



USE ON REVIEW REPORT

▶ **FILE #:** 3-G-20-UR

AGENDA ITEM #: 28

AGENDA DATE: 3/12/2020

▶ **APPLICANT:** BAYLESS E. BILES, III

OWNER(S): Bayless E. Biles III / Biles Construction, LLC

TAX ID NUMBER: 67 13605

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 0 Martingale Dr.

▶ **LOCATION:** Northeast side of Martingale Dr., southeast of W. Beaver Creek Dr.

▶ **APPX. SIZE OF TRACT:** 2.31 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Martingale Drive, a local street with a 26 ft pavement width within a 50 ft right-of-way per the Major Road Plan.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Single Residence

0.43 du/ac

HISTORY OF ZONING: The property was rezoned from A to PR in 2015 (6-E-15-RZ).

SURROUNDING LAND USE AND ZONING: North: Residential - RB (General Residential)

South: Park & Residential - A (Agricultural)

East: Residential & vacant - RB (General Residential)

West: Residential - A (Agricultural)

NEIGHBORHOOD CONTEXT: The property is surrounded by single family houses, Powell Levi Park, and multifamily attached condos.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a single family residence on 2.31 acres, as shown on the development plan, subject to 3 conditions.**

- 1.Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 2.Meeting all applicable requirements of the Knox County Health Department.
- 3.Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a single-family residence and the

other criteria for approval of a use on review.

COMMENTS:

The proposed site is for a single detached residence on a 2.31-acre tract. A single detached residence is compatible with the PR (Planned Residential) zoning district through the use on review process.

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

1. The proposed use will have no impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request.
3. There will be no impact on utility requirements in the area.

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

1. The proposed detached house in the PR district 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.

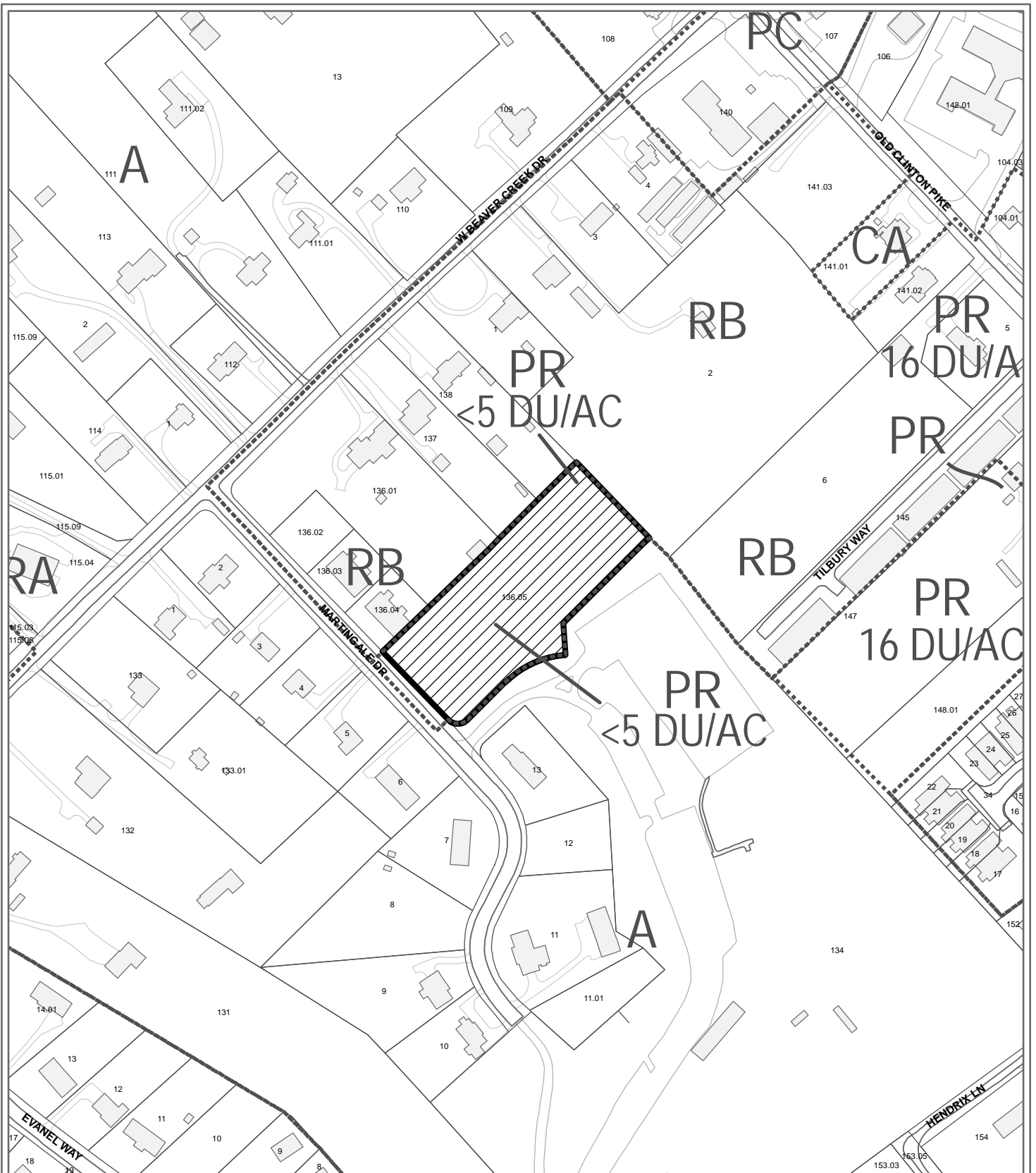
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for Low Density Residential use. The single-family residence use is compatible with the sector plan designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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-G-20-UR
USE ON REVIEW**

