



USE ON REVIEW REPORT

▶ **FILE #:** 6-B-20-UR

AGENDA ITEM #: 20

AGENDA DATE: 6/11/2020

▶ **APPLICANT:** **W. SCOTT WILLIAMS & ASSOCIATES**

OWNER(S): Grant McMahan / McConstruction Partners LLC

TAX ID NUMBER: 134 G A 02201 & 022

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 1629 & 0 Polkwright Ln.

▶ **LOCATION:** **West side of Polkwright Ln., northwest of intersection with Batson Ln.**

▶ **APPX. SIZE OF TRACT:** **1.48 acres**

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Polkwright Lane, a local street with 16' of pavement within 50' of right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

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

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

▶ **PROPOSED USE:** **Create 3 lots for detached residential houses**

2.02 du/ac

HISTORY OF ZONING: The property was rezoned from A to PR < 2 du/ac in May 2020 (4-H-20-RZ).

SURROUNDING LAND USE AND ZONING: North: Houses and Vacant land / A (Agricultural)

South: Houses and Rural residential / A (Agricultural)

East: Rural residential / A (Agricultural)

West: Houses / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: This area is predominantly single family residential use. Lot sizes vary and range from 0.3 and 3.7 acres.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to 3 houses on individual lots subject to 4 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. Meeting all applicable requirements of the Knox County Zoning Ordinance.
4. Meeting the maximum density of 2 du/ac before obtaining approval to record a plat for 3 lots on the property.

With the conditions noted above, this plan meets the requirements for approval in the PR zoning district and

the other criteria for approval of a use on review.

COMMENTS:

This proposal is to divide the 2 existing parcels into 3 parcels. The parcel with the existing house will not be modified. The larger lot will be divided into 2 lots. In order to get 3 lots on the property and meet the maximum density of 2 du/ac, the property must be at least 1.5 acres, however, it is just under this at 1.48 acres. The site is surrounded on three sides with unbuilt right-of-way that Knox County has no plan to use so the applicant is working with Knox County Engineering and Public Works to close one of the public right-of-ways which will bring their total land area above 1.5 acres and the property will be able to be divided into 3 lots.

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

1. The residential development will have little impact on the public school system.
2. The development will be able to meet the stream buffer requirements by averaging the outer 25' stream buffer.

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

1. The proposed residential development, with the recommended conditions, 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. 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.
2. The proposal meets all relevant requirements of the PR zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the Southwest County Sector Plan, which proposes RR (Rural Residential) for the site.
2. The site is located within the Rural 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

