



USE ON REVIEW REPORT

▶ **FILE #:** 3-B-20-UR

AGENDA ITEM #: 24

AGENDA DATE: 3/12/2020

▶ **APPLICANT:** MUHAMMED USMAN QURAISHI

OWNER(S): Mohammed Usman Quraishi

TAX ID NUMBER: 153 C A 034

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 901 Harbour Shore Dr.

▶ **LOCATION:** North end of Harbour Shore Dr., north of Cross Meadow Rd.

▶ **APPX. SIZE OF TRACT:** 1.56 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Harbour Shore Dr., a local street 26' of pavement width within 50' of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

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

▶ **EXISTING LAND USE:** Single Family Residential

▶ **PROPOSED USE:** Two new lots for detached houses

1.92 du/ac

HISTORY OF ZONING: The residential development was zoned PR in 1980 (8-F-80-RZ).

SURROUNDING LAND USE AND ZONING: North: Houses / PR (Planned Residential)

South: Houses / PR (Planned Residential)

East: Houses / PR (Planned Residential)

West: Houses / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The Wood Harbour subdivision is developed with detached houses in the PR zone.

STAFF RECOMMENDATION:

▶ **APPROVE the request for up to 3 detached residential dwellings 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. The driveway grade on Lots 34R and 34R1 shall not exceed 15 percent.
4. 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 1.56 acre lot in Unit 4 of the Wood Harbour Subdivision into three lots with one detached residence located on each. The existing residence on the proposed lot 34R2 will remain. The PR (Planned Residential) zoning allows consideration of up to 3 dwelling units per acre (du/ac) for the entire development. The density on the subject property will be 1.92 du/ac and the density for the overall subdivision, including the 2 additional lots, will be approximately 2.37 du/ac. The request is consistent with the maximum density of 3 du/ac for PR zoning and consistent with the LDR (Low Density Residential) sector plan designation which allows consideration of up to 5 du/ac.

The subject property is split by a TVA powerline easement that is located between the existing house and the proposed lots. The powerline easement also extends along the south boundary of Lot 34R. The two new lots are on a graded slope with grass that was created when the subdivision was developed. There will be no loss of trees on the hillside area.

Staff is recommending a condition that the driveway for the two new lots not exceed 15 percent grade. Lot 34R has an average slope of approximately 26 percent which could require a steep driveway to extend straight up the slope because of its shape. The applicant provided examples of the type of houses he would like to construct on the new lots. The house for Lot 34R has a basement garage which will allow the house to be built into the hillside and greatly reduce the grade of the driveway. Lot 34R1 has slopes between 15 and 25 percent, however, the driveway can more easily be installed across the grade of the property and installing it with grades less than 15 percent should not be a concern.

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 size of the proposed lots are similar to the existing lots in Wood Harbour Subdivision. The average lot size of the four lots to the west (to the rear) of the two new lots is approximately 13,600 sqft and the smallest of the lots being created is 16,058 sqft (Lot 34R).
3. The proposed setbacks meet or exceed the existing setbacks within the 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 Southwest 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 1.92 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: 41 (average daily vehicle trips)

