



USE ON REVIEW REPORT

▶ **FILE #:** 6-E-21-UR

AGENDA ITEM #: 28

AGENDA DATE: 6/10/2021

▶ **APPLICANT:** URBAN ENGINEERING, INC.

OWNER(S): Nicholas Guess

TAX ID NUMBER: 133 H A 032

[View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 637 Idlewood Ln.

▶ **LOCATION:** Southwest side of Idlewood Lane, east of Mountain Pass Lane, south of Gleason Drive

▶ **APPX. SIZE OF TRACT:** 0.3 acres

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Idlewood Lane, a local street with 24 feet of pavement width within 50 feet of right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Ten Mile Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** 4 Townhouses

13.33 du/ac (7 du/ac for development)

HISTORY OF ZONING: The property was zoned PR < 7 du/ac in 1972.

SURROUNDING LAND USE AND ZONING: North: Townhouses -- PR (Planned Residential)

South: Single detached dwellings -- PR (Planned Residential)

East: Townhouses -- PR (Planned Residential)

West: Townhouses -- PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The Idlewood townhome development on Gleason Drive, west of Ebenzer Road. The area is developed with single-family and attached residential uses in the PR ,RA, RB and A zoning districts.

STAFF RECOMMENDATION:

▶ **APPROVE the development plan for up to four (4) attached townhouses, subject to 12 conditions.**

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Providing a minimum 3-FT side setback on the south property line and a 5-FT side setback on the north property line.
3. Providing the 35-FT peripheral setback.
4. Reducing the front setback, from the shared lot line with the common area/access easement to the dwelling

- unit, as necessary to obtain the required peripheral setback and provide the necessary functionality of the driveway system, subject to approval by Planning Commission staff and Knox County Engineering and Public Works during permitting. The approved front setback shall be noted on the final plat.
5. Reducing the driveway widths and lengths to the maximum extent possible during permitting with review and approval by Planning Commission staff and Knox County Engineering and Public Works.
 6. Revising the building elevations to reflect the proposed 4-unit townhouse structure and maintaining a similar design as shown in the example duplex renderings, with review and approval of Planning Commission staff during permitting.
 7. Obtaining a lot width variance from 25-FT to 18-FT from the Planning Commission during the Final Plat approval process.
 8. Obtaining approval for the proposed access as an Alternative Access Standard (Section 3.03.G.) from the Planning Commission during the Final Plat approval process.
 9. Providing landscaping between the parking area and the Idlewood Lane right-of-way as proposed.
 10. Meeting all applicable requirements of Knox County Department Public Works and Engineering.
 11. Meeting all applicable requirements of Knox County Codes Administration and Enforcement.
 12. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the PR (Planned Residential) zoning district, as well as the criteria for approval of a use on review.

COMMENTS:

This proposal is for four (4) attached townhouses on this .3-acre parcel at a density of approximately 13 du/ac. The Idlewood Townhouse development was zoned PR (Planned Residential) up to 7 du/ac in 1972 (11-N-72) and in 1977 a Use on Review (UOR) development plan was approved to allow up to 175 townhouses (77-K-6). The development has slowly built out over the years and while many of the individual groupings of townhouses exceed the maximum zoning density of 7 du/ac, the overall density of the development has remained under 7 du/ac because the road system counts as part of the overall acreage as well as the open spaces.

The overall development currently has 171 units and with the addition of the 4 proposed units, the development will reach the maximum of 175 units. The 1977 UOR application stated the development size is 25 acres, however, it appears the development is 26 acres which would allow for an additional 7 units to be constructed on the remaining vacant lots with a new UOR approval.

The applicant is requesting a reduction of the peripheral setback from 35-FT to 15-FT. The development has a platted 35-FT peripheral setback and the existing townhouses have maintained this setback. When this development was approved, the Planning Commission did not have the authority to reduce the peripheral setback. The adjacent subdivision to the west has single-family houses with deep lots except for the house lot immediately behind the subject site because it is at the end of a cul-de-sac. Because all of the existing townhouses have maintained the 35-FT setback and the scale of the proposed townhouse structure, Staff is recommending the 35-FT peripheral setback be maintained.

