



USE ON REVIEW REPORT

► **FILE #:** 2-B-20-UR

AGENDA ITEM #: 21

AGENDA DATE: 2/13/2020

► **APPLICANT:** LARRY D. WRIGHT TWGLA, LLC

OWNER(S): Larry Wright / TWGLA

TAX ID NUMBER: 147 K K 005

[View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS: 0 Belle Maison Ln.

► **LOCATION:** Southwest side of Tipton Station Rd., northeast side of Belle Maison Ln..

► **APPX. SIZE OF TRACT:** 1.01 acres

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

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

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knox-Chapman Utility District

WATERSHED: Stock Creek

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

► **EXISTING LAND USE:** Vacant lot

► **PROPOSED USE:** Two detached residential lots

1.79 du/ac

HISTORY OF ZONING: None noted

SURROUNDING LAND North: Barineau Hills Subdivision - PR (Planned Residential)

USE AND ZONING: South: Barineau Hills Subdivision - PR (Planned Residential)

East: Residences - RA (Low Density Residential)

West: Barineau Hills Subdivision - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: Property in the area is zoned PR, RA and SC. Development consists of detached dwellings and a small shopping center.

STAFF RECOMMENDATION:

► **APPROVE the request for up to 2 detached residential dwellings on individual lots subject to 5 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Providing a note on the final plat for this subdivision that access shall be restricted to Belle Maison Lane with no access to Tipton Station Road.
4. Meeting the building setbacks as identified on the Final Plat for Barineau Hills, Phase II.

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:

This applicant is proposing to subdivide a one acre lot in the second phase of Barineau Hills Subdivision into two lots with a detached residence to be located on each lot. When the second phase of the subdivision was recorded, there was an existing residence on the lot. The applicant has removed the older residence from this lot and is now requesting approval for two residences. The development density for the entire subdivision is less than 2 du/ac. The density for the second phase will be 1.79 du/ac with the additional lot.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed lots are similar in size to the existing lots in Barineau Hills Subdivision.

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

1. The detached residential lots meet the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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 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 South County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning for this site will allow a density up to 3 du/ac. The proposed development at a density of 1.79 du/ac is consistent with the Sector Plan and the approved zoning.
2. The site is shown in the Planned Growth Area on the Knoxville, Knox County, Farragut Growth Plan.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

