



USE ON REVIEW REPORT

▶ **FILE #:** 5-B-20-UR

AGENDA ITEM #: 25

AGENDA DATE: 5/14/2020

▶ **APPLICANT:** BENCHMARK ASSOCIATES, INC.

OWNER(S): TJR Developers, Inc.

TAX ID NUMBER: 145 H M 001

[View map on KGIS](#)

JURISDICTION: County Commission District 4

STREET ADDRESS: 1506 Laurens Glen Ln.

▶ **LOCATION:** Northeast of Laurens Glen Ln., southeast of Nubbin Ridge Rd.

▶ **APPX. SIZE OF TRACT:** 13115 square feet

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Laurens Glen Lane, a local road with a pavement width of 26 ft and right of way of 50 ft, and Nubbin Ridge Road, a major collector with a pavement width of approximately 19 ft and a right of way of 60 ft (per the Major Road Plan).

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Tennessee River

▶ **ZONING:** PR (Planned Residential) & A (Agricultural)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Reduce Peripheral Setback from 35' to 20' along the northeastern boundary line

HISTORY OF ZONING: This property was last zoned in 2003 from Agricultural to Planned Residential (1-3 du/ac)

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

South: Residences / PR (Planned Residential)

East: Vacant / A (Agricultural)

West: Residences / PR (Planned Residential) & RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This site is located in an area of agricultural and single family residential uses developed in the A, RA, and PR zones along Nubbin Ridge Rd.

STAFF RECOMMENDATION:

▶ **APPROVE** the request to reduce the peripheral setback from 35' to 20' for Lot 1 of the Laurens Glen Subdivision subject to the 3 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.

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

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 subject lot (Lot 1) has an irregular shape, being within the second horizontal curve of Laurens Glen Lane. The house proposed on the development plan is of the same basic footprint as the other houses and the other houses in the subdivision have garages that project out in front of the body of the house, which pushes the house further back on the lot and into the peripheral setback. This development plan looks to create an extension for the rear of the house, possibly for the use of a deck or sunroom. This lot adjoins an undeveloped portion of property zoned Agricultural with a 10 ft side yard. Although the subject lot has a small piece of Agricultural area on the parcel, it does not conflict with any setbacks for a single-family residence as shown on the development plan within the PR district.

The reduced peripheral setback will be consistent with other lots in the subdivision with a similar setback.

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 since access is from an internal subdivision (local) road.
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 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 site has access to a local street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for Low-Density Residential use. The residential 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: 15 (average daily vehicle trips)