The 4 parking spaces and driveway are in a common area with an access easement so the front lot line of the townhouse lots are approximately 49-FT from the front property line along Idlewood Lane. The applicant is proposing a 20-FT front setback from the common area, however, this can be reduced to as little as a 0-FT setback because these are not single-family houses and the access easement over the common area is not a street or road right-of-way. The dimensions of the proposed driveway and parking area do not need to meet the minimum dimensional standards in the off-street parking regulations of the zoning ordinance (Section 3.51) because a parking lot is defined as having 6 or more spaces. The driveway and parking area must meet the general driveway width standards for residential uses and functionally operate.

The proposed townhouse structure is 3 stories tall including the basement/garage level. The color renderings of the duplex are what the applicant is using as inspiration for the design of the 4-unit townhouse structure. The line drawing shows the general layout of the structure, roofline, and the massing and height of the structure.

DEVELOPMENT STANDARDS FOR USES PERMITTED ON REVIEW (ARTICLE 4.10 – SECTION 2)

The planning commission, in the exercise of its administrative judgment, shall be guided by adopted plans and policies, including the general plan and the following general standards:

- 1) THE PROPOSED USE IS CONSISTENT WITH THE ADOPTED PLANS AND POLICIES, INCLUDING THE GENERAL PLAN AND SECTOR PLAN.

A. The property is designated MDR (Medium Density Residential) on the Southwest County Sector Plan, which allows consideration of up to 12 du/ac. While the four proposed townhouses on .3 acres has a density greater than 12 du/ac, the overall Idlewood Townhouse development is less than 12 du/ac.

2) THE USE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THE ZONING ORDINANCE.

A. The PR (Planned Residential) zone is intended to provide optional methods of land development which encourage more imaginative solutions to environmental design problems. Residential areas thus established would be characterized by a unified building and site development program, open space for recreation and provision for commercial, religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment.

B. The PR zone allows lots that are less than 3,000 sqft in size if common area is provided and maintained by a homeowners association and approved by the Planning Commission.

3) THE USE IS COMPATIBLE WITH THE CHARACTER OF THE NEIGHBORHOOD WHERE IT IS PROPOSED, AND WITH THE SIZE AND LOCATION OF BUILDINGS IN THE VICINITY.

A. This townhouse development was developed over several decades and by different buildings so there is no consistent architectural character, height, or siting of the structures. The adjacent townhouse structure is two stories tall and has parking located in the front yard. In other townhouse groupings, the parking is located to the rear.

B. The proposed structure is 3 stories including the basement/garage with parking in the front yard. The structure is located further away from the north property line which has a 2-story townhouse structure and closer to the south property line which has a tennis court.

4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.

A. With the recommended conditions, the proposed townhouses should not significantly injure the value of adjacent properties.

5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.

A. The 4-unit townhouse development will not add a significant amount of traffic to the local street and has no other access.

6) THE NATURE OF DEVELOPMENT IN THE SURROUNDING AREA IS NOT SUCH AS TO POSE A POTENTIAL HAZARD TO THE PROPOSED USE OR TO CREATE AN UNDESIRABLE ENVIRONMENT FOR THE PROPOSED USE.

A. There are no known uses in the area that could be a potential hazard or create an undesirable environment for the proposed recovery housing use.

ESTIMATED TRAFFIC IMPACT: 53 (average daily vehicle trips)

