



USE ON REVIEW REPORT

▶ **FILE #:** 3-A-21-UR

AGENDA ITEM #: 26

AGENDA DATE: 3/11/2021

▶ **APPLICANT:** DAVE MCGINNIS

OWNER(S): Jenese Clayton

TAX ID NUMBER: 39 27003

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 0 Jim Luttrell Ln.

▶ **LOCATION:** North side of Jim Luttrell Ln., east of Luttrell Rd.

▶ **APPX. SIZE OF TRACT:** 7.5 acres

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Jim Luttrell Lane, a local street with 10-12 feet of pavement width within 50 feet of right-of-way.

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: N/A

WATERSHED: Whites Creek

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Detached residential lots

.27 du/ac

HISTORY OF ZONING: The property was zoned PR up to 12 du/ac in 1979 with the condition of providing sewer service (4-L-79-RZ).

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

South: Residence, Vacant land / A (Agricultural)

East: Vacant land / A (Agricultural)

West: Vacant land / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: Properties along Luttrill Road and Jim Luttrell Lane are primarily used for agricultural purposes and large lot residential in the A (Agricultural) and PR (Planned Residential) zones. The Shannon Valley Farms neighborhood backs up to Luttrell Road but does not have access to the road.

STAFF RECOMMENDATION:

▶ **WITHDRAW the application as requested by the applicant.**

The applicant has requested withdrawal of the application because natural site features that limit the location of houses on the site.

COMMENTS:

This request is to create two 3.75-acre residential lots, each with one detached residential house.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

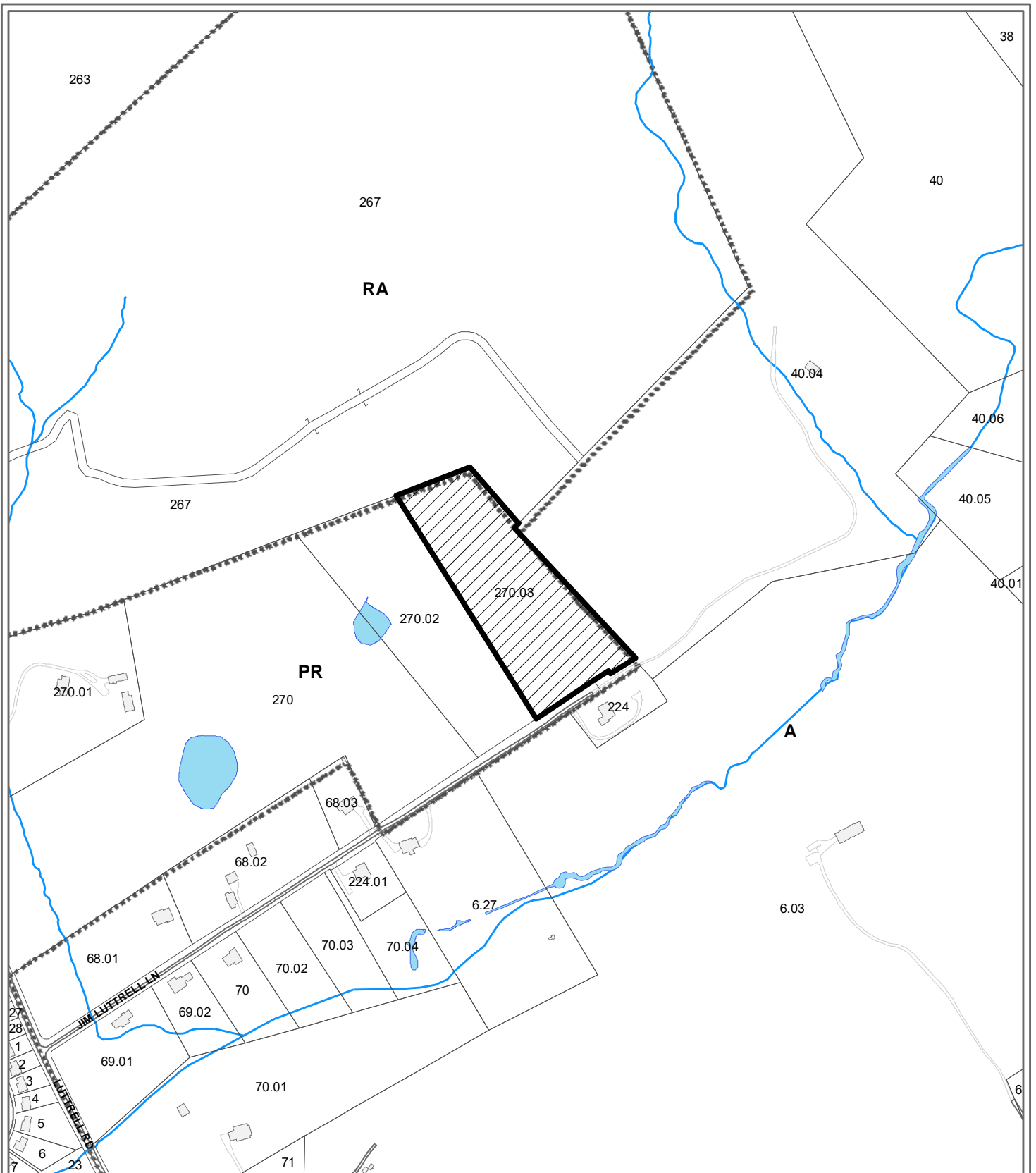
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public school children, grades K-12)

