

USE ON REVIEW REPORT

► **FILE #:** 8-A-21-UR

AGENDA ITEM #: 27

AGENDA DATE: 8/12/2021

► **APPLICANT:** WALKER SPRING VILLAS, THE CHEF'S WORKSHOP

OWNER(S): Dale Akins

TAX ID NUMBER: 119 E C 19.02

[View map on KGIS](#)

JURISDICTION: County Commission District 3

STREET ADDRESS: 0 E. Meadecrest Dr.

► **LOCATION:** Southeast side of the intersection of Walker Springs Road and E. Meadecrest Drive

► **APPX. SIZE OF TRACT:** 1.6 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via E. Meadecrest Dr, a local street with 25ft of pavement width within 50ft of right-of-way, and Walker Springs Rd, a minor collector street with 20ft of pavement width within 42-50ft of right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek

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

► **EXISTING LAND USE:** Vacant land

► **PROPOSED USE:** Multi-dwelling development with detached houses

7.36 du/ac

HISTORY OF ZONING: The property was rezoned from RA to PR up to 7.5 du/ac in 2021 (4-K-21-RZ).

SURROUNDING LAND USE AND ZONING:

North:	Single family residential - RB (General residential)
South:	Single family residential - RA (Low density residential)
East:	Multifamily residential - PR (Planned residential)
West:	Single family residential - RA (Low density residential)

NEIGHBORHOOD CONTEXT: The subject property is located in the Crestwood Hills neighborhood at the corner of Walker Springs Rd. and E. Meadecrest Dr. in an area with a mix of single-family and multi-family residential uses in the RB, RA, and PR zones.

STAFF RECOMMENDATION:

► **Postpone the application to the September 9, 2021 Planning Commission meeting as requested by the applicant.**

The applicant is requesting postponement to allow additional time to address comments from staff.

COMMENTS:

This proposal is for twelve (12) two-story detached houses arranged around a centrally located parking lot on the 1.63-acre parcel at a density of 7.36 du/ac. A one-story garage structure with fourteen (14) parking spaces separates the surface parking lot with E. Meadecrest Dr. The applicant is requesting a reduction of the peripheral setback from 35-FT to 20-FT along the two road frontages and 15-FT along the east and south lot lines.

ESTIMATED TRAFFIC IMPACT: 148 (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: 5 (public school children, grades K-12)

Schools affected by this proposal: Cedar Bluff Elementary, Cedar Bluff Middle, and Hardin Valley Academy.

- 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.



Request to Postpone • Table • Withdraw

Name of Applicant: THE CHEFS WORKSHOP / DAVID POE BATSON Homes
AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 8-A-21-UR - WALKER SPRINGS VILLAS

Date Scheduled for Planning Review: 08/12/21

Date Request Filed: 08/05/21 Request Accepted by: _____

REQUEST

☒ **Postpone**

Please postpone the above application(s) until:

9-9-21

DATE OF FUTURE PUBLIC MEETING

☐ **Table**

Please table the above application(s).

☐ **Withdraw**

Please withdraw the above application(s).

State reason for request:

APPLICANT REQUESTS ADDITIONAL TIME
TO RESOLVE ISSUE WITH SINK HOLE
THAT MAY AFFECT SITE PLAN.

Eligible for Fee Refund? ☐ Yes ☐ No

Amount: _____

Approved by: _____

Date: _____

APPLICATION AUTHORIZATION

I hereby certify that I am the property owner, applicant, or applicant's authorized representative.

Signature: [Signature]

PLEASE PRINT

Name: DAVE AKINS

Address: 10433 HICKORY PATH WAY

City: Knoxville State: TN Zip: 37922

Telephone: 865-414-9811

Fax: _____

E-mail: CheeseWhiz@THECHEFSWORKSHOP.COM

PLEASE NOTE

Consistent with the guidelines set forth in Planning's *Administrative Rules and Procedures*:

POSTPONEMENTS

Any first time (new) Planning application is eligible for one automatic postponement. This request is for 30 days only and does not require Planning approval if received no later than 3:30 p.m. on the Friday prior to the Planning Commission meeting. All other postponement requests must be acted upon by Planning before they can be officially postponed to a future public meeting.

TABLINGS

Any item requested for tabling must be acted upon by the Planning Commission before it can be officially tabled.

WITHDRAWALS

Any item is eligible for automatic withdrawal. A request for withdrawal must be received no later than 3:30p.m. on the Friday prior to the Planning Commission meeting. Withdrawal requests that do not meet these guidelines must be acted upon by Planning Commission before they can be officially withdrawn.