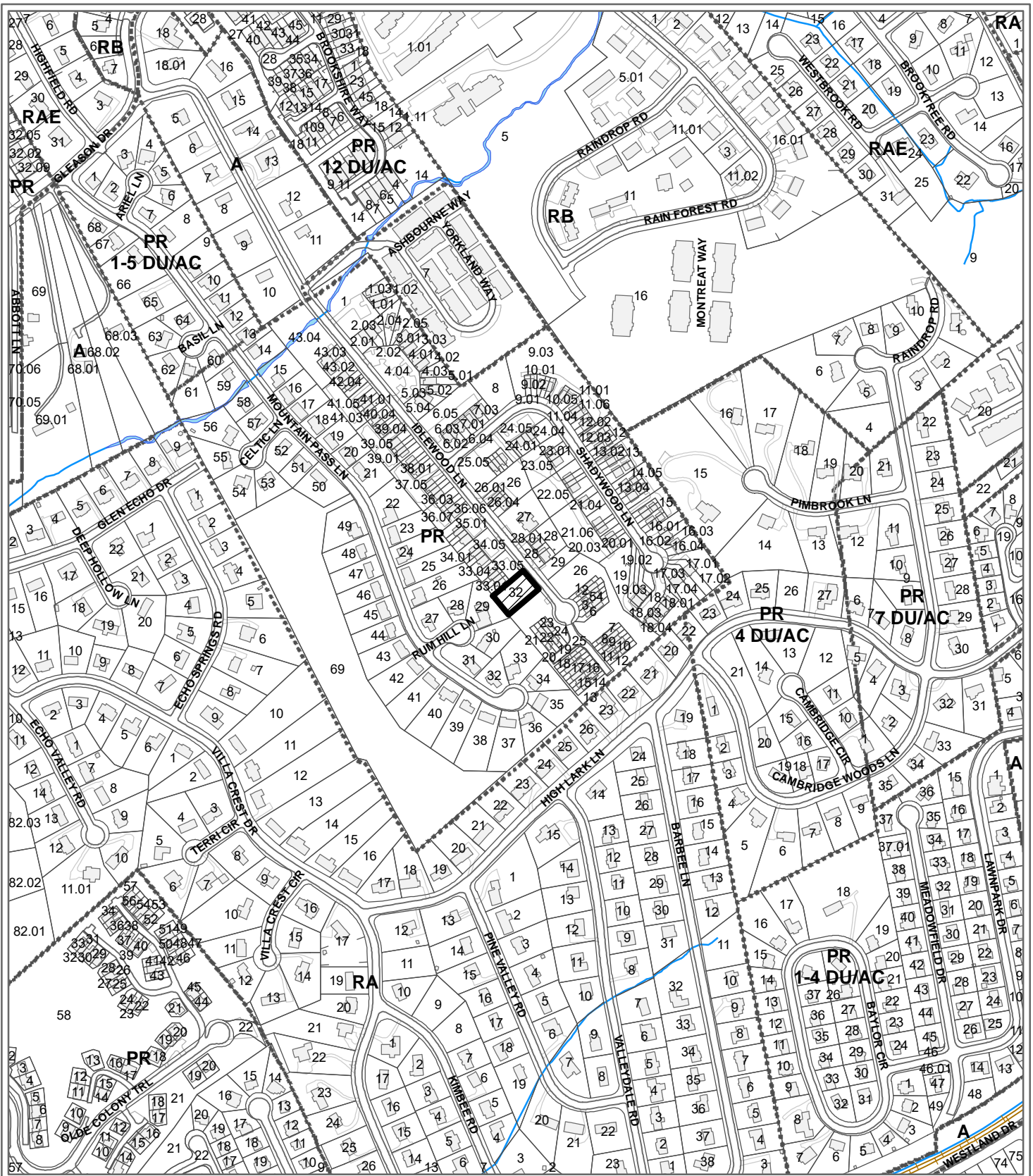
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**6-E-21-UR
USE ON REVIEW**

Petitioner: Urban Engineering, Inc.



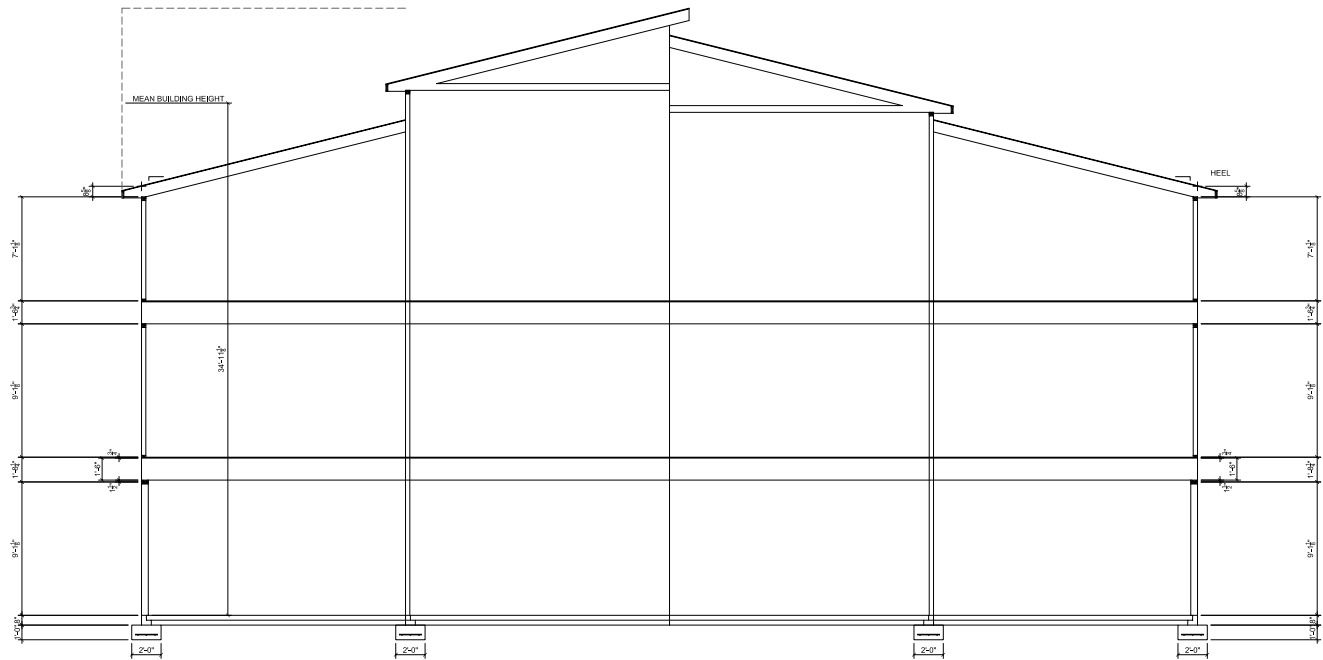
4 Townhouses in PR (Planned Residential)