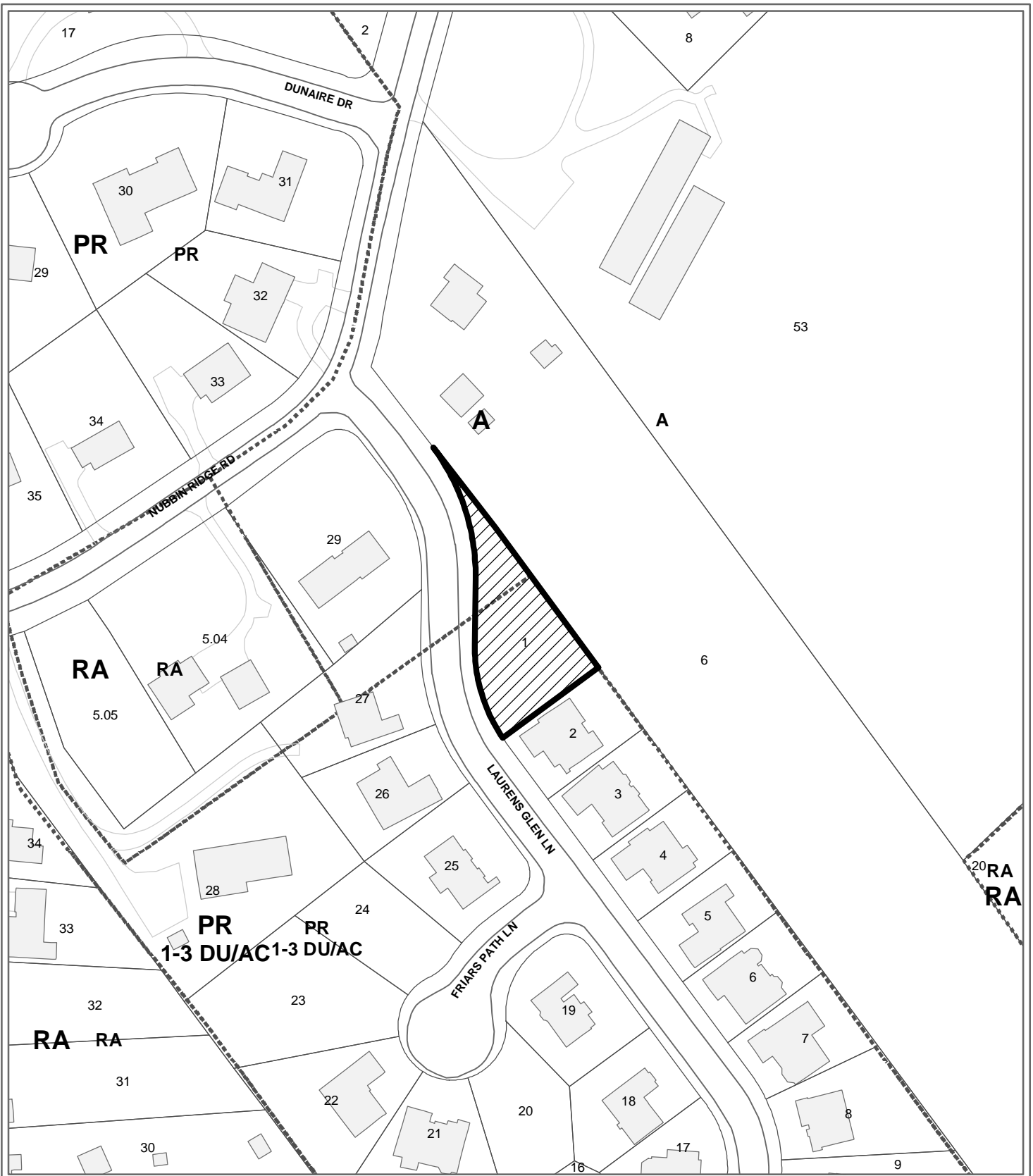
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public school children, grades K-12)

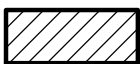
Schools affected by this proposal: Blue Grass Elementary, West Valley Middle, and Bearden High.

- 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.



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

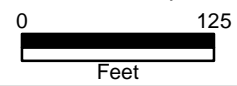


Reduce Peripheral Setback from 35' to 20' in PR (Planned Residential) & A (Agricultural)

Petitioner: Benchmark Associates, Inc.