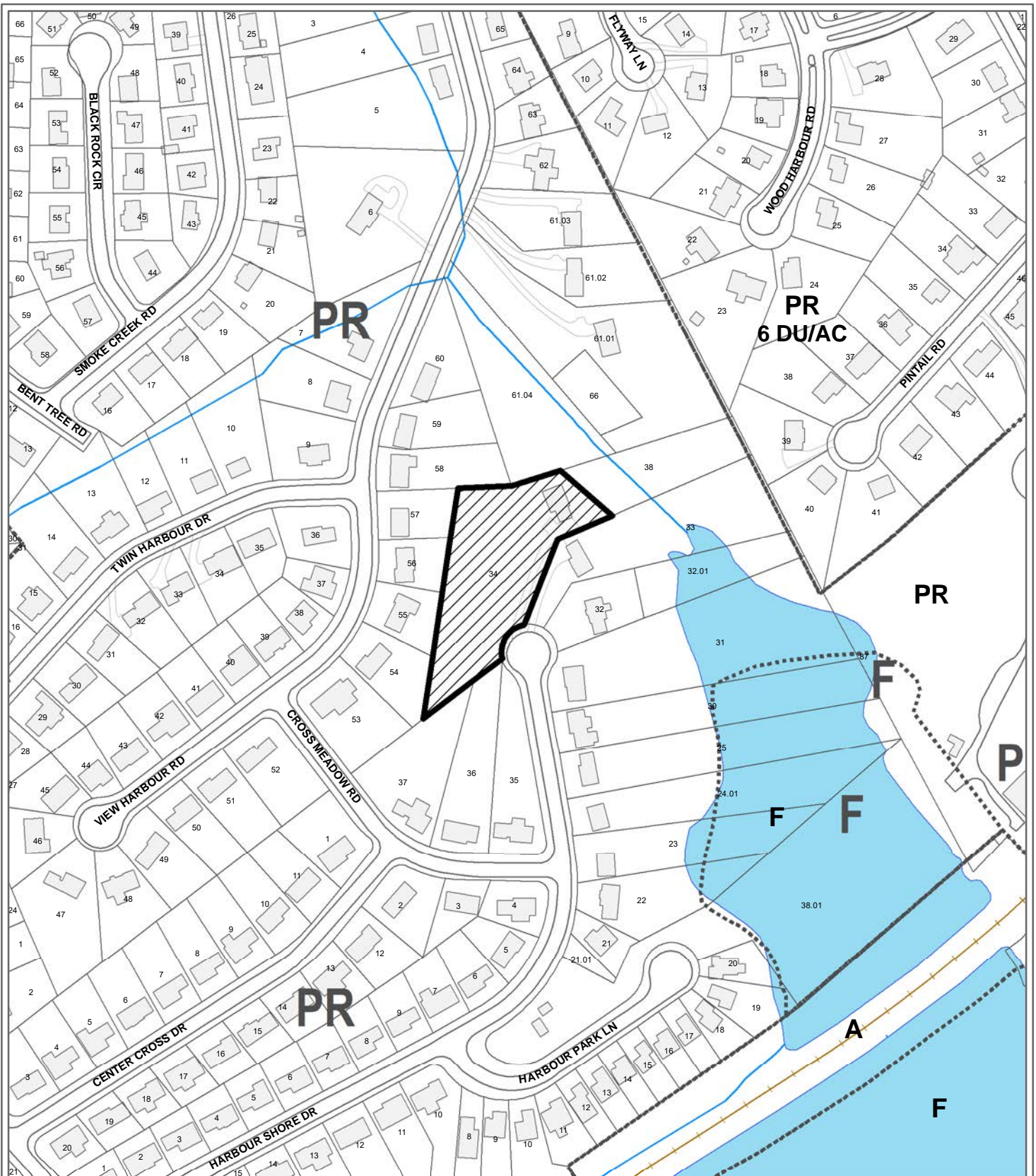
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



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

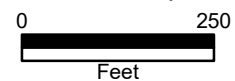


Two new lots for detached houses in PR (Planned Residential)

Petitioner: Quraishi, Muhammed Usman

Map No: 153

Jurisdiction: County



Original Print Date: 2/18/2020

Revised:

Knoxville - Knox County 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: MOHAMMED U & FARIDA QURAISHI

Signature(s): _____

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 Planning Commission, or for variances and waivers 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 2019.

Registered Land Surveyor _____

Tennessee License No. _____

Date: _____

Certification of Category and Accuracy of Survey. Survey accuracy shall meet the requirements of the current edition of the Rules of Tennessee State Board of Examiners for Land Surveyors — Standards of Practice.

