



USE ON REVIEW REPORT

▶ **FILE #:** 5-J-20-UR (REVISED)

AGENDA ITEM #: 32

AGENDA DATE: 5/14/2020

▶ **APPLICANT:** CHRISTOPHER BUSH

OWNER(S): Christopher Bush .Long Sisters, LLC

TAX ID NUMBER: 47 E B 014

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 1707 Forrester Rd.

▶ **LOCATION:** North side of Forrester Rd., west of Hall Acres Dr.

▶ **APPX. SIZE OF TRACT:** 25247 square feet

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Forrester Rd, a local street with approximately 14' of pavement within 36' of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

▶ **ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Residential

▶ **PROPOSED USE:** [REVISED] Construction of two single family houses on individual lots, each with one garage apartment (two total).

6.8 du/ac

HISTORY OF ZONING: None noted.

SURROUNDING LAND USE AND ZONING: North: Houses / RA (Low Density Residential)

South: Houses / A (Agricultural)

East: Houses / A (Agricultural)

West: Houses / A (Agricultural)

NEIGHBORHOOD CONTEXT: This area of Forrester Rd is developed with single family houses in the A and RA zones.

STAFF RECOMMENDATION:

▶ **POSTPONE** the request to the June 11, 2020 Planning Commission meeting as requested by the applicant.

The applicant revised the application from a request to construct two duplexes on individual lots to a request for a garage apartment to be constructed concurrently with a single family house on each of the two lots (1 house and 1 garage apartment per lot). Because this revision was done after the public notice had been published, the application has to be postponed for one month to allow for proper public notification.

COMMENTS:

NOTE: The attached plans to do not represent the revised request for single family houses with garage apartments.

The applicant proposes to create three lots on of a property that already has one single family house. The existing house will remain and will be located on one of the lots. The other two lots will each have a single family house with a garage apartment.

ESTIMATED TRAFFIC IMPACT: 57 (average daily vehicle trips)

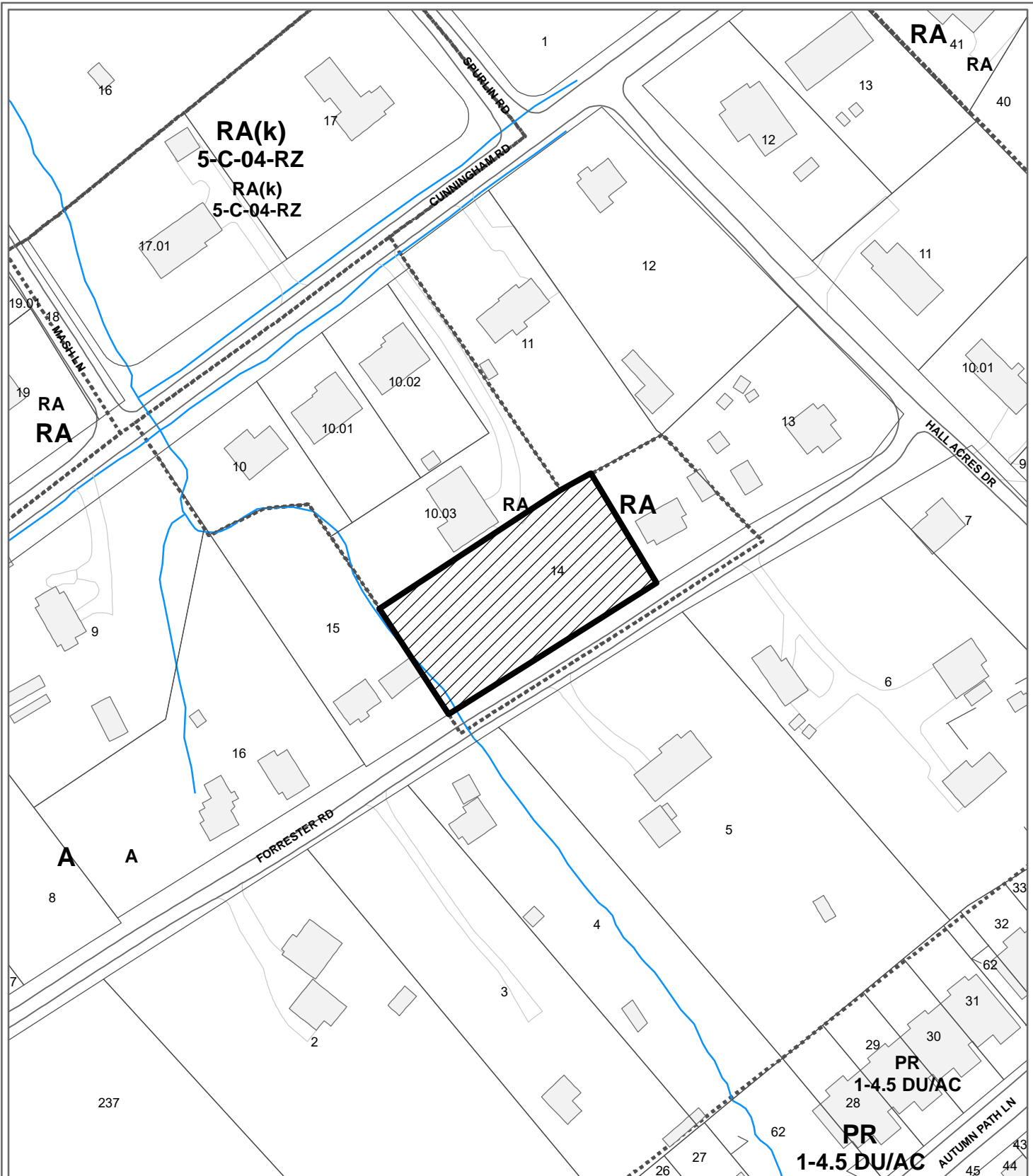
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Brickey-McCloud Elementary, Halls Middle, and Halls 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-J-20-UR
USE ON REVIEW**