Any new item withdrawn may be eligible for a fee refund according to the following:

Application withdrawal with fee refund will be permitted only if a written request is received prior to public notice. This request must be approved by either the Executive Director, or the Planning Services Manager. Applications may be withdrawn after this time, but without fee refund.



Development Request

DEVELOPMENT

- ☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use
☐ Hillside Protection COA

SUBDIVISION

- ☐ Concept Plan
☐ Final Plat

ZONING

- ☐ Plan Amendment
☐ SP ☐ OYP
☐ Rezoning

WALKER SPRINGS VILLAS, THE CHEF'S WORKSHOP

Applicant Name

Affiliation

6-16-21

Date Filed

8-12-21

Meeting Date (if applicable)

File Number(s)

8-A-21-WR

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

DAVID POE BATSON Himes NORVELL & POE

Name

Company

4334 Papermill Dr Knoxville TN 37909

Address

City

State

ZIP

865-588-6472

Phone

Email

Poe @ bhn-p.com

CURRENT PROPERTY INFO

DALE AKINS 10433 Hickory Pathway 865-539-1432

Owner Name (if different)

Owner Address

Owner Phone

0 EAST MEADECREST DR TAX map 119EC, PARCEL 19.02

Property Address

Parcel ID

WEST KNOX Utility

Sewer Provider

WEST KNOX Utility

Water Provider

11

Septic (Y/N)

STAFF USE ONLY

515 Walker Springs Rd @ intersection of Woodbrier Rd. & East Meadecrest Dr. apprx 1.60 acres

General Location

Tract Size

☐ City ☒ County

District

Zoning District

Existing Land Use

Northwest County

Planning Sector

MDR

Sector Plan Land Use Classification

Planned Growth

Growth Policy Plan Designation

DEVELOPMENT REQUEST

- ☐ Development Plan ☒ Use on Review / Special Use ☐ Hillside Protection COA
☐ Residential ☐ Non-Residential

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) Walker Springs Villas**SUBDIVISION REQUEST**

Related Rezoning File Number

Proposed Subdivision Name _____

Unit / Phase Number ☐ Combine Parcels ☐ Divide Parcel
Total Number of Lots Created _____

☐ Other (specify) _____☐ Attachments / Additional Requirements _____**ZONING REQUEST**

Pending Plat File Number

☐ 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

ATTACHMENTS

- ☐ Property Owners / Option Holders ☐ Variance Request

ADDITIONAL REQUIREMENTS

- ☐ Design Plan Certification (Final Plat)
☐ Use on Review / Special Use (Concept Plan)
☐ Traffic Impact Study
☐ COA Checklist (Hillside Protection)

Fee 1

Total

0403 900.00

Fee 2

Fee 3

#900.00**AUTHORIZATION**

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

David Poe

Applicant Signature

DAVID POE

Please Print

6.16.21

Date

865-588-6472

Phone Number

Poe@bhn-p.com

Email

Sherry Muchienzi

Staff Signature

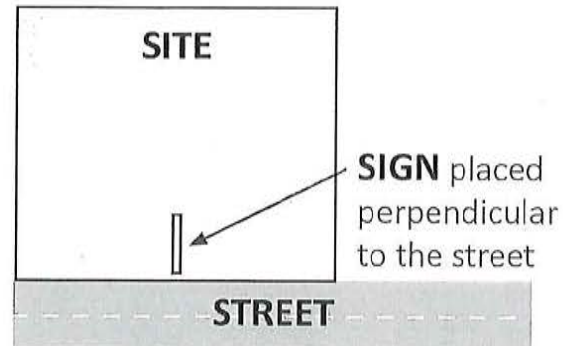
SHERRY MUCHIENZI

Please Print

Date

Sum
6/16/2021

The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, plan amendment, concept plan, use on review/special use, planned development, right-of-way closure, and name change.



The required public notice sign(s) will be provided by Planning to the applicant when an application is submitted. If an application is submitted electronically, Planning staff will post the required sign. If a replacement sign(s) is needed, the applicant is responsible for picking up the new sign(s) from Planning and will be charged \$10 for each replacement.

LOCATION AND VISIBILITY

The sign must be posted on the nearest adjacent/frontage street and in a location clearly visible to vehicles traveling in either direction. If the property has more than one street frontage, 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 **not less than 12 days prior to 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 not less than 12 days prior to the next Planning Commission meeting. The applicant is responsible for removing the sign after the application has been acted upon by the Planning Commission.

The individual below is responsible for posting and removing the sign(s) provided consistent with the above guidelines and between the dates of:

July 28 (Wed) and August 13 (Fri)
 (applicant or staff to post sign) (applicant to remove sign)

Applicant Name: Walker Springs Villas

Date: 6/16/2021

File Number: 8-A-21-UR



Sign posted by Staff



Sign posted by Applicant