I hereby certify that this is a Category _____ survey and the ratio of precision of the unadjusted survey is not less than 1: _____ 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: _____

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: _____

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 _____

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

Knox County Trustee: Signed: _____

Date: _____

CERTIFICATION FOR PUBLIC SEWER AND WATER SERVICE - MINOR SUBDIVISION

I, WE, THE UNDERSIGNED OWNER(S) OF THE PROPERTY SHOWN HEREIN UNDERSTAND THAT IT IS OUR RESPONSIBILITY TO VERIFY WITH THE UTILITY PROVIDER THE AVAILABILITY OF PUBLIC SEWER AND WATER SYSTEMS IN THE VICINITY OF THE LOT(S) AND TO PAY FOR THE INSTALLATION OF THE REQUIRED CONNECTIONS.

OWNER(S) PRINTER NAME: _____

SIGNATURE(S): _____

Certification of Approval of Public Water System — Minor Subdivisions

This is to certify that the subdivision shown hereon is approved subject to the installation of a public water system, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of water system in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider _____

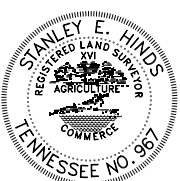
Authorized Signature for Utility _____ Date _____

Planning Staff 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 waivers noted on this plat, 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: _____

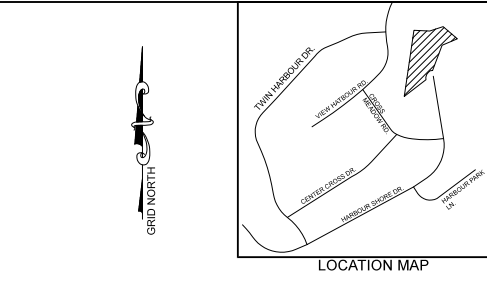
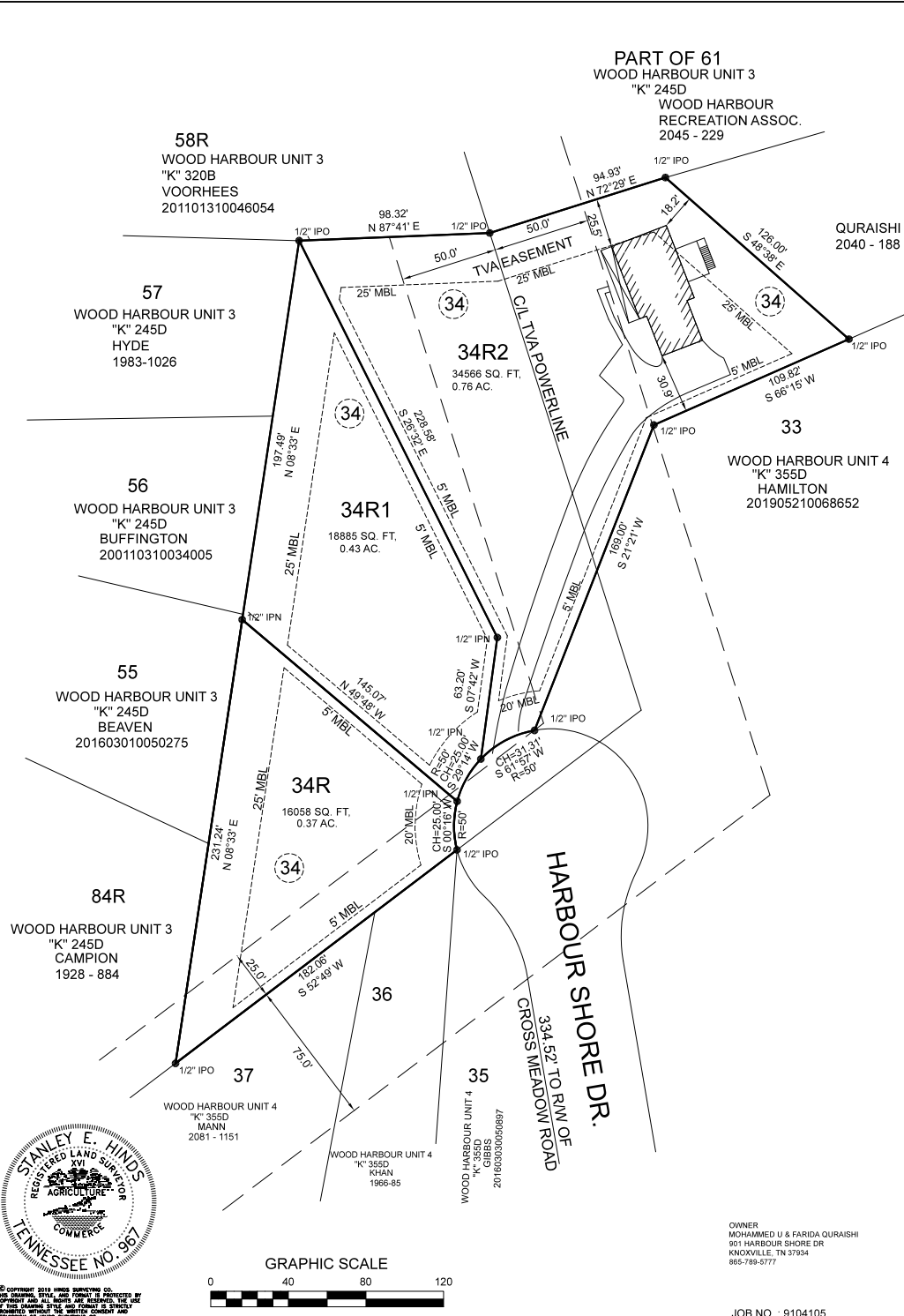
Date: _____