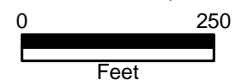


Single Residence in PR (Planned Residential)

Petitioner: Biles, III, Bayless E.

Map No: 67

Jurisdiction: County

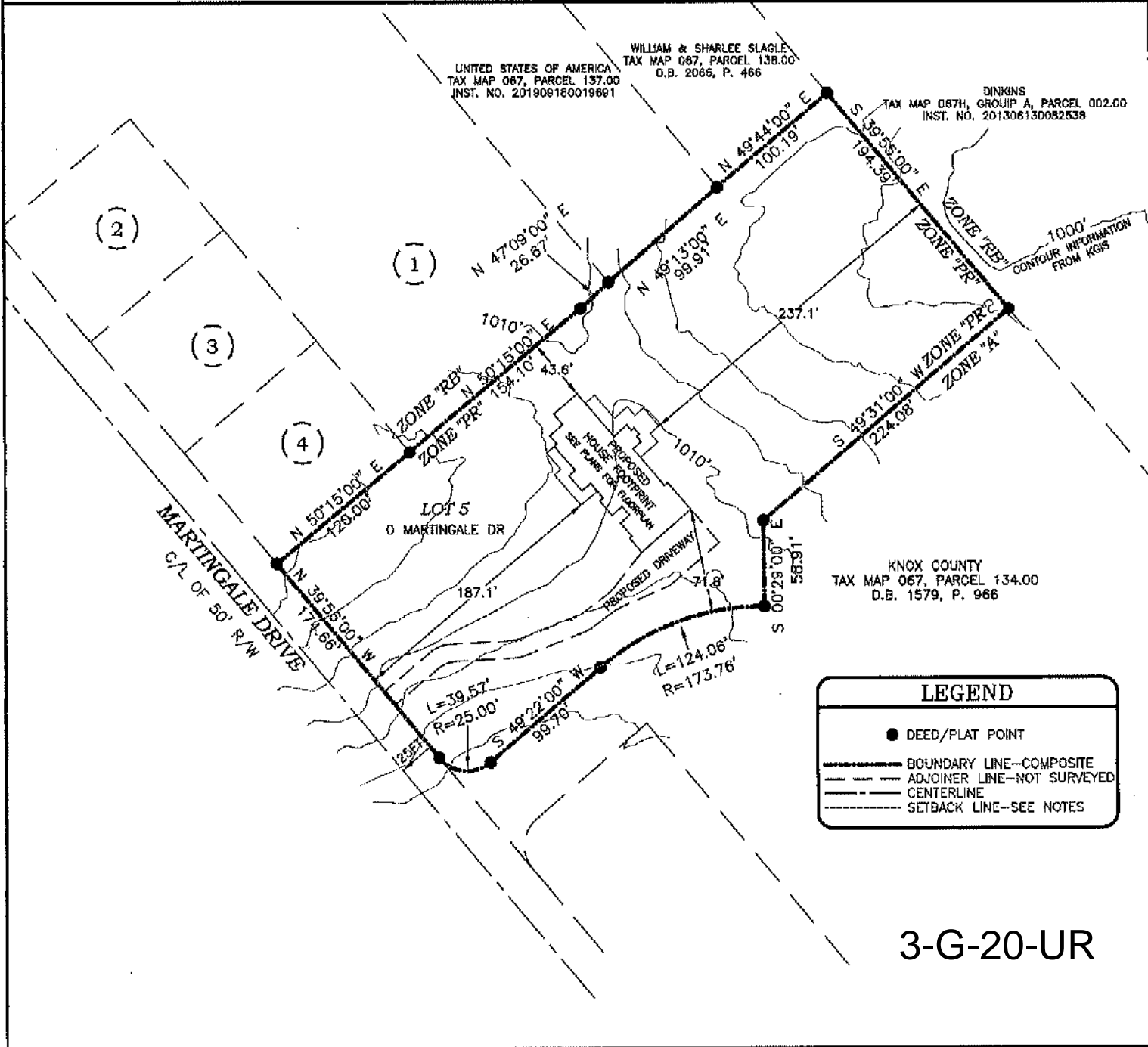


Original Print Date: 2/19/2020

Revised:

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

1. THIS IS A COMPOSITE PLAT PRODUCED FOR PRELIMINARY AND PLANNING PURPOSES ONLY. THIS IS NOT A GENERAL PROPERTY SURVEY AND IS NOT REPRESENTATIVE OF A BOUNDARY SURVEY. ALL LINEWORK AND CORRESPONDING INFORMATION SHOWN IS BASED SOLELY UPON THE REFERENCE RECORD DOCUMENTS HEREON.
2. PURPOSE OF SURVEY: SITE PLAN FOR SINGLE FAMILY RESIDENTIAL HOME CONSTRUCTION.