Schools affected by this proposal: Ritta Elementary, Holston Middle, and Gibbs 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.



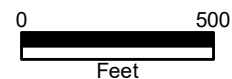
**3-A-21-UR
USE ON REVIEW**

Petitioner: McGinnis, Dave



Detached residential lots in PR (Planned Residential)

Map No: 39
Jurisdiction: County



Original Print Date: 2/5/2021 Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902



Request to Postpone • Table • Withdraw

Name of Applicant: Dave McGinnis

AS IT APPEARS ON THE CURRENT PLANNING COMMISSION AGENDA

Original File Number(s): 3-A-21-UR



Date Scheduled for Planning Review: 3/11/2021

Date Request Filed: 03/01/2021 Request Accepted by: Michael Reynolds

REQUEST

Postpone
Please postpone the above application(s) until:

DATE OF FUTURE PUBLIC MEETING

Table
Please table the above application(s).

Withdraw
Please withdraw the above application(s).

State reason for request:

During the Surveying of the property there were 2 sinkholes discovered. The size and locations of these limits building sites, therefore dividing this property would keep it from selling.

Eligible for Fee Refund? Yes No

Amount: 450.00

Approved by: *Angie Brooks*

Date: 3/01/21

APPLICATION AUTHORIZATION

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

Signature: *Dave McGinnis*

PLEASE PRINT

Name: Dave McGinnis

Address: 7908 Skylark Rd.

City: Knoxville State: TN Zip: 37938

Telephone: 865-771-6498

Fax: _____

E-mail: davemcginnis48@gmail.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.