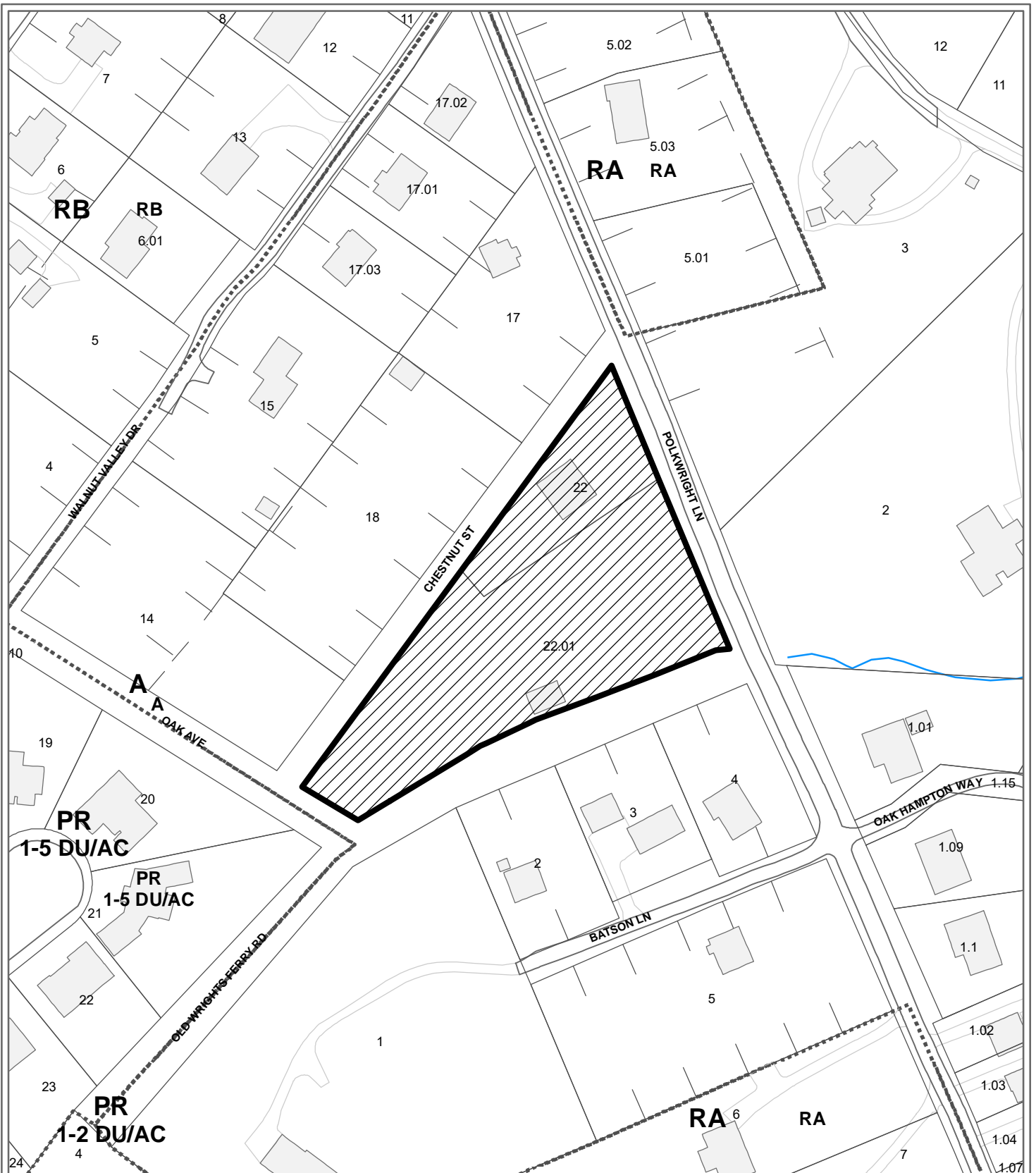
ESTIMATED STUDENT YIELD: 1 (public school children, grades K-12)

Schools affected by this proposal: Sequoyah Elementary, Bearden Middle, and West 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.



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

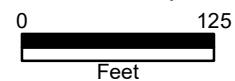


Create 3 lots for detached residential houses in PR (Planned Residential)

Petitioner: W. Scott Williams & Associates

Map No: 134

Jurisdiction: County



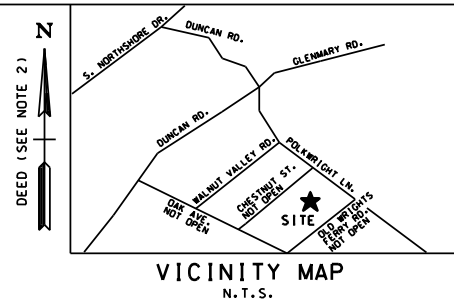
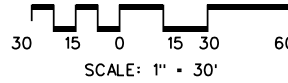
Original Print Date: 5/18/2020

Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

NOTES:

1. THIS PLAN IS TO SHOW PROPOSED LOCATIONS FOR 2 HOUSES.
2. BEARINGS SHOWN HEREON ARE BASED ON PLAT INST.NO.199906250208521.
3. DEED REFERENCE:202003300064679 PLAT REFERENCE: 199906250208521
4. THIS PROPERTY IS ZONED PR 2-DU PER ACRE.
5. BUILDING SETBACKS: FRONT: 35', SIDE: 8' ONE-STORY, 12' FOR TWO STORY, 20' TOTAL BETWEEN BLDG. REAR 25'.
6. ALL UTILITIES SHOWN ARE LOCATED BY FIELD OBSERVATION OR ASBUILT MAPS PROVIDED BY THE RESPONSIBLE AGENCY, UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENTS OF 10' INSIDE ALL EXTERIOR PROPERTY AND ROAD RIGHT-OF-WAYS AND 5' EACH SIDE OF INTERIOR LOT LINES PLUS OTHER EASEMENTS SHOWN.
7. THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE PER FEMA FLOOD INSURANCE RATE MAP NUMBER 47093C0286G, EFFECTIVE DATE AUGUST 5, 2013.
8. MFE TO BE 2' ABOVE LOW POINT IN POLKWRIGHT LANE (PER PREVIOUS RECORDED PLAT).
9. TOTAL AREA THIS SURVEY 2 LOTS PLUS CLOSED RIGHT OF WAY 55,633 SF.
10. TOTAL PR ZONE AREA WITH EXISTING LOT 73R IS 70,111 SF OR 1.6095



CERTIFICATION OF ACCURACY

I CERTIFY THAT THIS IS A CATEGORY I SURVEY AND THE RATIO OF PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 AS SHOWN HEREON AND THAT SAID SURVEY WAS PREPARED WITH THE CURRENT EDITION OF THE RULES OF TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS STANDARDS OF PRACTICE.