3. PROPERTY AND OWNER REFERENCES: EDWARD BAYLESS BILES, III AND MELINDA C. BILES PER DEED INSTRUMENT NO. 201504240057804. OWNER ADDRESS IS 3908 W BEAVER CREEK DR, POWELL, TN 37849; PH: 865-356-3417.
4. SURVEY REQUESTED BY/FOR: OWNERS.
5. ZONING IS PR (<5 DU/AC); SEE SECTION 5.13 OF KNOX COUNTY ZONING ORDINANCE); BLDG. SETBACKS FOR HOUSE--(FRONT--20FT, SIDES--DETERMINED BY PLANNING COMMISSION, REAR--DETERMINED BY PLANNING COMMISSION). OTHER ZONING AND SETBACK REQUIREMENTS MAY APPLY, CONTACT APPROPRIATE OFFICES BEFORE ANY CONSTRUCTION.



	<p>SITE PLAN FOR SINGLE-FAMILY RESIDENTIAL PROPOSED HOUSE CONSTRUCTION LOT 5 PER INSTRUMENT NO. 201504160055741 0 MARTINGALE DR, POWELL, TN 37849</p>	
<p>DATE: 12-17-2019</p>	<p>TAX MAP 067, PARCEL 136.05 STATE: <u>TN</u> DISTRICT: <u>6</u> COUNTY: <u>KNOX</u></p>	