Construction of two duplex structures on individual lots in RA (Low Density Residential)

Original Print Date: 4/8/2020
 Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Bush, Christopher

Map No: 47

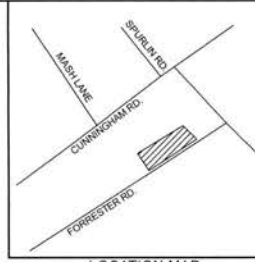
Jurisdiction: County



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: **RONALD H. ROGERS & LISA R. STALLARD**
 Signature(s): _____
 Date: _____

Certification of Approval of Public Water System - Minor Subdivisions
 This is to certify that the subdivision shown herein 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: _____

1. IRON PIN AT EACH CORNER.
2. 10' UTILITY AND DRAINAGE INSIDE ALL EXTERIOR LOT LINES ADJOINING STREETS AND PRIVATE RIGHTS-OF-WAY (INCLUDING JOINT PERMANENT EASEMENTS). 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. 3 LOTS EQUALING 35277 SQ. FT.



Owner Certification for Public Sewer and Water Service - Minor Subdivisions
 (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) Printed Name: _____
 Signature(s): _____
 Date: _____

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 Metropolitan Planning Commission, or for variances 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 ____ 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: _____

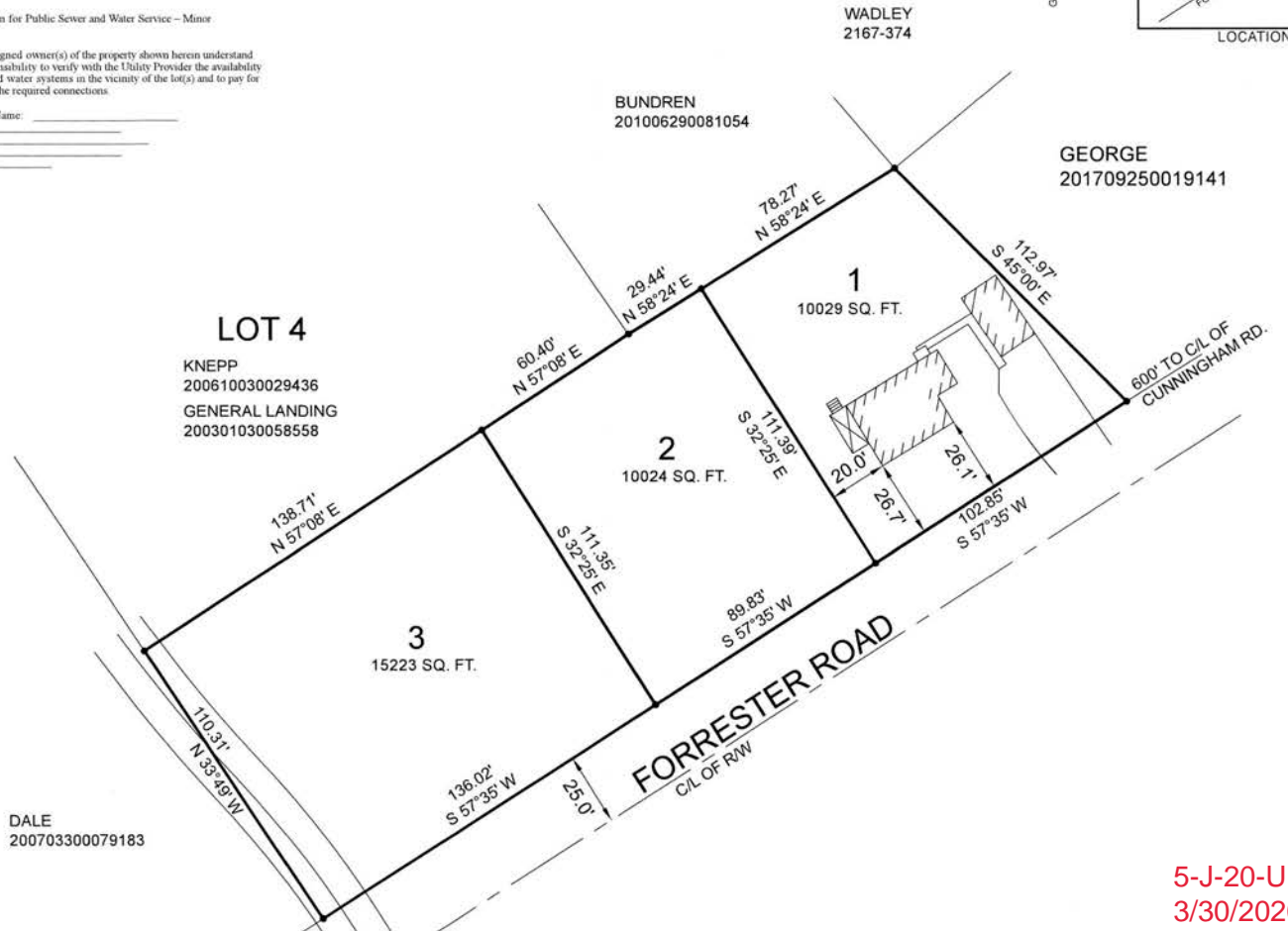
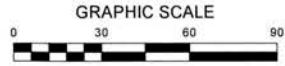
Addressing Department Certification
 I, the undersigned, hereby certify that the subdivision name and all street names conform to the Knoxville/Knox County Street Naming and Addressing Ordinance, the Administrative Rules of the Planning Commission, and these regulations.
 Signed: _____
 Date: _____

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 of Approval of Water System. This is to certify that the water system installed, or proposed for installation, is in accordance with State and local regulations.
 Utility Provider: _____
 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: _____

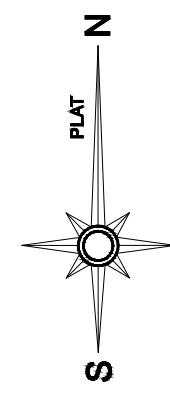
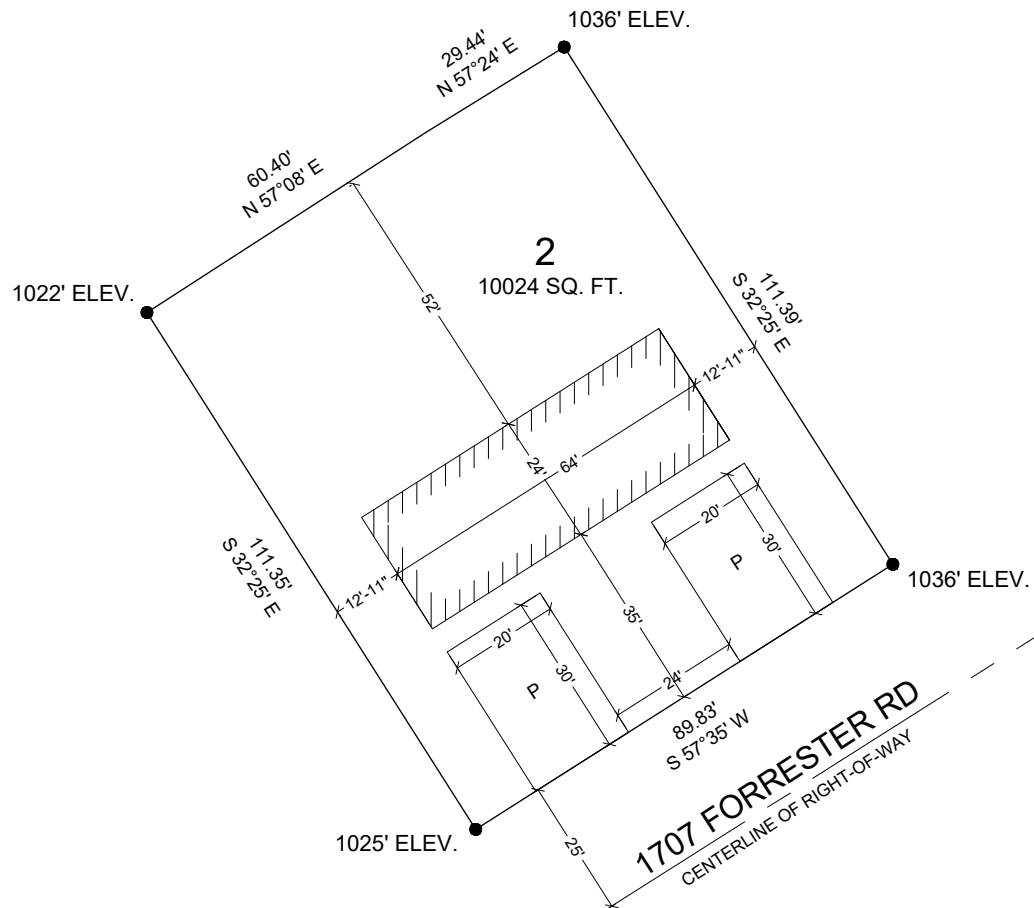