Scott Williams

REGISTERED LAND SURVEYOR

TENNESSEE CERTIFICATE NO. 1914

DATE:



LEGEND

- (2) EXISTING LOT NO.
- (2) PROPOSED LOT NO.
- 5/8" IRON PIN SET (NEW)
- 5/8" IRON PIN FOUND (OLD)
- IPF 1/8" IRON PIN FOUND (OLD)
- LOT LINE / ROW
- - - OVERHEAD ELECTRIC
- POWER POLES
- - - CENTERLINE R.O.W.
- - - EASEMENT LINES

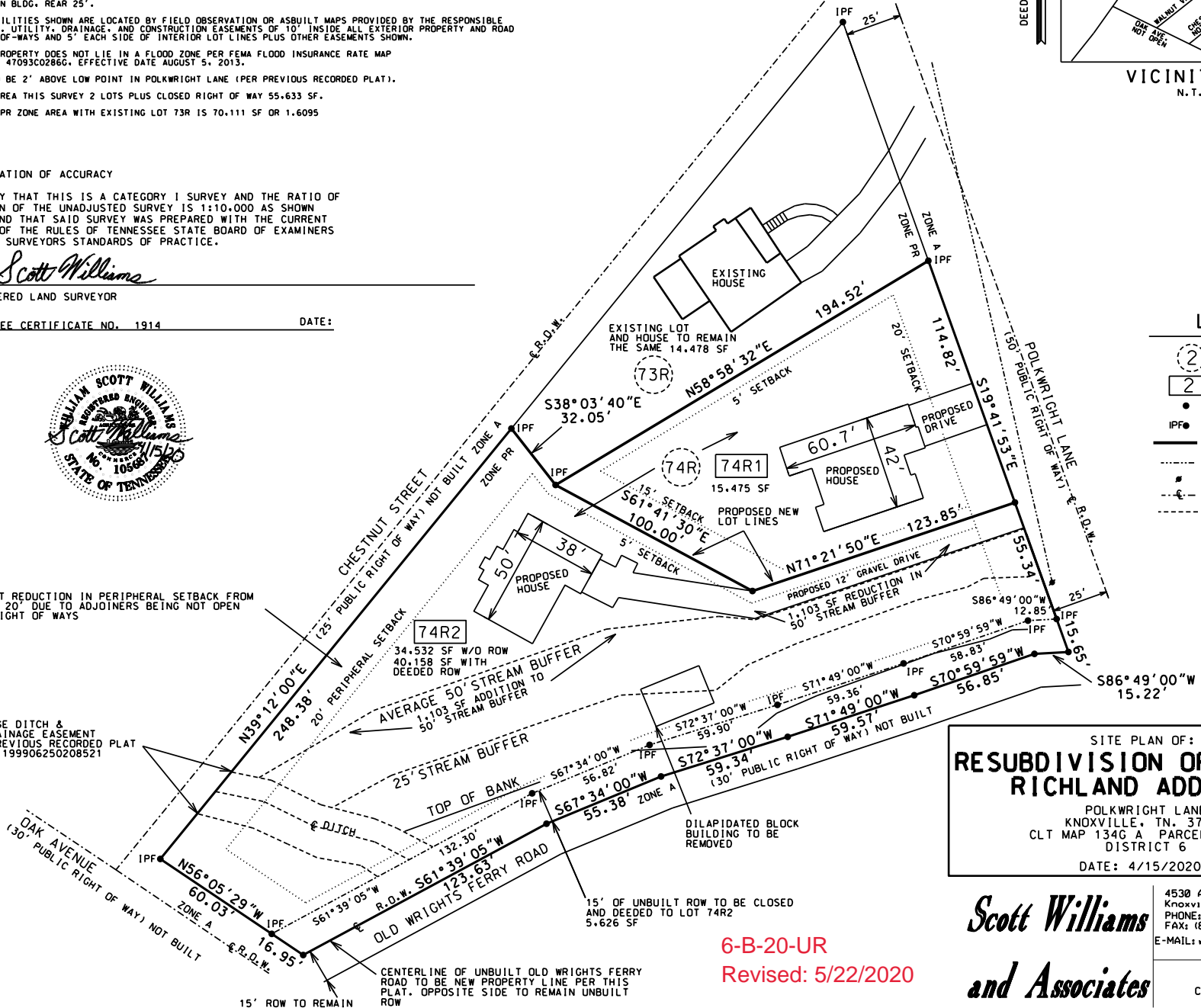
REQUEST REDUCTION IN PERIPHERAL SETBACK FROM 35' TO 20' DUE TO ADJOINERS BEING NOT OPEN ROAD RIGHT OF WAYS