Map No: 133

Jurisdiction: County

Original Print Date: 5/6/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902





6-E-21-UR
 Revised: 6/1/2021











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

Urban Engineering, Inc.

Engineer

Applicant Name

Affiliation

4/22/21

June 10, 2021

Date Filed

Meeting Date (if applicable)

| |
|------------------|
| File Number(s) |
| 6-E-21-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

Chris Sharp, P.E.

Urban Engineering, Inc.

Name

Company

11852 Kingston Pike

Knoxville

TN

37934

Address

City

State

ZIP

(865) 966-1924

chris@urban-eng.com

Phone

Email

CURRENT PROPERTY INFO

Nicholas Guess

637 Idlewood Lane (37923)

(865) 566-3900

Owner Name (if different)

Owner Address

Owner Phone

637 Idlewood Lane

133HA032

Property Address

Parcel ID

KUB

KUB

No

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of Idlewood Ln., east of Mountain Pass Ln., south of Gleason Dr.

.3 acres

General Location

Tract Size

City County

5th

PR < 7 du/ac

AgFor Vacant

District

Zoning District

Existing Land Use

Southwest County

MDR /HP

Planned Growth

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

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

Home Occupation (specify) _____

Other (specify) 4 Townhouses

Related City Permit Number(s)

SUBDIVISION REQUEST

Proposed Subdivision Name _____

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____

Total Number of Lots Created _____

Other (specify) _____

Attachments / Additional Requirements

Related Rezoning File Number

ZONING REQUEST

Zoning Change
 Proposed Zoning _____

Plan Amendment Change
 Proposed Plan Designation(s) _____

Proposed Density (units/acre) _____

Previous Rezoning Requests _____

Other (specify) _____

Pending Plat File Number

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 |
|-------|--------------|
| 0402 | \$450 |
| Fee 2 | |
| Fee 3 | |

AUTHORIZATION

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

Chris Sharp

Digitally signed by Chris Sharp
Date: 2021.04.22 18:13:27 -04'00'

Urban Engineering, Inc.

4/22/21

Applicant Signature

Please Print

Date

(865) 966-1924

chris@urban-eng.com

Phone Number

Email

Michael Reynolds

Digitally signed by Michael Reynolds
Date: 2021.04.26 11:20:42 -04'00'