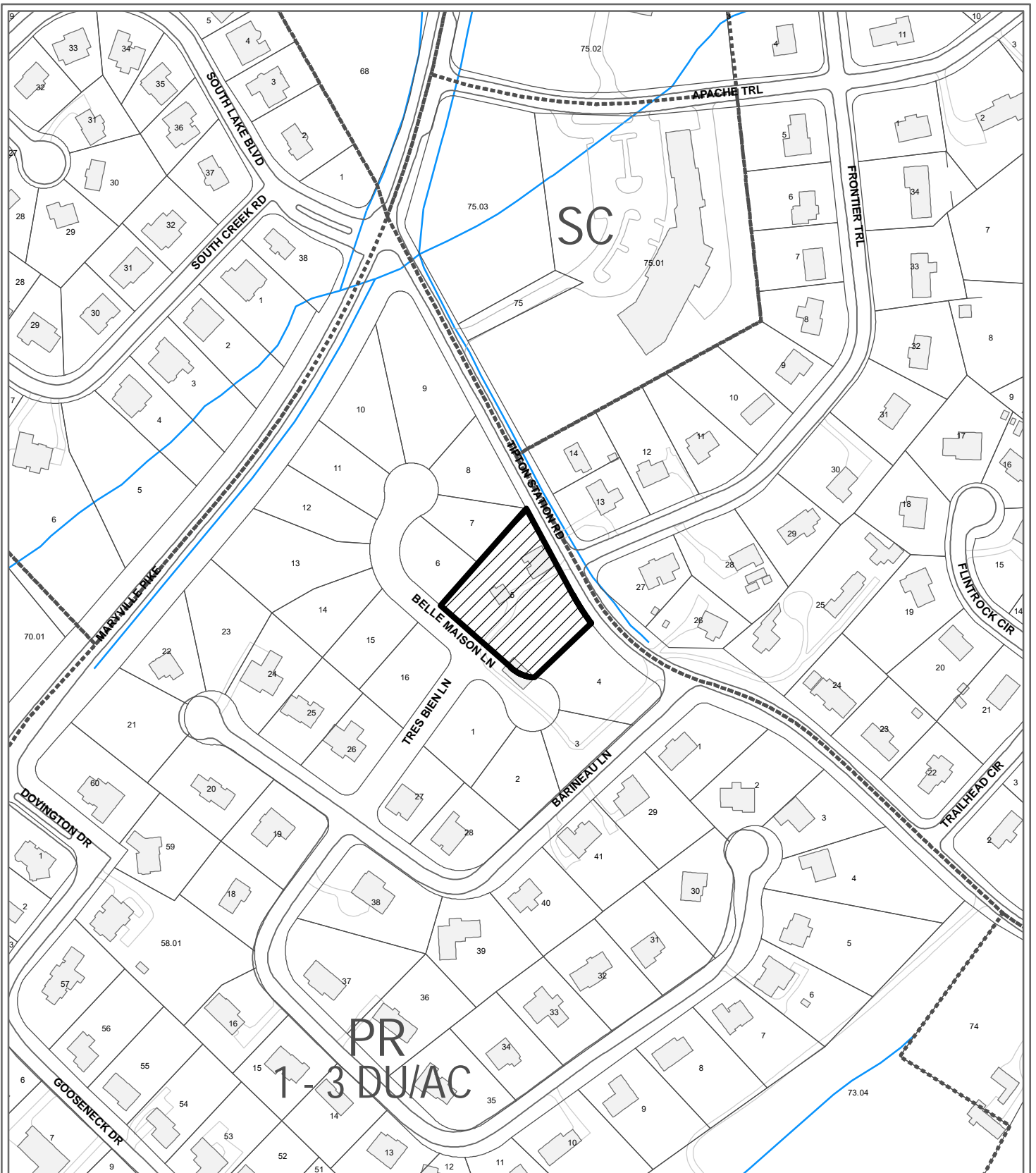
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**2-B-20-UR
USE ON REVIEW**



Two detached residential lots in PR (Planned Residential)

Original Print Date: 1/13/2020
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: TWGLA, LLC, Larry D. Wright

Map No: 147

Jurisdiction: County

0 250
Feet



270:39

Page(s): 5-6, 16-17

Find Book(s): 220,214



11-N-19

KNOWLEDGE AIDS

- SUPERVISOR'S CERTIFICATION.

1. I HEREBY CERTIFY THAT THE FINAL PLAN OF THE PROPERTY SHOWN AND DESCRIBED HEREON HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A PERSON WHOSE KNOWLEDGE AND BELIEF ARE

2. I HEREBY CERTIFY THAT THE SURVEY WAS MADE BY THE USUAL MECHANICAL STANDARDS FOR REPUTABLE SURVEYING IN THE UNITED STATES, AND THAT THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A PERSON WHOSE KNOWLEDGE AND BELIEF ARE

3. I HEREBY CERTIFY THAT THE SURVEYED CORNER SHOWN AND UNITED FOR THIS SURVEY HAS BEEN CORRECTLY LOCATED AND THAT THE CORNER IS THE CORNER OF THE TRACT OF LAND HEREIN DESCRIBED AND THAT THE CORNER IS THE CORNER OF THE TRACT OF LAND HEREIN DESCRIBED AND THAT THE CORNER IS THE CORNER OF THE TRACT OF LAND HEREIN DESCRIBED

4. I HEREBY CERTIFY THAT THE SURVEYED CORNER SHOWN AND UNITED FOR THIS SURVEY HAS BEEN CORRECTLY LOCATED AND THAT THE CORNER IS THE CORNER OF THE TRACT OF LAND HEREIN DESCRIBED AND THAT THE CORNER IS THE CORNER OF THE TRACT OF LAND HEREIN DESCRIBED AND THAT THE CORNER IS THE CORNER OF THE TRACT OF LAND HEREIN DESCRIBED