DRAINAGE DITCH & 20' DRAINAGE EASEMENT FROM PREVIOUS RECORDED PLAT INSTR# 199906250208521

SITE PLAN OF:
RESUBDIVISION OF LOT 74R
RICHLAND ADDITION
 POLKWRIGHT LANE
 KNOXVILLE, TN. 37919
 CLT MAP 134G A PARCEL 022.01
 DISTRICT 6
 DATE: 4/15/2020

Scott Williams
and Associates
 4530 ANNALEE WAY
 Knoxville, TENNESSEE 37921
 PHONE: (865) 692-9809
 FAX: (865) 692-9809
 E-MAIL: wscottwill@comcast.net
 CONSULTING
 CIVIL ENGINEERING
 LAND SURVEYING 1970

6-B-20-UR
 Revised: 5/22/2020





DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

W. SCOTT WILLIAMS AND ASSOC.

Applicant Name

Surveyor Affiliation

4/24/2020
Date Filed

June 11, 2020
Meeting Date (if applicable)

6B-20-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

SCOTT WILLIAMS
Name

W. SCOTT WILLIAMS & ASSOC.
Company

4530 ANNALEE WAY
Address

KNOXVILLE
City

TN
State

37921
Zip

865-692-9809
Phone

WSCOTTWILL@COMCAST.NET
Email

CURRENT PROPERTY INFO

Mcconstruction Partners LLC
Owner Name (if different)
1629

124 S. Gray Street
Owner Address

(Grant McMahan)
865-924-5268
Owner Phone

and ~~1629~~ Polkwright Ln.
Property Address

134 GA02201 + 022
Parcel ID

Approx. 220ft NW of Batson Ln & Polkwright Ln. intersection.
General Location

West side of Polkwright Ln

1.48
~~1.15~~ AC
Tract Size

4
Jurisdiction (specify district above) City County

PR 2DU/AC (pending zoning approval)
Zoning District

Southwest County
Planning Sector

RR + HP
Sector Plan Land Use Classification

Rural Area
Growth Policy Plan Designation

Ag For Vac
Existing Land Use

N
Septic (Y/N)

KUB
Sewer Provider

KUB
Water Provider

REQUEST

DEVELOPMENT

- Development Plan Use on Review / Special Use
 Residential Non-Residential

Home Occupation (specify):

Other (specify): *Resub. of Lot 74R Richland Addition*

SUBDIVISION

~~*Resub. of Lot 74R Richland Addition*~~

Proposed Subdivision Name

~~N/A~~
Unit / Phase Number

Parcel Change

Combine Parcels Divide Parcel

Total Number of Lots Created: ~~1~~

Other (specify):

Attachments / Additional Requirements

ZONING

Zoning Change:
Proposed Zoning

Plan Amendment Change:
Proposed Plan Designation(s)

Proposed Density (units/acre) Previous Rezoning Requests

Other (specify):

STAFF USE ONLY

PLAT TYPE

- Staff Review Planning Commission

FEE 1:

TOTAL:

ATTACHMENTS

- Property Owners / Option Holders Variance Request

FEE 2:

00R

\$900.⁰⁰

ADDITIONAL REQUIREMENTS

- Design Plan Certification (Final Plat only)
 Use on Review / Special Use (Concept Plan only)
 Traffic Impact Study

FEE 3:

AUTHORIZATION

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

Scott Williams
Applicant Signature

SCOTT WILLIAMS
Please Print

4/23/20
Date

865-692-9809
Phone Number

WSCOTTWILL@COMCAST.NET
Email

[Signature]
Staff Signature

Michael Raynor Ltd
Please Print

4/24/2020
Date

Justification for reduction of peripheral setback

~~VARIANCES REQUESTED~~



1. Change peripheral setback from 35ft to 20ft.

Justify variance by indicating hardship: due to existing buffer from non-open road right-of-ways.