Map No: 145

Jurisdiction: County

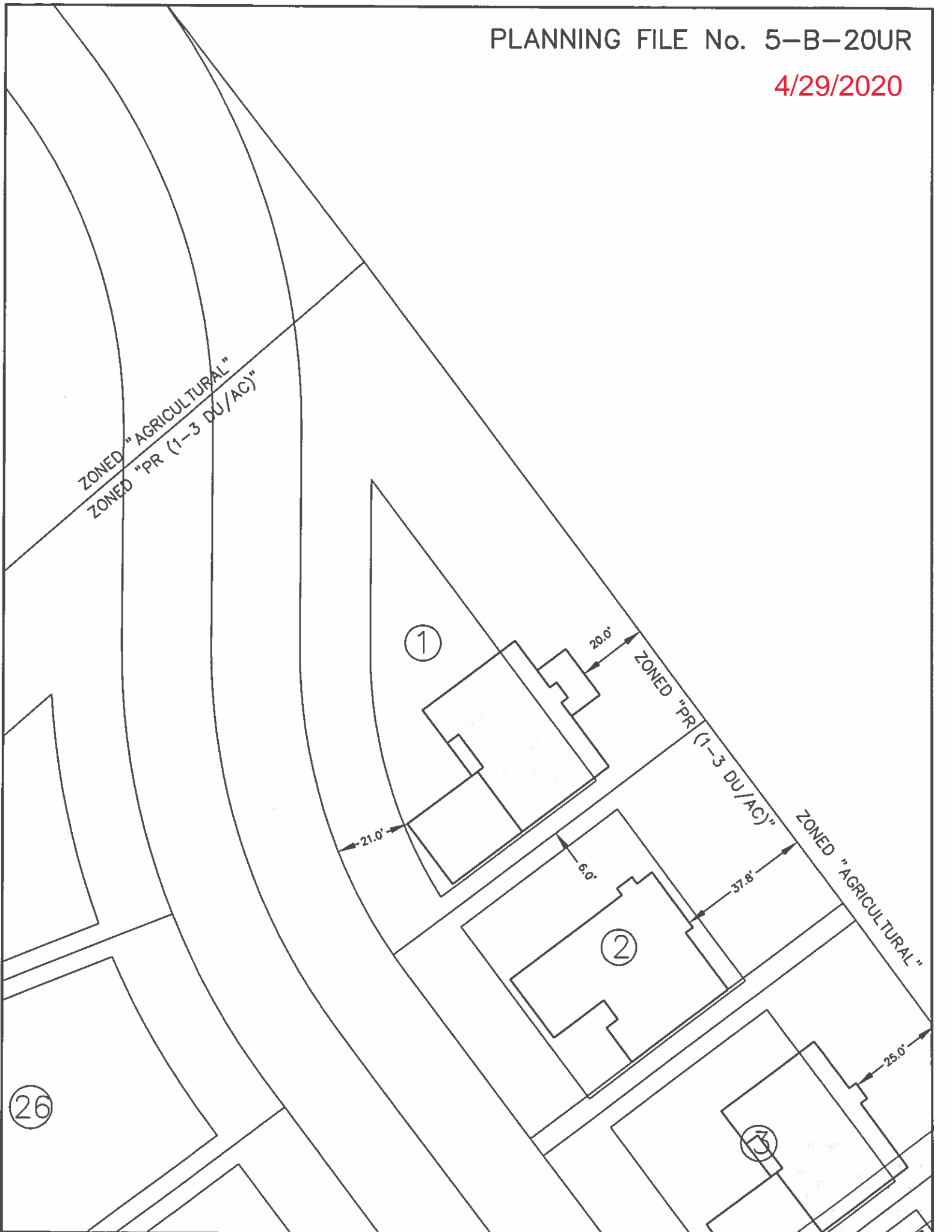


Original Print Date: 4/6/2020

Revised:

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

4/29/2020





DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning



Benchmark Associates, Inc.

Consultant

Applicant Name

May 14, 2020

Affiliation

26 February 2020

~~09 April 2020~~

5-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

Benjamin J. Moorman

Benchmark Associates, Inc.

Name

Company

PO Box 23892

Knoxville

TN

37933

Address

City

State

Zip

865-692-4090

bmoorman@bma-ls.com

Phone

Email

CURRENT PROPERTY INFO

TJR Developers, Inc.

PO Box 23183, Knoxville, TN 37933

865-691-3475

Owner Name (if different)

Owner Address

Owner Phone

1506 Laurens Glen Lane

145-H-M-001.00

Property Address

Parcel ID

NE of Laurens Glen Ln & SE of Nubbin Ridge Rd

13,115+/- sq.ft.