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MOHAMMED U & FARIDA QURAISHI
901 HARBOUR SHORE DR
KNOXVILLE, TN 37934
865-789-0777

JOB NO. : 9104105



- IRON PIN AT EACH CORNER.
- 10' UTILITY AND DRAINAGE INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS) OF FIVE (5) FEET IN WIDTH SHALL BE PROVIDED ALONG BOTH SIDES OF ALL INTERIOR LOT LINES AND ON THE INSIDE OF ALL OTHER EXTERIOR LOT LINES.
- 3 LOTS EQUALING 1.60 ACRES.
- MINIMUM BUILDING SETBACKS
FRONT = 20'
REAR = 25'
SIDE = 5'
- IPN = IRON PIN NEW (SET)
IPO = IRON PIN OLD (FOUND)
MBL = MINIMUM BUILDING LINE

Certification of Approval of Public Sanitary Sewer System — Minor Subdivisions
This is to certify that the subdivision shown hereon is approved subject to the installation of public sanitary sewers and treatment facilities, and that such installation shall be in accordance with State and local regulations.

It is the responsibility of the property owner to verify with the Utility Provider the availability of sanitary sewers in the vicinity of the lot(s) and to pay for the installation of the required connections.

Utility Provider _____
Authorized Signature for Utility _____ Date _____

KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS
THE KNOX COUNTY DEPARTMENT OF ENGINEERING AND PUBLIC WORKS HEREBY APPROVED THIS PLAT ON _____ DAY _____ OF _____ 20____
ENGINEERING DIRECTOR _____