2.

Justify variance by indicating hardship:

3.

Justify variance by indicating hardship:

4.

Justify variance by indicating hardship:

5.

Justify variance by indicating hardship:

6.

Justify variance by indicating hardship:

7.

Justify variance by indicating hardship:

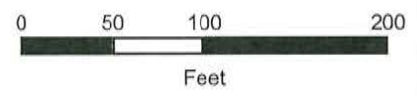
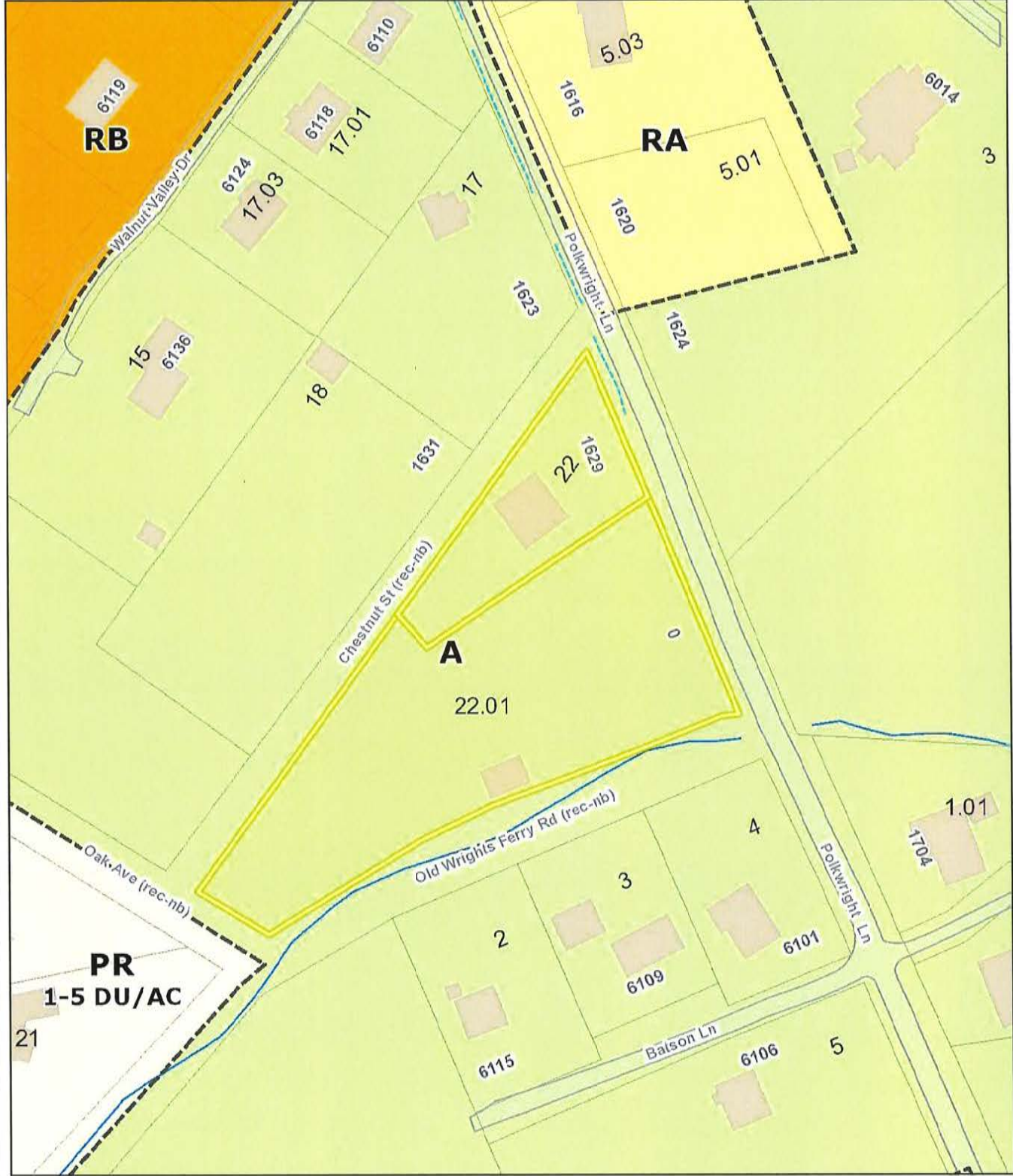
I certify that any and all variances needed to meet regulations are requested above, or are attached. I understand and agree that no additional variances can be acted upon by the legislative body upon appeal and none will be requested. I hereby waive the requirement for approval or disapproval of the plat within sixty (60) days after its submission, in accordance with the provisions of Tennessee Code Annotated 13-3-404.