General Location

Tract Size

LHR 6th Civil District

PR 1-3 DU/Acre

/A

Jurisdiction (specify district above)

- City
- County

Zoning District

Southwest

LDR

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

Vacant

N

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): **Reduce Peripheral Setback from 35' to 20'**

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) _____
- 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: _____ TOTAL: _____

0402 450.00

FEE 2: _____

FEE 3: _____

\$450.00

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

Benjamin J. Moorman
 Applicant Signature
 865-692-4000
 Phone Number

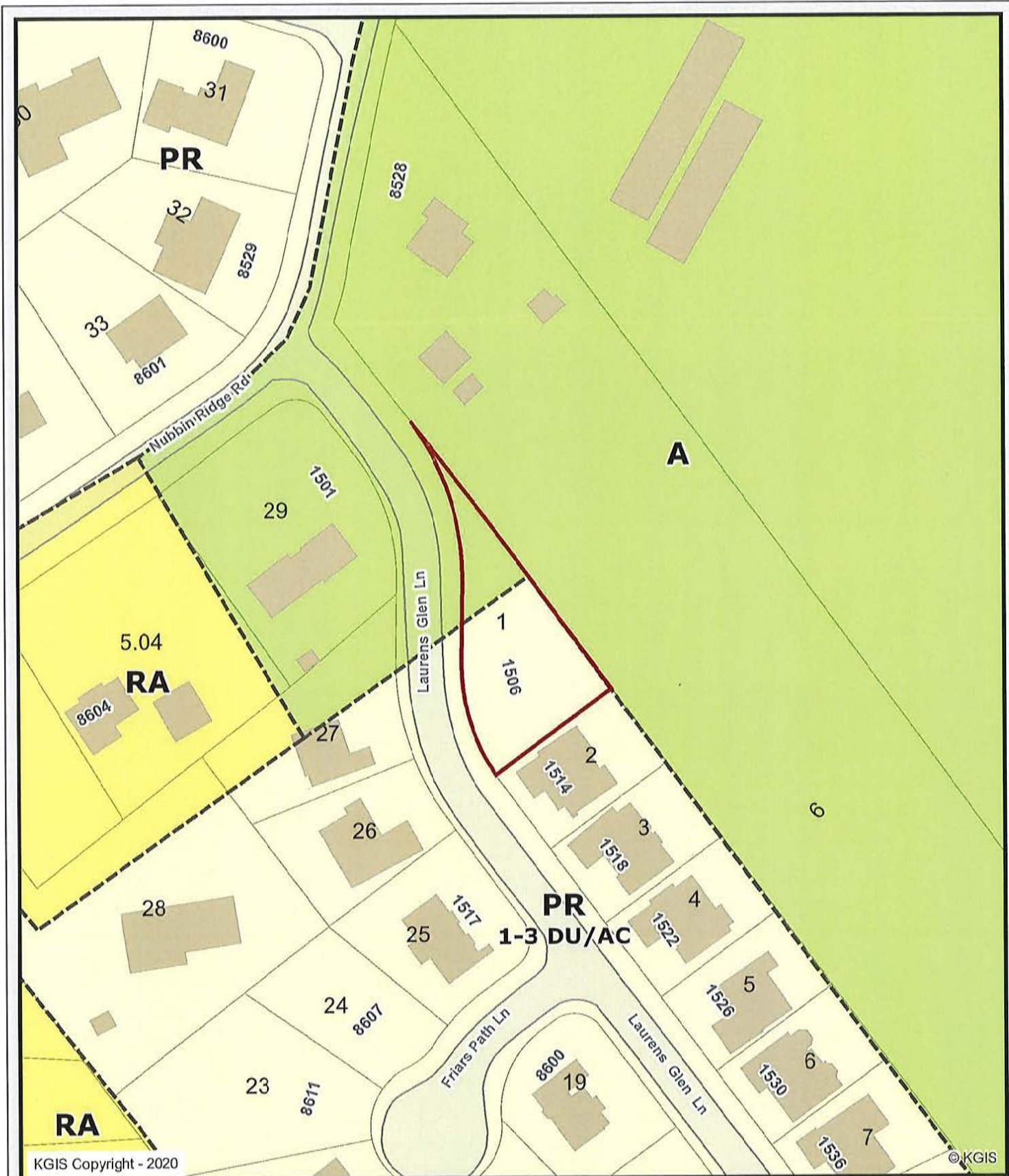
Benjamin J. Moorman
 Please Print
 bmoorman@bma-ls.com
 Email