3-B-20-UR
Revised: 2/24/2020
12-V-19

THE FINAL PLAT OF THE RESUBDIVISION OF LOT 34 WOOD HARBOUR UNIT 4

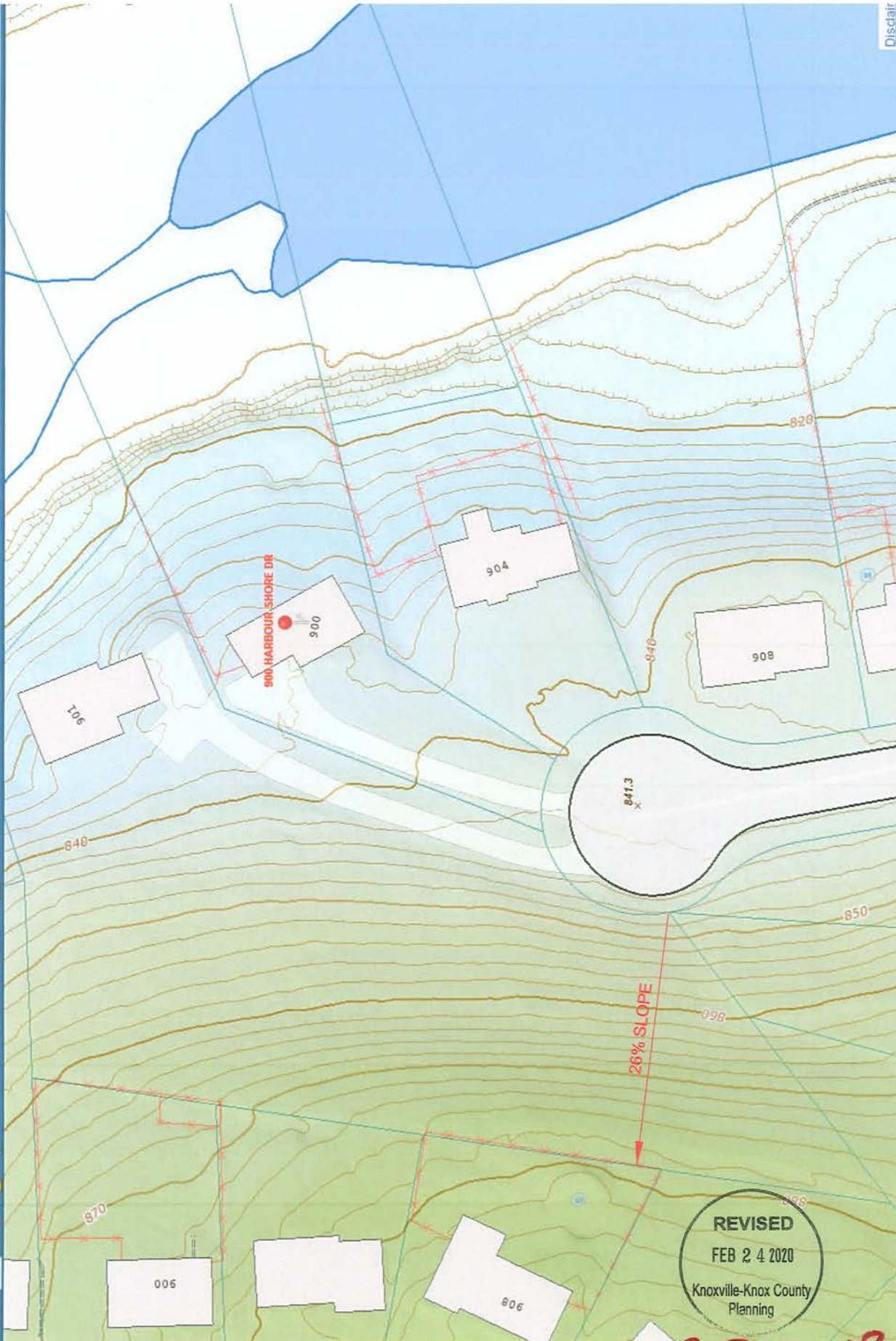
DISTRICT : 6 COUNTY : KNOX

INSTR. : 2040-190, PLAT "K" 355D

C.L.T. MAP : 153C A 034

SCALE : 1"=40' DATE : 12/03/2019

HINDS SURVEYING CO.
3555 WINDY J FARMS DR., LOUISVILLE, TN 37777
PH. 588-9799 FAX. 233-3393
WWW.HINDSSURVEYING.COM



REVISED
FEB 24 2020
Knoxville-Knox County
Planning

3-B-20-UR



Example of house with basement garage proposed for Lot 34R.