OWNER:
 CHRISTOPHER BUSH
 PO BOX 24013
 KNOXVILLE, TN 37933
 865-567-0947

5-J-20-UR
 3/30/2020

3-D-20 3/5/2020

FINAL PLAT OF THE CHRISTOPHER BUSH PROPERTY	
DISTRICT 6	COUNTY: KNOX
INSTR. 201406050068886	
C.L.T. MAP 047E B 014	
SCALE: 1"=30'	DATE: 2-28-2020
HINDS SURVEYING CO.	
3555 WINDY J FARMS DR. LOUISVILLE, TN 37777 PH. 588-9799 FAX. 233-3393 WWW.HINDSSURVEYING.COM	

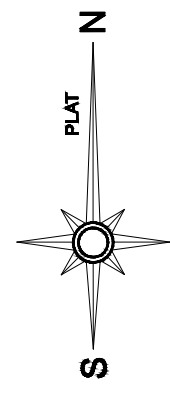
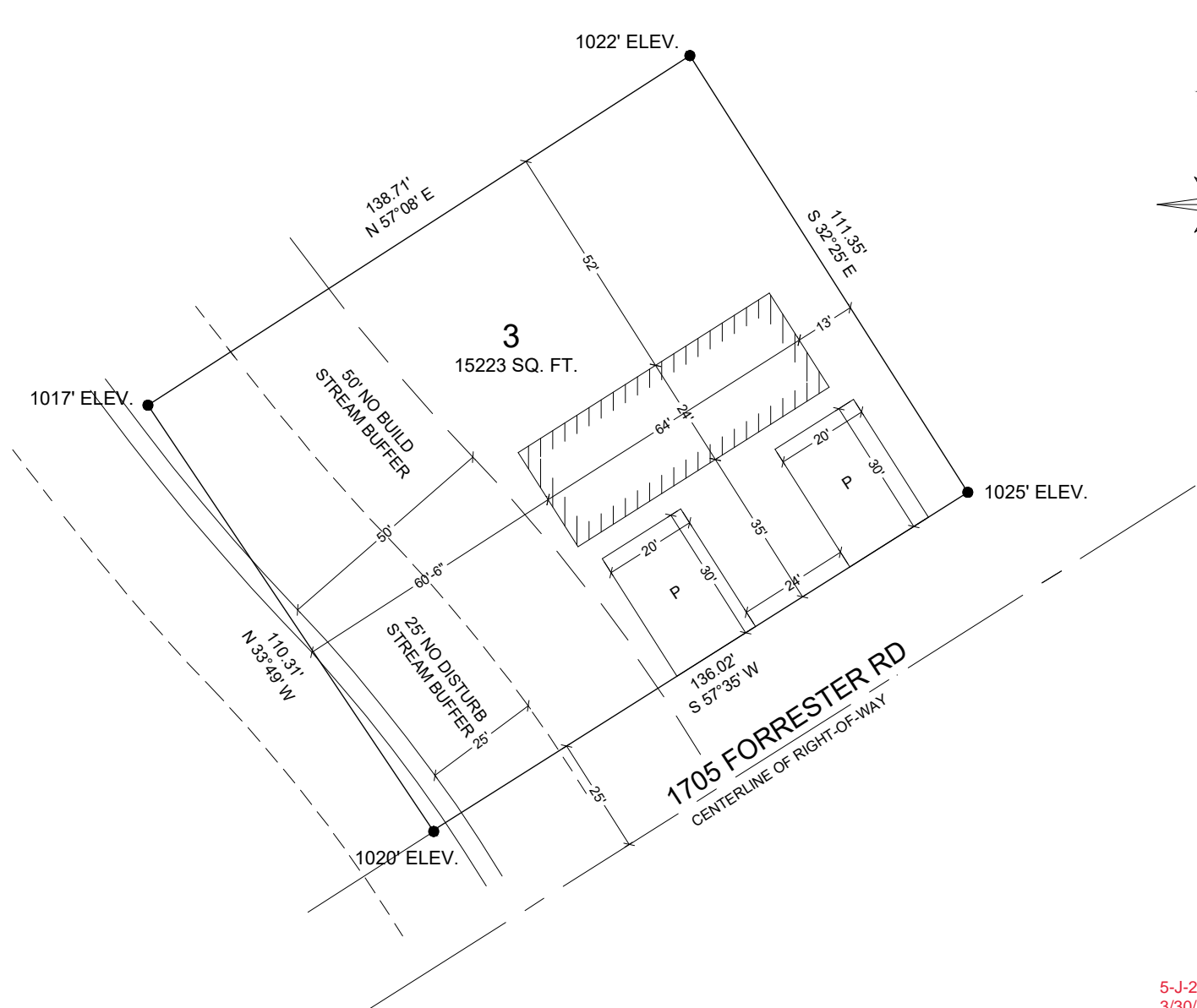