5. I HEREBY CERTIFY THAT THE SURVEYED CORNER SHOWN AND UNITED FOR THIS SURVEY HAS BEEN CORRECTLY LOCATED AND THAT THE CORNER IS THE CORNER OF THE TRACT OF LAND HEREIN DESCRIBED AND THAT THE CORNER IS THE CORNER OF THE TRACT OF LAND HEREIN DESCRIBED AND THAT THE CORNER IS THE CORNER OF THE TRACT OF LAND HEREIN DESCRIBED

PRELIMINARY – FOR REVIEW ONLY
NOVEMBER 13, 2019

JOSEPH W. DUBOW
 1000-10th ST. N.E. ALBUQUERQUE, N.M. 87102
 (505) 243-0000

Planning Services.

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**FINAL PLAT OF
THE RESUBDIVISION OF
LOT 56 BARINEAU HILLS, PHASE II
9TH CIVIL DISTRICT OF KNOX COUNTY
KNOXVILLE, TENNESSEE**

Scale: 1"=40'	Date: 11/20/18	File # Drawing No. 19-1050-01
Drawn By: C.A.M.	Checked By: J.M.C.	Sheet 1 of 1



DEVELOPMENT REQUEST



DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ Rezoning

LARRY D. Wright - TWGLA, LLC (owner)
Applicant Name Affiliation

12/4/19 2-13-20 2-B-20-WR
Date Filed Meeting Date (if applicable) File Number(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

LARRY D. Wright TWGLA, LLC
Name Company

P.O. Box 24612 Knoxville, TN 37933
Address City State Zip

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

CURRENT PROPERTY INFO

same as above
Owner Name (if different) Owner Address Owner Phone

0 Belle Maison, Inc. 3500 Tipton Station Road 147KK005
Property Address Parcel ID

Tipton Station Rd + Barineau Lane 1.0 Acre
General Location Tract Size

9 PR 1-3dupac
Jurisdiction (specify district above) ☐ City ☒ County Zoning District

South County LDR Planned Growth
Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

RR Knox-Chapman Utilities
Existing Land Use Sewer Provider Water Provider

Septic (Y/N) ☒

REQUEST

DEVELOPMENT

☐ Development Plan ☒ Use on Review / Special Use

☐ Residential ☐ Non-Residential

☐ Home Occupation (specify): _____

☐ Other (specify): _____

SUBDIVISION

Barineau Hills II lot 56
☐ Proposed Subdivision Name Unit / Phase Number

☐ Parcel Change

☐ Combine Parcels ☒ Divide Parcel Total Number of Lots Created: 2

☐ 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

☐ Staff Review ☐ Planning Commission

ATTACHMENTS

☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

☐ Design Plan Certification (Final Plat only)

☐ Use on Review / Special Use (Concept Plan only)

☐ Traffic Impact Study

FEE 1:

0403 450.00

FEE 2:

FEE 3:

TOTAL:

\$450.00

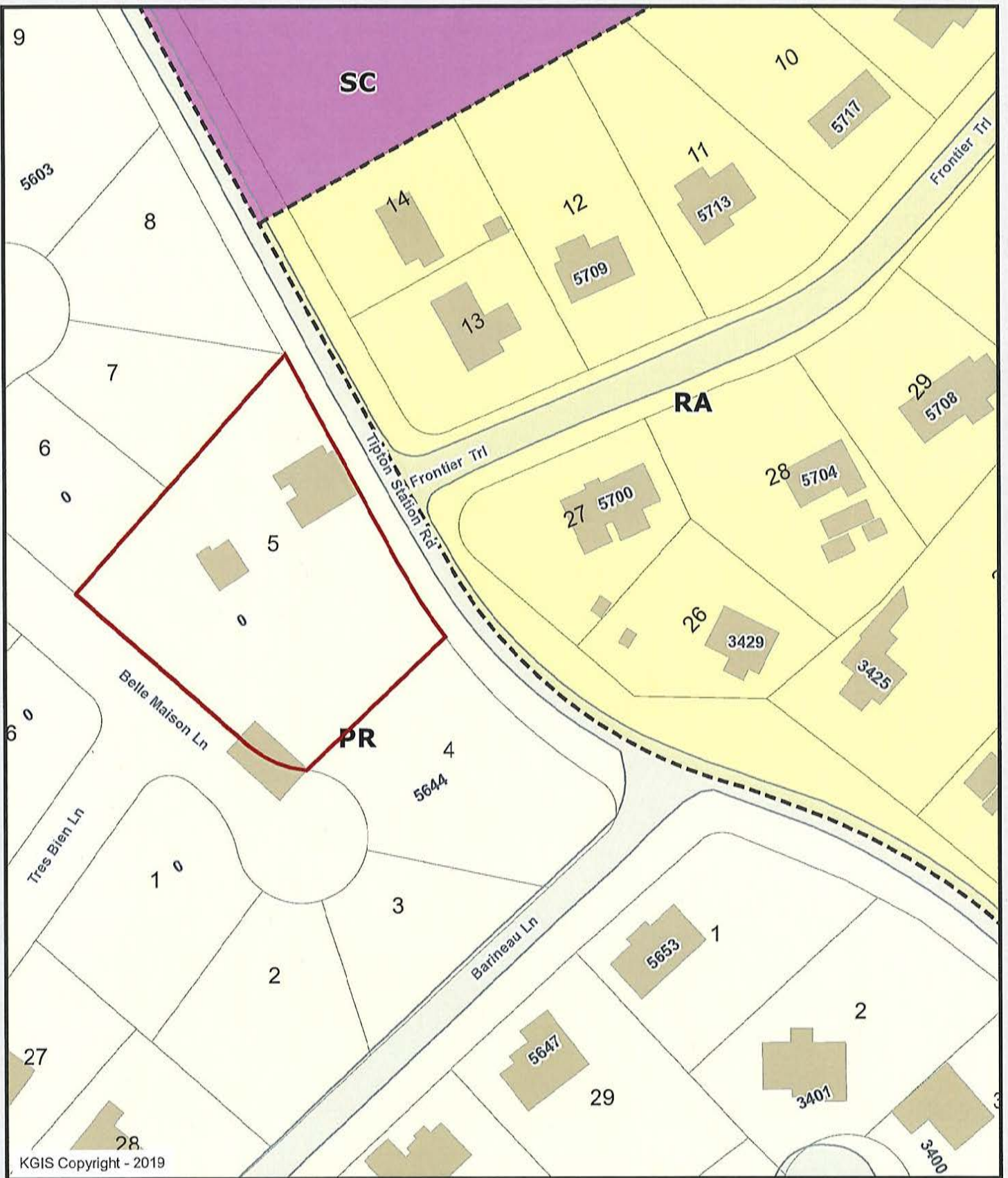
AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