3-B-20-UR
2/24/2020



*Good Plan = Land Rm near MBP.
Noise!!*

Mo Shingles Inc.

Owens Corning Preferred Contractor, Gaf Certified installer A+ rated with the BBB



Plan 710330BTZ 4-Bed House Plan with Window-filled Exterior

2,179
Heated SF

3-4
Beds

3
Baths

2
Stories

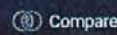
2
Cars



Print



Share



Compare

...

Example of house proposed for Lot 34R1.

McGuire Roofing & Construction

3-B-20-UR

2/24/2020



DEVELOPMENT REQUEST



DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Mohammed Usman Quraishi
 Applicant Name Affiliation

01/07/2020 3/12/2020 3-B-20-UR
 Date Filed Meeting Date (if applicable) 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

Mohammed Usman Quraishi
 Name Company

617 Blowing Rock Lane Knoxville TN 37922
 Address City State Zip

865-789-5777 muquraishi@gmail.com
 Phone Email

CURRENT PROPERTY INFO

see above
 Owner Name (if different) Owner Address Owner Phone

901 Harbour Shore Dr. 153CA034
 Property Address Parcel ID

North end of Harbour Shore Dr., north of Cross Meadow Rd 1.56 acres
 General Location Tract Size

County 5 PR
 Jurisdiction (specify district above) City County Zoning District

SW County LDR + HP Planned Growth
 Planning Sector Sector Plan Land Use Classification Growth Policy Plan Designation

Single Family N FUD FUP
 Existing Land Use Septic (Y/N) Sewer Provider Water Provider

REQUEST

DEVELOPMENT

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

Home Occupation (specify): _____
 Other (specify): Create 2 additional house lots (3 total)

SUBDIVISION

- Proposed Subdivision Name _____ Unit / Phase Number _____
 Parcel Change
 Combine Parcels Divide Parcel Total Number of Lots Created: _____
 Other (specify): _____
 Attachments / Additional Requirements