Plan #4413

Enter Plan #

Beds: 5 Baths: 4.5 Sq Ft: 4470

Search

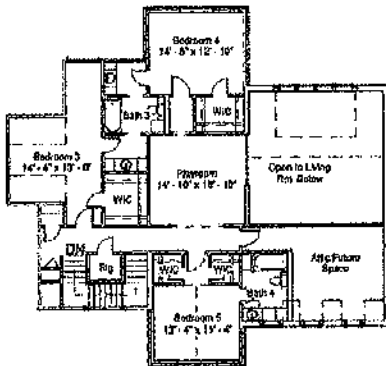


(Square) ↕

(Bed) ↕

(Bath) ↕

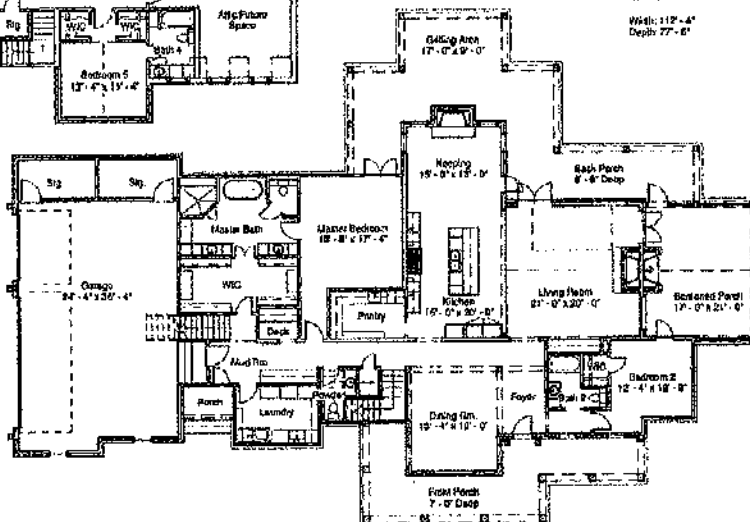
SEARCH
PLANS



Areas (Frame)		Areas (Masonry)	
Name	Area	Name	Area
First Floor Living	2401 SF	First Floor Living	2333 SF
Second Floor Living	1612 SF	Second Floor Living	1620 SF
Garage and Storage	4415 SF	Garage and Storage	4470 SF
Porches	1103 SF	Porches	1174 SF
	1620 SF		1645 SF
	2023 SF		2037 SF
Total SF	7039 SF	Total SF	7037 SF

Plan No. 4413

Width: 112'-4"
Depth: 77'-0"



Our
Information

745 Avignon
Dr. Suite A
Ridgeland,
MS 39157

Phone: (601)
898-9710

Toll Free:
(888) 999-
9710

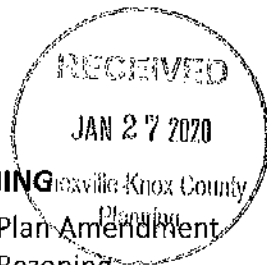
Fax: (601)
898-9712

Contact Us About This Plan

3-G-20-UR



DEVELOPMENT REQUEST



DEVELOPMENT

- Development Plan
 Use on Review / Special Use

SUBDIVISION

- Concept Plan
 Final Plat

ZONING

- Plan Amendment
 Rezoning

Applicant Bayless E. Bilis III

Date Filed 1-27-20 Meeting Date (if applicable) March 12, 2020 File Number(s) 3-6-20-UR

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

Name Bayless E. Bilis III Company Owner

Address 3908 West Beaver Creek Dr City Powell State TN Zip 37849

Phone 865-356-3417 Email baylessbilis@gmail.com

CURRENT PROPERTY INFO

Owner Name (if different) Bayless Bilis and Melinda Bilis Owner Address 3908 West Beaver Creek Drive Powell, TN 37849 Owner Phone (865)-356-3417

Property Address 0 Martingale Drive Parcel ID 067 13605

General Location Northeast side of Martingale Dr. southeast of West. Beaver Creek Dr. Tract Size 2.31 acres

Jurisdiction (specify district above) County Commission District 6 City County Zoning District PR

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

Existing Land Use Vacant land Septic (Y/N) N Sewer Provider Hallsdale Powell Water Provider Hallsdale Powell