26 February 2020
 Date

Sherry Spichengji
 Staff Signature

S. Michieny
 Please Print

2-26-2020
 Date



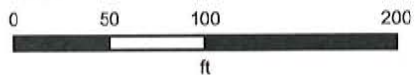
1629 &) Polkwright Ln.

Knoxville - Knox County - KUB Geographic Information System

KGIS makes no representation or warranty as to the accuracy of his map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



Printed: 2/26/2020 at 3:16:51 PM





This is to certify that the subdivision shown herein has been approved by the Board of Supervisors of Knox County, Tennessee, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Certificate of Completion of Divisions of Lots:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Certificate of Compliance of Streets and Related Improvements:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Certificate of Compliance and General Protection:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

- NOTES:
1. ALL MAP 145, PARCELS 5.01 & 5.03.
 2. NO. OF LOTS - 38.
 3. LOTS SUBDIVIDED - 1015 ACRES.
 4. ROW PINE AT ALL CORNERS. ALL PINE ARE SET UNLESS NOTED OTHERWISE.
 5. 10' UTILITY & DRAINAGE EASEMENT INSIDE ROAD FRONTAGE AND SIDE FRONTAGE LOT LINES. 5' EACH SIDE OF ALL INTERIOR LOT LINES.
 6. THIS PROPERTY IS ZONED PR & R.
 7. 2.5' UTILITY EASEMENT EACH SIDE OF WATER AND SANITARY SEWER LINES AS INSTALLED.
 8. BUILDING SETBACKS FOR PR:
 - FRONT - 20'
 - REAR - 20'
 - SIDE - 10'
 9. BUILDING SETBACKS FOR R:
 - FRONT - 25' (BY VARIANCE FROM 40' TO 25' FROM 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38)
 - REAR - 25'
 - SIDE - 10'
 10. NORTH REFERENCED TO PREVIOUSLY RECORDED PLAT, PROPERTY OF ROWAL, M. & REBA L. MOORE, RECORDED IN PLAT 045, L. 0002.
 11. FOR CONDITIONS OF APPROVAL OF THE CONCEPT PLAN AND USE-REVISIONS, REFER TO THE WETLANDS PLAN 5-4-02-04.
 12. A VARIANCE OF LOT NUMBER FROM 1, PARCELS 5.01 & 5.03, WAS GRANTED BY KNOX COUNTY BZA ON APR. 23, 2006. THE AREA OF LOT 29 IS 0.53 AC.
 13. BETA REFERENCES: 200600298 00000000

Exact to method of section on this plat, the following bearing survey is shown. The bearings and distances are as shown on the plat hereon, and the area of the lot is as shown on the plat hereon.