Signature

Rett Miller

Date

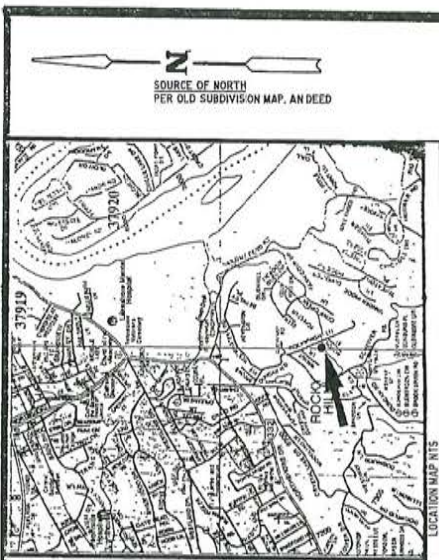
4/23/20



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Printed: 4/24/2020 9:22:42 AM



N
SOURCE OF NORTH
PER OLD SUBDIVISION MAP, AN DEED

Location of Approval for Rezoning
The rezoning is for a single-family residential use, which is in compliance with the zoning regulations of the City of Knoxville, Tennessee. The rezoning is for a lot that is currently zoned as R-1 and is being rezoned to R-2. The rezoning is for a lot that is currently zoned as R-1 and is being rezoned to R-2.

MISS 76700AN 12-5L-78-F

RESUBDIVISION OF LOTS 73, 74, 75, 76, 77, 78, AND 79 RICHLAND ADDITION TO KNOXVILLE-TENN.
MAP BOOK 9 PAGE 18
DISTRICT: 6, KNOX COUNTY, TENNESSEE
CLT 134-G-A-22
NOVEMBER 7, 1993
DEED BOOK 246 PAGE 619

COUNTERSIGNED
JUN 25 1999

- MPC NOTES:
- 1) TEN (10) FT. DRAINAGE AND UTILITY EASEMENT INSIDE ROAD AND OUTSIDE BOUNDARY LINES. FIVE (5) FT. DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF INTERIOR LOT LINES.
 - 2) IRON RODS AT ALL CORNERS UNLESS NOTED
 - 3) TWO (2) LOTS 1.430 ACRES ±

IN ACCORDANCE WITH HUD FEDERAL INSURANCE AND MORTGAGE INVESTMENT CORPORATION FLOOD HAZARD BOUNDARY MAPS THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE MAP INFO. FEMA MAP NO. 47163-K-0089 RECORDED NOVEMBER 16, 1993.