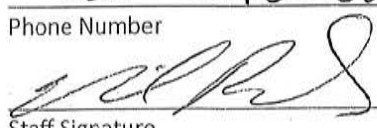
ZONING

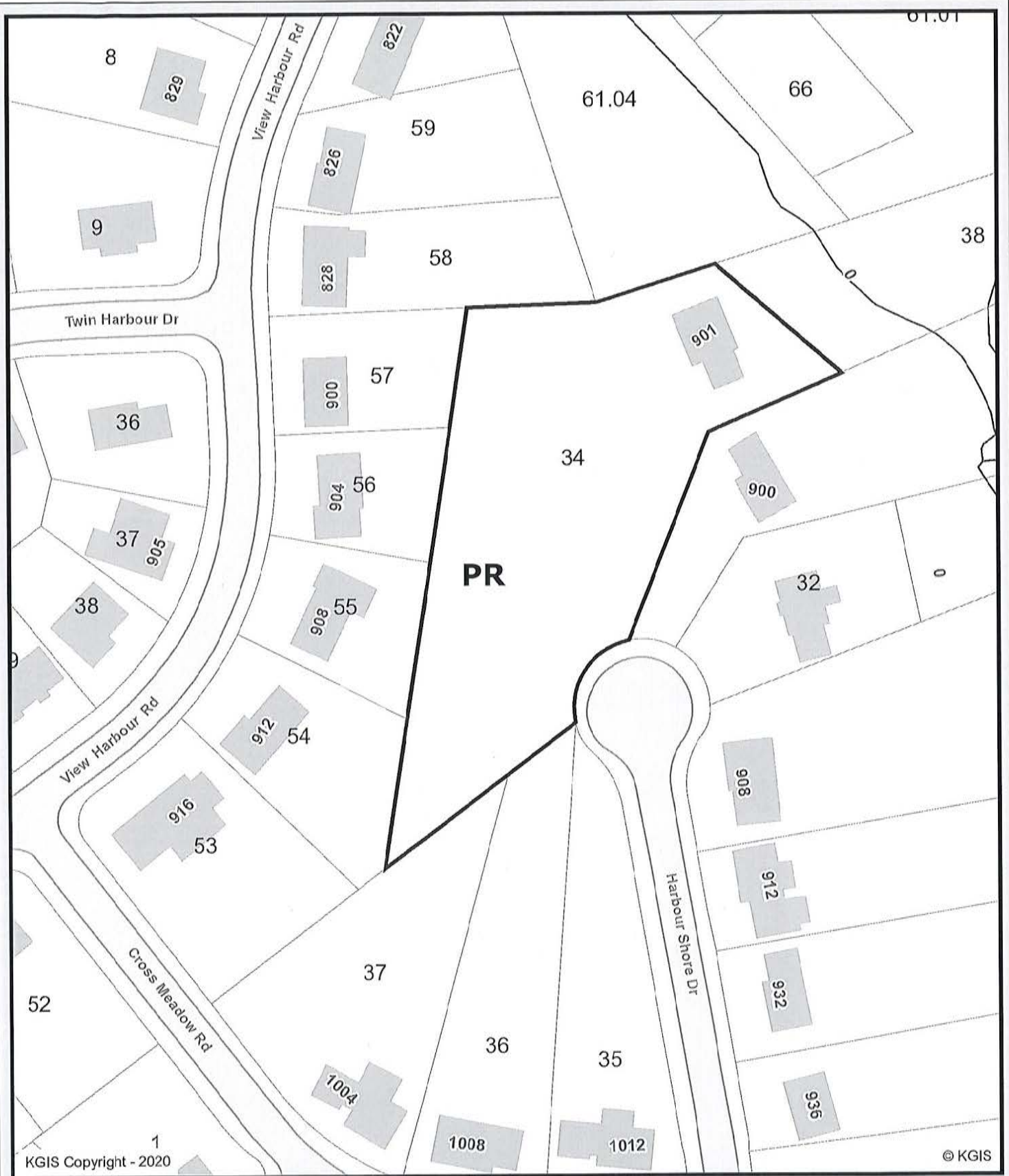
- Zoning Change: _____
 Proposed Zoning _____
 Plan Amendment Change: _____
 Proposed Plan Designation(s) _____
 Proposed Property Use (specify) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____
 Other (specify): _____

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 type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study	FEE 1:	TOTAL: 450. ⁰⁰	
	FEE 2:		450. ⁰⁰
	FEE 3:		

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


 Applicant Signature MOHAMMED USMAN QUBAISHI Please Print 01/07/2020 Date
789-5777 muquraishi@gmail.com
865-675-5512 Phone Number Email

 Staff Signature Michael Reynolds Please Print 1/7/2020 Date

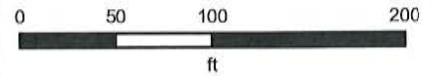


Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 1/7/2020 at 2:53:58 PM



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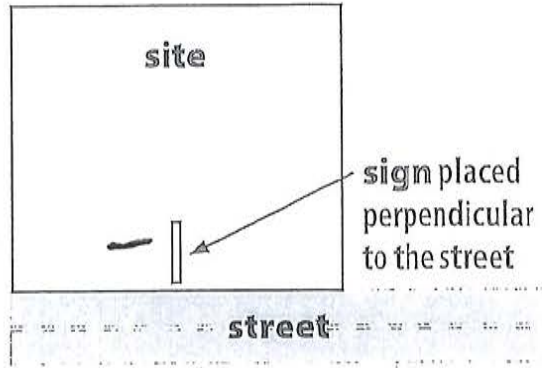
REQUIRED SIGN POSTING AGREEMENT

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:

2/26/2020 and 3/13/2020
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: 

Printed Name: Mohammed Usman Quraishi

Phone: 805-789-5777 Email: muguraishi@gmail.com

Date: 1/7/2020

File Number: 3-B-20-UR