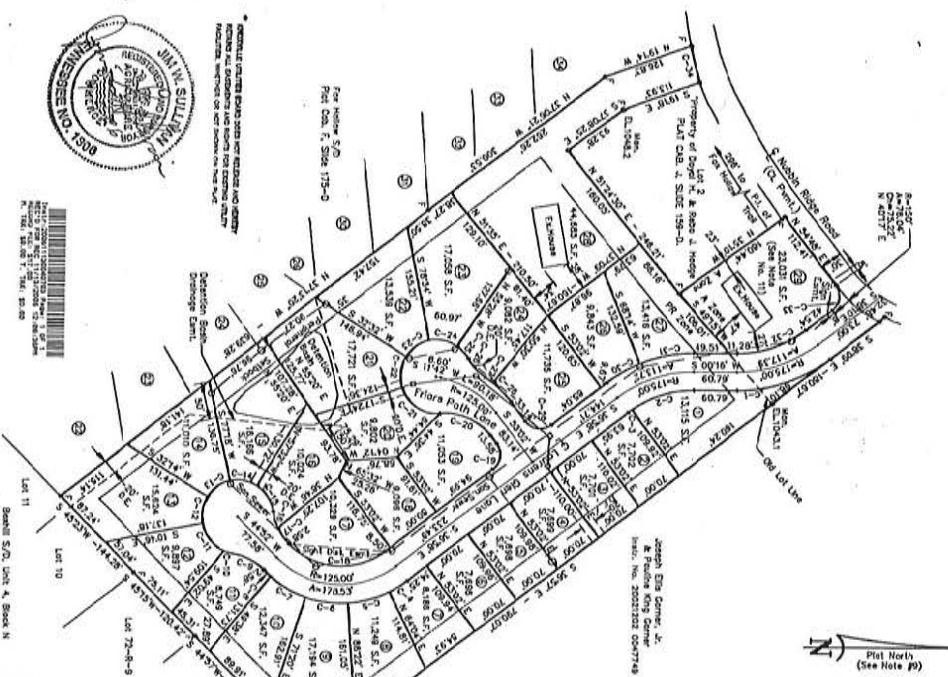
County Surveyor: **James W. Wynn**, 11/10/06

Witness: **James W. Wynn**, 11/10/06

Shaw: **James W. Wynn**, 11/10/06

Dea: **James W. Wynn**, 11/10/06

Code TV: **James W. Wynn**, 11/10/06



Comp. No.	Block	Ac.	Dist.	Bearing	Dist.	Ac.
C-1	500	34.47	S 14° 02' E	3 185.07	E	131.62
C-2	500	51.42	S 17° 52' E	4 717.72	E	802.07
C-3	500	54.50	S 30° 04' E	5 504.94	E	650.51
C-4	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-5	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-6	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-7	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-8	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-9	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-10	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-11	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-12	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-13	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-14	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-15	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-16	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-17	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-18	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-19	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-20	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-21	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-22	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-23	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-24	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-25	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-26	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-27	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-28	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-29	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-30	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-31	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-32	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-33	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-34	500	56.38	S 31° 17' E	5 511.77	E	668.55
C-35	500	56.38	S 31° 17' E	5 511.77	E	668.55

Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer



Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer

Division of Plat Part - Construction Map:

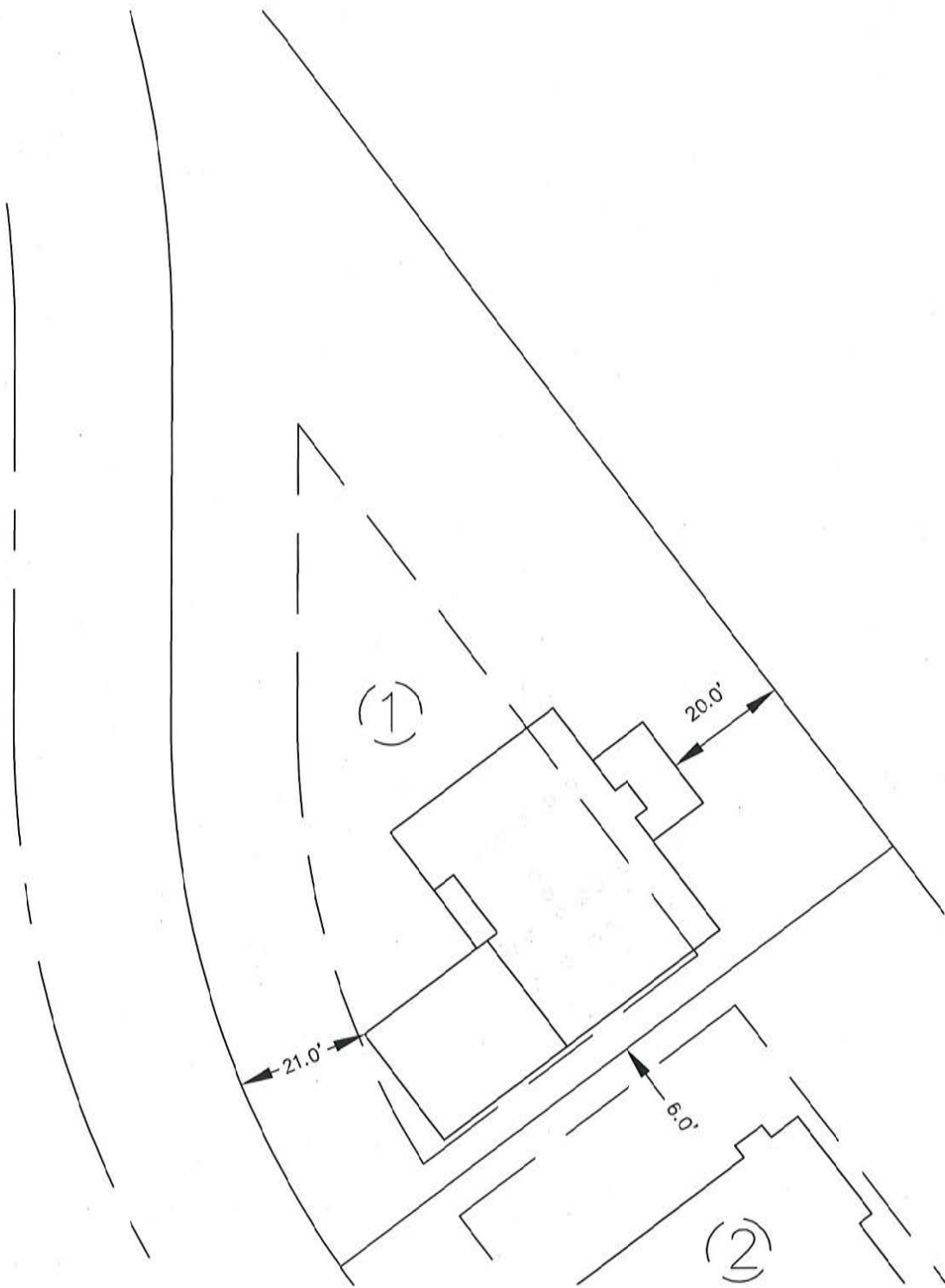
The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