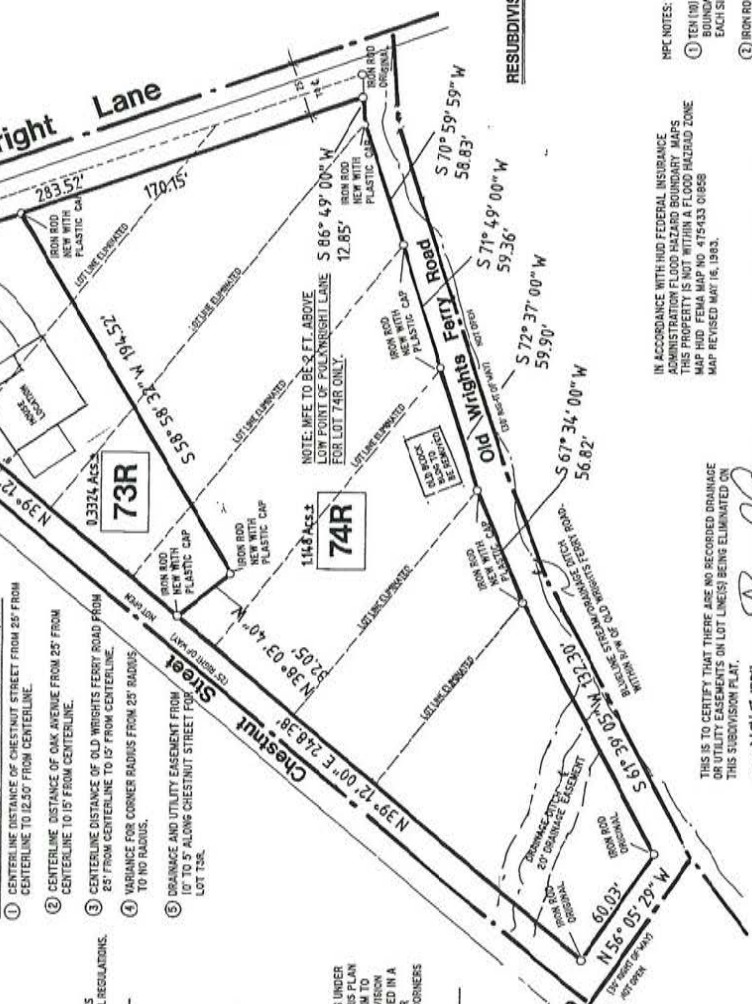


OWNER:
DR. VONHAGEN
1629 POLKRIGHT LANE
KNOXVILLE, TENNESSEE 37919
PHONE: 438-4880

NOTE: WAIVER OF LOT INTEREST FROM LADDER PER DWELLING WITH FRONT YARD SETBACK ON CHESTNUT STREET FROM 40 FEET TO 8 FEET GRANTED BY THE KNOX COUNTY BOARD OF ZONING AND APPEALS ON JANUARY 27, 1999

MPC VARIANCES TO BE GRANTED BY MPC ON FEBRUARY 11, 1999

- 1) CENTERLINE DISTANCE OF CHESTNUT STREET FROM 25' FROM CENTERLINE TO 15' FROM CENTERLINE.
- 2) CENTERLINE DISTANCE OF OAK AVENUE FROM 25' FROM CENTERLINE TO 15' FROM CENTERLINE.
- 3) CENTERLINE DISTANCE OF OLD WRIGHTS FERRY ROAD FROM 25' FROM CENTERLINE TO 15' FROM CENTERLINE.
- 4) VARIANCE FOR CORNER RADIUS FROM 25' RADIUS TO 10' RADIUS.
- 5) DRAINAGE AND UTILITY EASEMENT FROM 10' TO 5' ALONG CHESTNUT STREET FOR LOT 73R.



DATE: NOV. 7, 1928 SIGNATURE: [Signature]

CERTIFICATE OF CONVEYANCE AND GENERAL DECLARATION
I, WEI DR. VONHAGEN
UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY SUBMIT AS MY PLAN OF SUBDIVISION AND DEDICATE THE STREETS AS SHOWN ON THIS PLAN TO THE PUBLIC USE OF THE CITY OF KNOXVILLE, TENNESSEE.
I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY SHOWN ON THIS PLAN AND THAT I HAVE FULL TITLE TO THE SAME AND AM QUALIFIED TO MAKE THIS DEED.
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE LOTS SHOWN ON THIS PLAN ARE WHOLLY LOCATED ON THIS PROPERTY, THERE ARE NO RIGHTS OF WAY, EASEMENTS, OR JOINT INTERESTS, OVER OR ADJACENT TO THE SURFACE OR SHOWN ON THE RECORDED PLAT, EXCEPT AS SHOWN ON THIS PLAT, AND THAT ALL RIGHTS OF WAY, EASEMENTS, OR JOINT INTERESTS, OVER OR ADJACENT TO THE SURFACE OR SHOWN ON THE RECORDED PLAT, EXCEPT AS SHOWN ON THIS PLAT, ARE EXCEPT AS SHOWN ON THIS PLAT, AND THAT ALL RIGHTS OF WAY, EASEMENTS, OR JOINT INTERESTS, OVER OR ADJACENT TO THE SURFACE OR SHOWN ON THE RECORDED PLAT, EXCEPT AS SHOWN ON THIS PLAT, ARE EXCEPT AS SHOWN ON THIS PLAT.