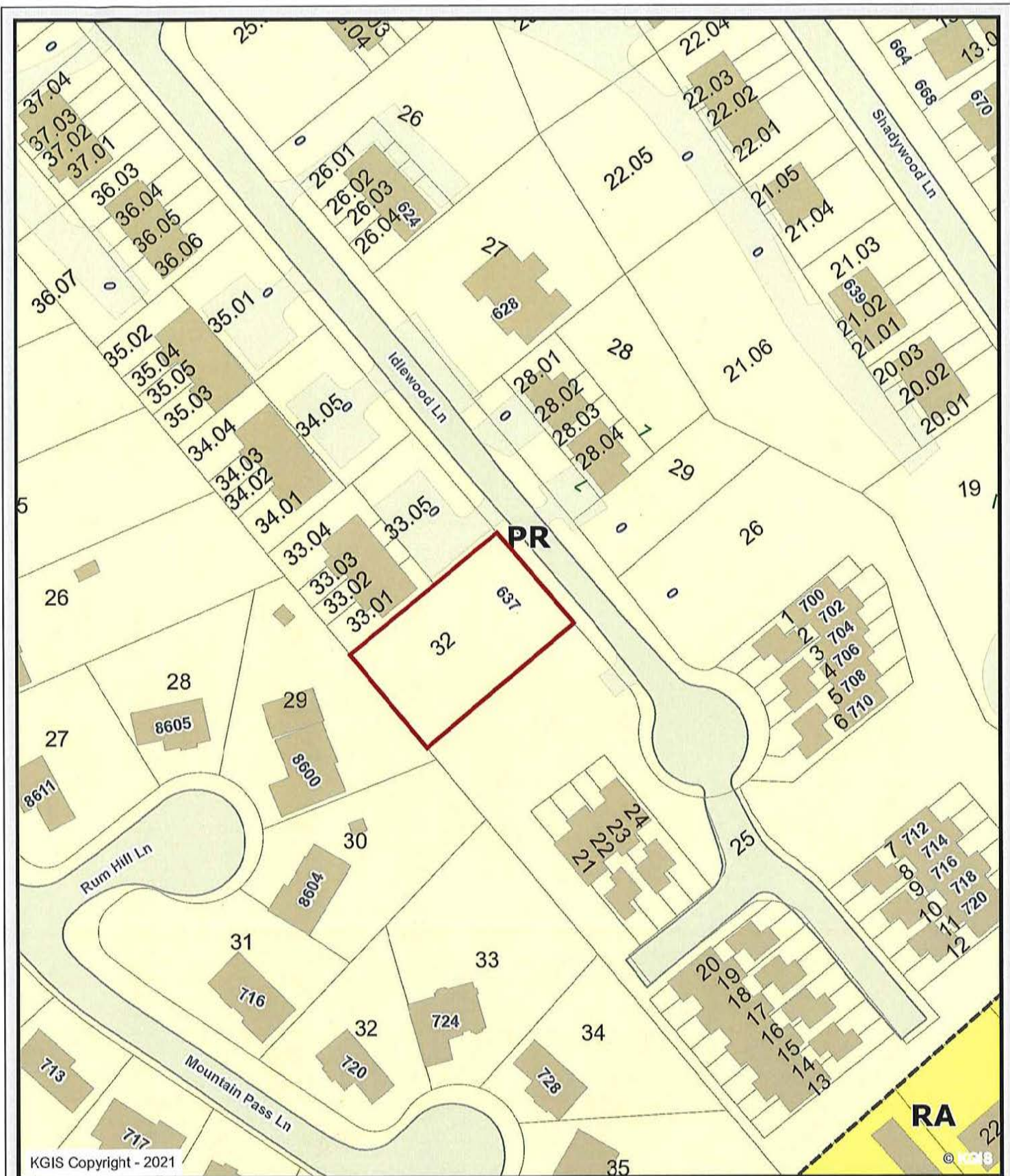
Michael Reynolds

4/26/2021 swm

Staff Signature

Please Print

Date



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637 Idlewood Lane

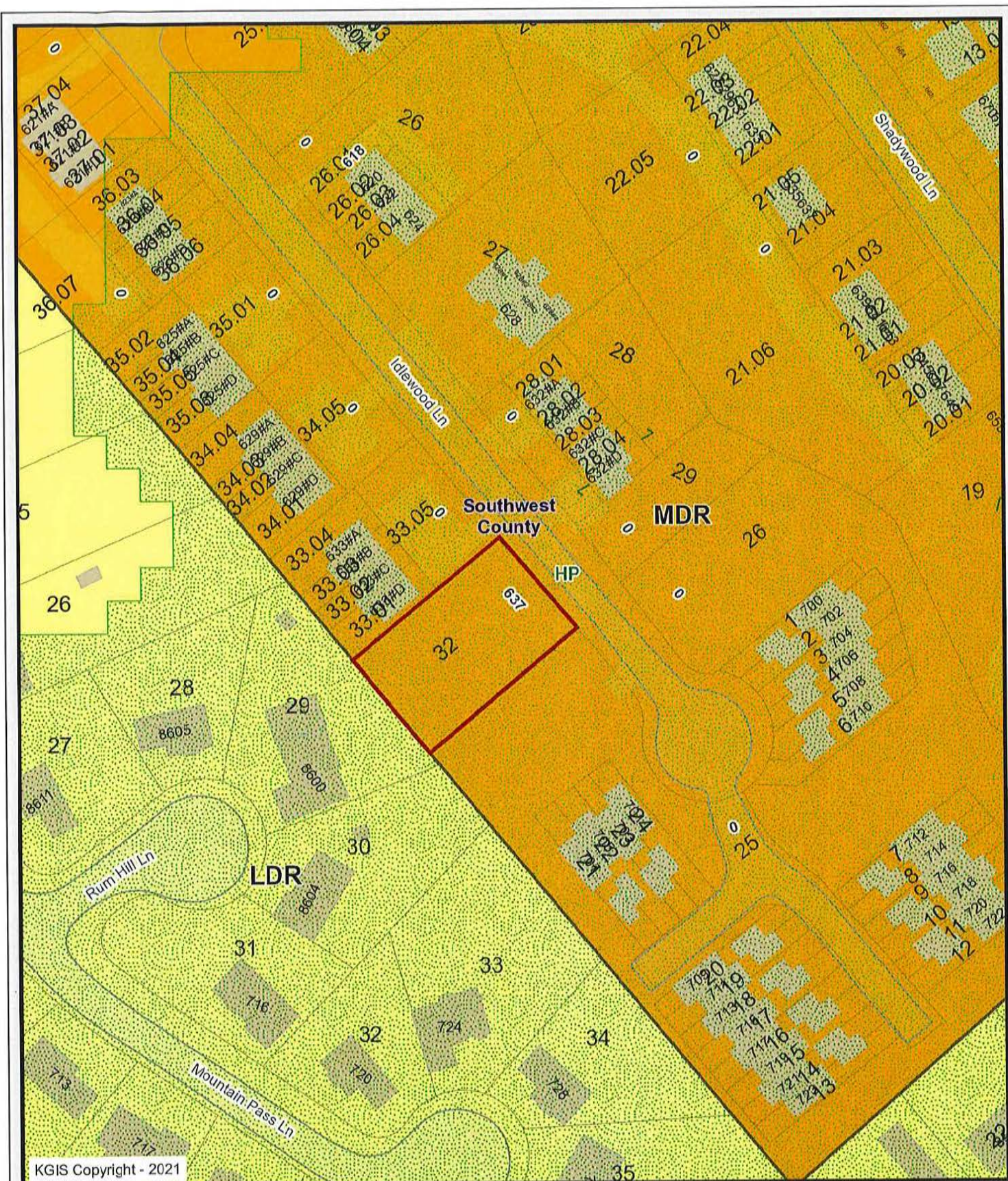
Knoxville - Knox County - KUB Geographic Information System



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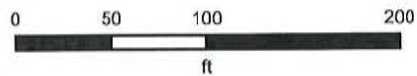
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637 Idlewood Lane

Knoxville - Knox County - KUB Geographic Information System

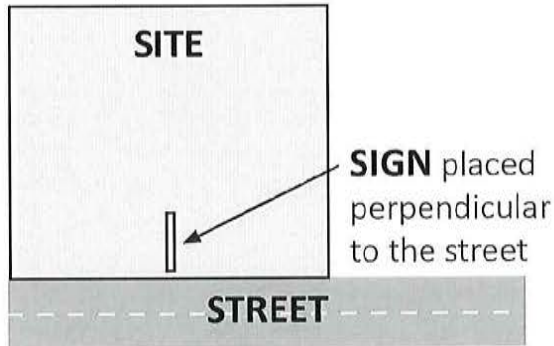


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The Administrative Rules and Procedures of the Knoxville-Knox County Planning Commission require a sign to be posted on the property for each application subject to consideration by the Planning Commission, including the following applications: rezoning, 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:

Wed - May 26, 2021 (applicant or staff to post sign) and Fri - June 11, 2021 (applicant to remove sign)

Applicant Name: Urban Engineering
 Date: 4/26/21
 File Number: 6-E-21-WR

- Sign posted by Staff
 Sign posted by Applicant