Owner Phone

0 Babelay Road Property Address 050 187 Parcel ID

Northwest side of Babelay Rd, southeast side of Link Rd. General Location 1.60 acres Tract Size

County Commission District 8 Jurisdiction (specify district above) City County PR Zoning District

Northeast County Planning Sector LDR Sector Plan Land Use Classification Rural Area Growth Policy Plan Designation

Vacant land Existing Land Use Y Septic (Y/N) Sewer Provider Northeast Knox Water Provider

REQUEST

DEVELOPMENT

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): _____

Other (specify): 3 detached residential units on individual lots

SUBDIVISION

Proposed Subdivision Name _____ Unit / Phase Number _____

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: _____

Other (specify): _____

Attachments / Additional Requirements

ZONING

Zoning Change: _____
Proposed Zoning _____

Plan Amendment Change: _____
Proposed Plan Designation(s) _____

Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____

Other (specify): _____

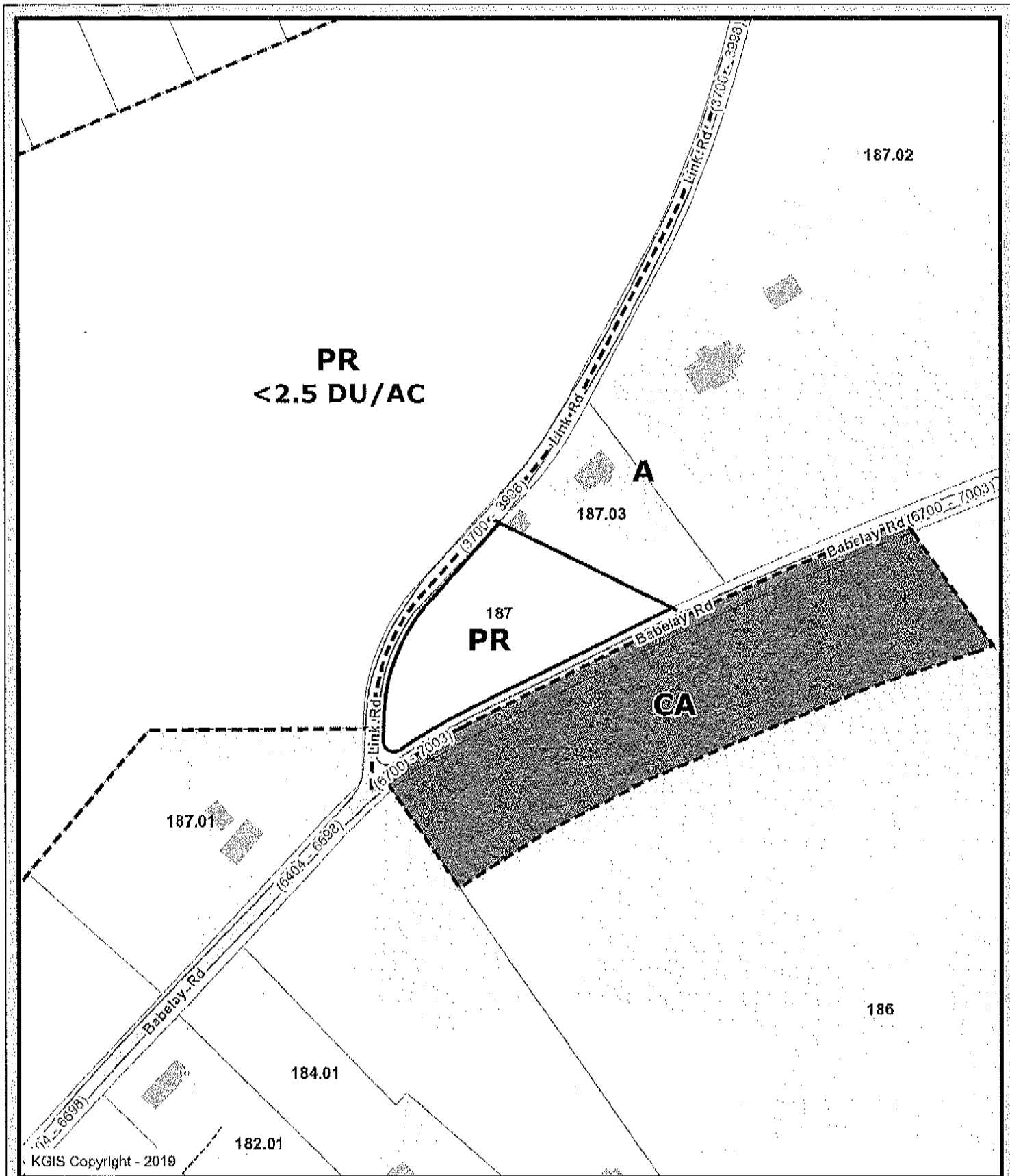
STAFF USE ONLY

PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input checked="" type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	FEE 1:		TOTAL: \$ 1,200.00
	FEE 2:	1,200.00	
	FEE 3:		

AUTHORIZATION

Thomas Brechko Thomas Brechko 9-30-19
 Staff Signature Please Print Date

[Signature] JAMES E. SAWYER 9-30-19
 Applicant Signature Please Print Date

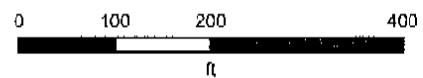


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



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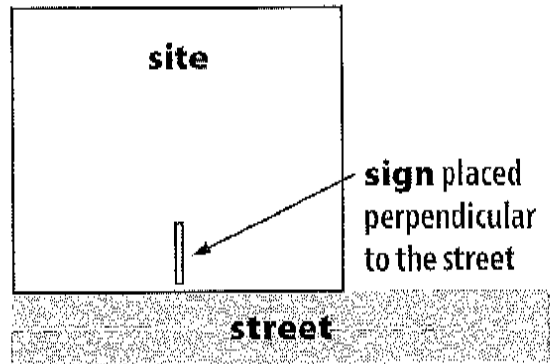
REQUIRED SIGN POSTING AGREEMENT

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 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:

October 30, 2019 and November 15, 2019
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: _____

Printed Name: _____

Phone: 865-679-2993

Email: Reveddie@NewBeverly.ORG

Date: _____

File Number: _____