SITE PLAN
SCALE: 3/32" = 1'-0"

5-J-20-UR
3/30/2020

ISSUED
REVISION:
DESIGNED BY:
CHECKED BY:
PROJECT NO.:
COPYRIGHT:
SHEET TITLE
SITE PLAN
DRAWING NO.

A1



SITE PLAN
SCALE: 3/32" = 1'-0"

5-J-20-UR
3/30/2020

ISSUED
REVISION:
DESIGNED BY:
CHECKED BY:
PROJECT NO.:
COPYRIGHT:
SHEET TITLE
SITE PLAN
DRAWING NO.

A2

REVISED: 4/24/2020



DEVELOPMENT REQUEST

DEVELOPMENT

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

SUBDIVISION

- Concept Plan, Final Plat

ZONING

- Plan Amendment, Rezoning

Christopher Bush

GC/Owner

Applicant Name

Affiliation

3/30/2020

May 14, 2020

5-J-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

Christopher Bush

Long Sisters, LLC.

Name

Company

PO Box 24013

Knoxville

TN

37933

Address

City

State

Zip

865-567-0947

Chris@RootsHomes.com

Phone

Email

CURRENT PROPERTY INFO

Long Sisters, LLC.

PO Box 24013 37933

865-567-0947

Owner Name (if different)

Owner Address

Owner Phone

1707 Forrester Rd. (LOT 2+3)

047EB014 (part of)

Property Address

Parcel ID

Halls N side Forrester Rd., West of Hall Acres Dr.

15223 25,247 sq ft

General Location

Tract Size

EG 7th district

RA

Jurisdiction (specify district above)

- City, County

Zoning District

North County

LDR

Planned Growth

Residential

N

Hallsdale-Powell

Hallsdale-Powell


Existing Land Use

Septic (Y/N)

Sewer Provider

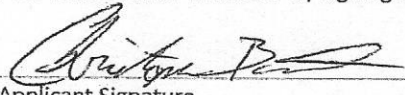
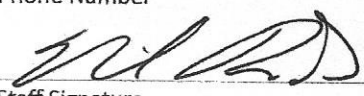
Water Provider

REQUEST

DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential <input checked="" type="checkbox"/> Home Occupation (specify): <u>Construction of two family duplex dwelling on each lot (2 total)</u> <input type="checkbox"/> Other (specify): <u>Construction of detached garage w/ apt.</u>
	 4/24/2020
SUBDIVISION	<input type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: _____ <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Attachments / Additional Requirements
	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning _____ <input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s) _____ Proposed Density (units/acre) _____ Previous Rezoning Requests _____ <input type="checkbox"/> 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: <div style="text-align: center; font-size: 2em;">\$450</div>	TOTAL: <div style="text-align: center; font-size: 2em;">\$450</div>
		FEE 2:	
		FEE 3:	

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

 Applicant Signature	Christopher Bush Please Print	3/28/2020 Date
865-567-0947 Phone Number	Chris@RootsHomes.com Email	
 Staff Signature	Michael Reynolds Please Print	3/30/2020 Date