ZONING SHOWN ON GENERAL MAP: Agricultural
DATE: 2-1-99 BY: J. Stiles
SUBDIVISION NAMES AND STREET NAMES CONTAINED HEREIN REVISIONS AND APPROVED.
DATE: 2/1/99
BY: [Signature]
KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON 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.
DATE: 2-2-99 BY: [Signature]
KNOX COUNTY HEALTH DEPARTMENT

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.
SIGNED: [Signature] DATE: 2-1-99
CITY TAX CLERK

KNOX COUNTY TRUSTEE
SIGNED: MIKE LOUDE DATE: 2-1-99

CERTIFICATION OF FINAL PLAT - CONSTRUCTION COMPLETE
I HEREBY CERTIFY THAT I AM A SURVEYOR LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I HAVE READ AND APPROVE ALL APPLICABLE PROVISIONS OF THE KNOXVILLE/KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED, DESCRIBED AND JUSTIFIED IN A VARIANCE WITH THE METROPOLITAN PLANNING COMMISSION OR FOR VARIANCES FOR WHICH THE PLAT HAS BEEN APPROVED FOR THE INDICATED CORNERS WERE IN PLACE ON THE 17TH DAY OF NOVEMBER, 1998.
DATE: 11/18/98 BY: [Signature]

TENNESSEE CERTIFICATE NO. 1004 SURVEYOR
[Signature]

NOTE: UTILITIES NOT VISIBLE MUST BE VERIFIED BY THE SURVEYOR.
1) THIS SURVEY EXCEEDS NO MARRANT EASEMENT.
2) THIS SURVEY EXCEEDS NO MARRANT EASEMENT.
3) THIS PLAT OR ANY PART OF IT MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION OF KENNETH D. CHURCH.
4) PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
5) THIS IS A PLAT IN THE STANDARDS FOR THE STATE OF TENNESSEE.
6) THIS SURVEY CONDUCTED WITHOUT BENEFIT OF TITLE SEARCH.

SCALE: 1" = 40'
DATE: NOV. 7, 1928 SIGNATURE: [Signature]
MPC VARIANCES TO BE GRANTED BY MPC ON FEBRUARY 11, 1999

IN ACCORDANCE WITH THE TENNESSEE STATE BOARD OF EXAMINERS FOR LAND SURVEYORS HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY AND THE BOARD OF EXAMINERS OF THE UNRECORDED SURVEYS, 1915-1928, HOWEVER IF FEWER THAN ONE (1) ACRES HEREBY CERTIFY THAT THE ALLOWABLE ERROR DOES NOT EXCEED 1/4" OF A FOOT OF POSITIVE ACCURACY AT ANY CORNER. ACCORDING TO AN ACTUAL SURVEY MADE ON THE DATE SHOWN ON THE GROUND IN THE PRESENCE OF THE SURVEYOR OR HIS ASSISTANT AND THE PRESIDENT OF THE TITLE COMPANY AND THE TITLE COMPANY AND THAT THERE ARE NO UNRECORDED SURVEYS ON THE PROPERTY, THERE ARE NO RIGHTS OF WAY, EASEMENTS, OR JOINT INTERESTS, OVER OR ADJACENT TO THE SURFACE OR SHOWN ON THE RECORDED PLAT, EXCEPT AS SHOWN ON THIS PLAT, AND THAT ALL RIGHTS OF WAY, EASEMENTS, OR JOINT INTERESTS, OVER OR ADJACENT TO THE SURFACE OR SHOWN ON THE RECORDED PLAT, EXCEPT AS SHOWN ON THIS PLAT, ARE EXCEPT AS SHOWN ON THIS PLAT.

RESUBDIVISION OF LOTS 73, 74, 75, 76, 77, 78, AND 79 RICHLAND ADDITION TO KNOXVILLE-TENN.
MAP BOOK 9 PAGE 18
DISTRICT: 6, KNOX COUNTY, TENNESSEE
CLT 134-G-A-22
NOVEMBER 7, 1993
DEED BOOK 246 PAGE 619

COUNTERSIGNED
JUN 25 1999

REVISIONS
BY

DRAWN
KDC
CHECKED
DATE 11/17/98
SCALE 1" = 40'
JOB NO. 981114
SHEET

OF SHEETS

KENNETH D. CHURCH
PROFESSIONAL ENGINEER AND LAND SURVEYOR
P. O. BOX 51423
KNOXVILLE, TENNESSEE 37950-1423
PHONE: 423-919-1020 / 423-671-2660/FRAX. 423-671-2666