REQUEST

DEVELOPMENT
SUBDIVISION
ZONING

Development Plan Use on Review / Special Use

Residential Non-Residential

Home Occupation (specify): _____

Other (specify): Detached Residence

Proposed Subdivision Name _____ Unit / Phase Number _____

Parcel Change

Combine Parcels Divide Parcel Total Number of Lots Created: _____

Other (specify): _____

Attachments / Additional Requirements

Zoning Change: _____

 Proposed Zoning _____

Plan Amendment Change: _____

 Proposed Plan Designation(s) _____

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

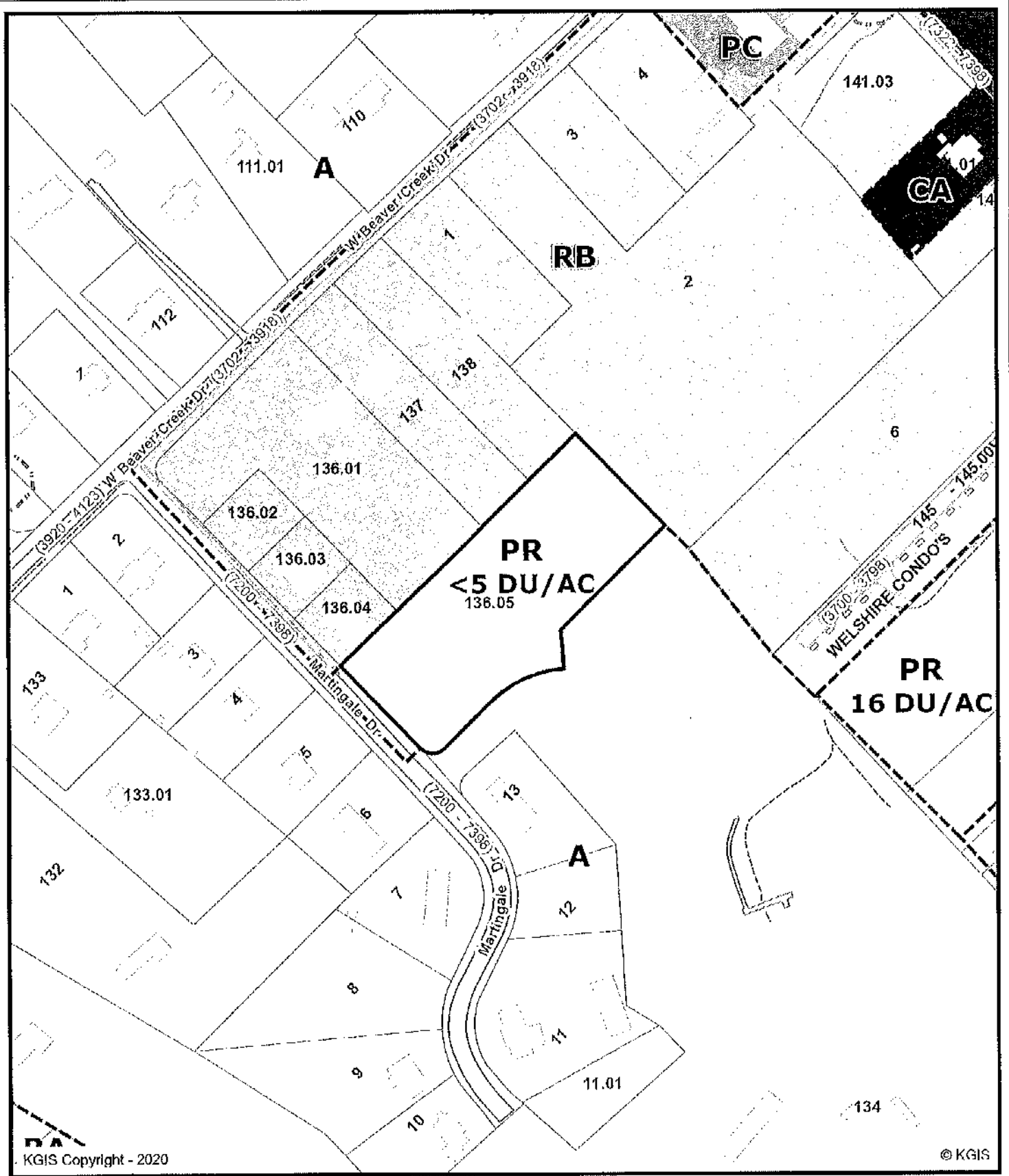
Other (specify): _____

STAFF USE ONLY	PLAT TYPE	<input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission	FEE 1:	\$ 1200.00	TOTAL: \$ 1200.00
	ATTACHMENTS	<input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request	FEE 2:		
	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 3:		

AUTHORIZATION

Thomas Brechko Thomas Brechko 1-27-2020
 Staff Signature Please Print Date

Bayless E. Biko III Bayless E. Biko III 1-27-2020
 Applicant Signature Please Print Date



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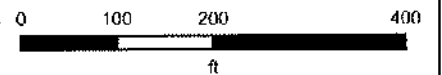
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Letter Portrait

Knoxville - Knox County - KUB Geographic Information System



Printed: 1/27/2020 at 11:42:36 AM



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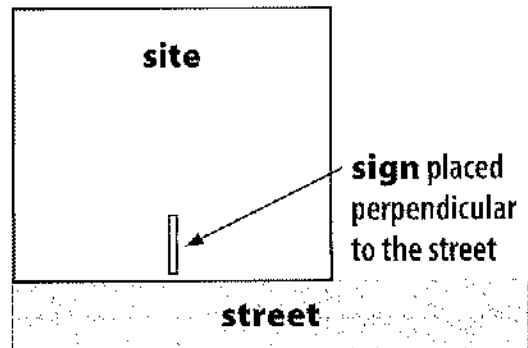
REQUIRED SIGN POSTING AGREEMENT

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:

Wed 2-26-20 and Fri 3-13-20
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Bayless E. Bibbs III

Printed Name: Bayless E. Bibbs III

Phone: 865-356-3417 Email: baylessbibbs@gmail.com

Date: 1-27-20

File Number: 3-G-20-WR