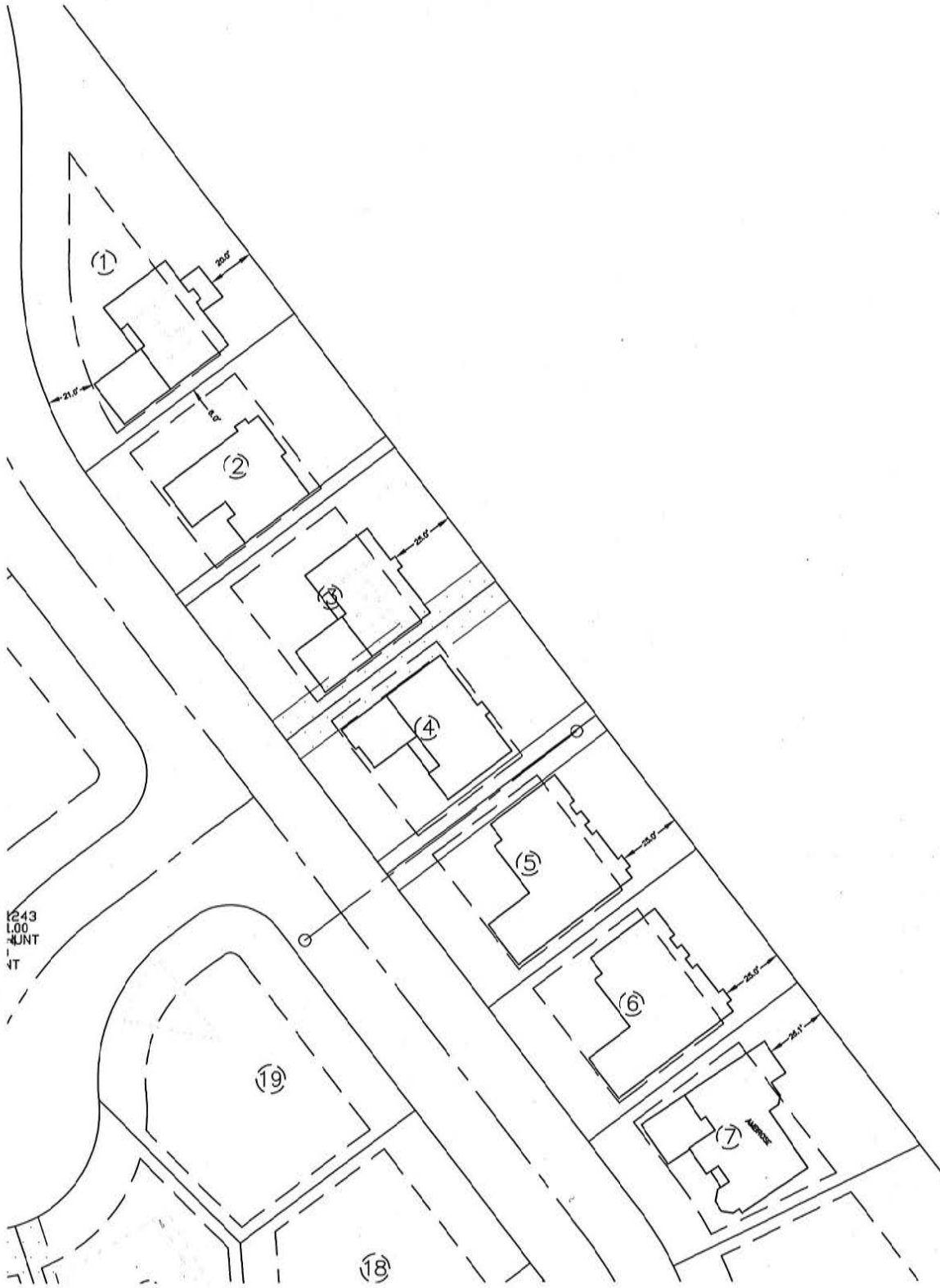
James W. Wynn
 County Engineer

Division of Plat Part - Construction Map:

The undersigned, surveyor, hereby certifies that the subdivision shown herein is a subdivision of land as shown on the plat hereon, and that each subdivision lot is a lot of land with street and local frontage.

James W. Wynn
 County Engineer





243
L.00
4JNT
IT

①

②

③

④

⑤

⑥

⑦

⑱

⑱

Avenue

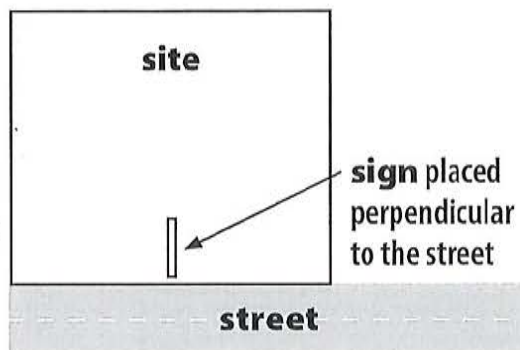
REQUIRED SIGN POSTING AGREEMENT

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:

April 29th (Wed) and May 15th (Fri)
 (15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: Benjamin A. Mooruma

Printed Name: Benchmark Associates Inc.

Phone: 215-692-4090 Email: BMOORUMAL@BMA-US.COM

Date: 26 FEBRUARY 2020

File Number: 5-B-20-UR