Larry D. Wright Larry D. Wright 12/4/19
 Applicant Signature Please Print Date

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

Sherry Muchienzi Sherry Muchienzi 12-4-19
 Staff Signature Please Print Date

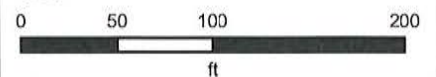


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 12/4/2019 at 11:58:43 AM

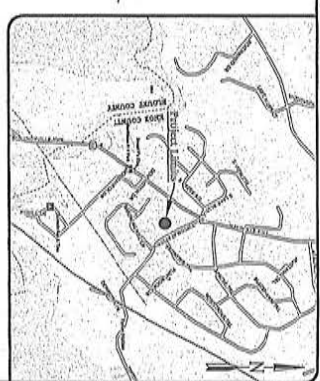


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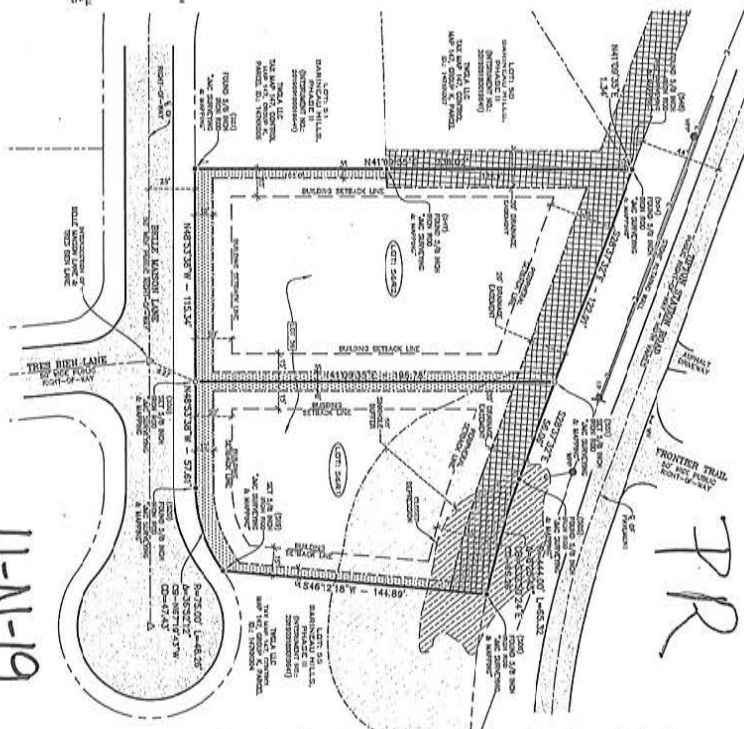
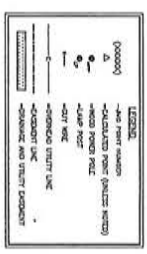
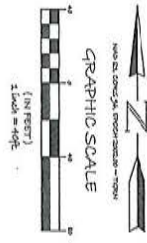
2-B-20-WR

Final Plat of the Resubdivision Lot 56 of Barneau Hills, Phase II

Being All of Lot 56, Barneau Hills, Phase II ~ Instrument No. 201909180019641
A Parcel of Land Lying in the 9th Civil District of Knox County, Tennessee



DATA STATEMENT
THESE PLATS WERE PREPARED BY THE SURVEYOR AND THE SURVEYOR'S OFFICE. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED BY THE CLIENT.



1. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE PLAT.
2. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE PROPERTY IS IN ACCORDANCE WITH THE PLAT.
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ACKNOWLEDGMENT
I, the undersigned, being duly sworn, depose and say that I am the owner of the property described in the foregoing plat, and that I have executed the same for the purposes and purposes therein expressed.

ACKNOWLEDGMENT
I, the undersigned, being duly sworn, depose and say that I am the owner of the property described in the foregoing plat, and that I have executed the same for the purposes and purposes therein expressed.

ACKNOWLEDGMENT
I, the undersigned, being duly sworn, depose and say that I am the owner of the property described in the foregoing plat, and that I have executed the same for the purposes and purposes therein expressed.

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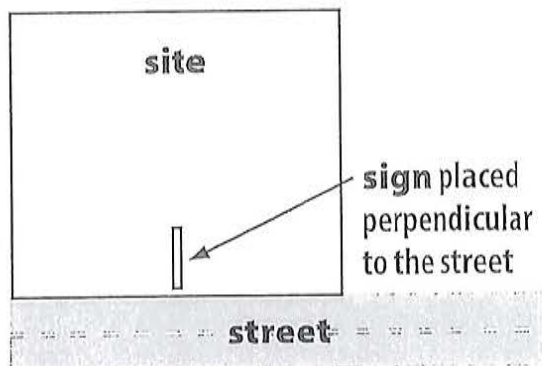
REQUIRED SIGN POSTING AGREEMENT

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:

Jan 29th (Wed) and Feb 14th (Fri)
(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Larry D. Wright

Printed Name: LARRY D. WRIGHT

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

Date: 12-4-19

File Number: 2-B-20-WR