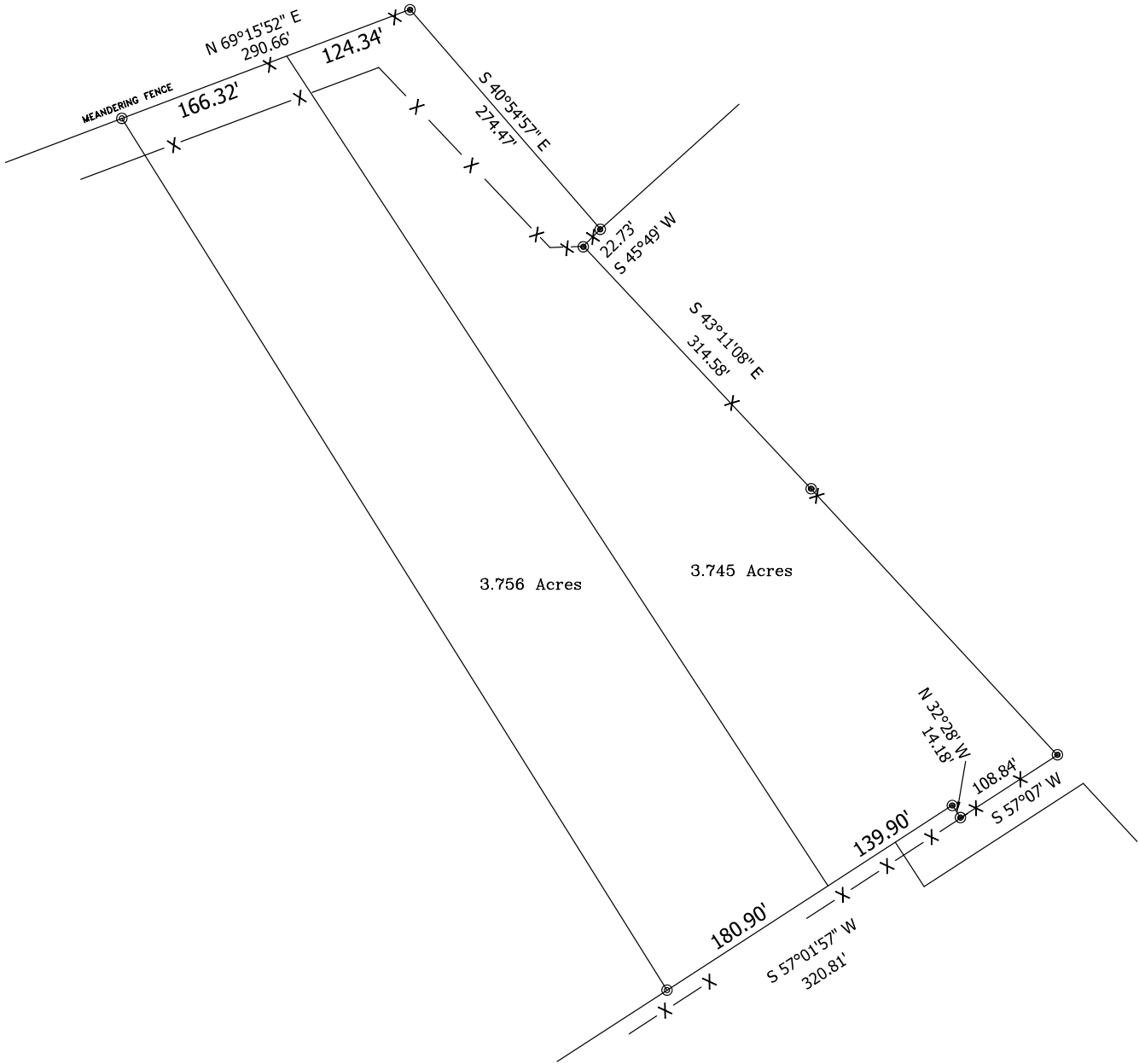
WITHDRAWALS

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.

3-A-21-UR 1/7/2021





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

Dave McGinnis

Coldwell Banker Wallace Real

Applicant Name

Affiliation

01/06/2021

3-11-2021
~~01/25/2021~~

File Number(s)

Date Filed

Meeting Date (if applicable)

3-A-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

Dave McGinnis

Coldwell Banker Wallace

Name

Company

7908 Skylark Road

Knoxville

TN

37918

Address

City

State

ZIP

865-771-6498

davemcginnis48@gmail.com

Phone

Email

CURRENT PROPERTY INFO

Jenese Clayton

6120 Round Hill Lane 37912

865-201-1278

Owner Name (if different)

Owner Address

Owner Phone

0 Jim Luttrell Lane

039 27003

~~08907000~~

Property Address

Parcel ID

n/a

Northeast Knox Utility

Y

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

North side of Jim Luttrell Lane , due East of Luttrell Rd

7.5 ac

General Location

Tract Size

City County

8th

PR

AgForVac

District

Zoning District

Existing Land Use

Northeast County

AG

Rural

Planning Sector

Sector Plan Land Use Classification

Growth Policy Plan Designation

DEVELOPMENT REQUEST

<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input type="checkbox"/> Hillside Protection COA <input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential Home Occupation (specify) _____ Other (specify) <u>UOR is two create two lots out of 7.5 acre tract in PR Zone</u>	Related City Permit Number(s)
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SUBDIVISION REQUEST

Proposed Subdivision Name _____ Unit / Phase Number _____ <input type="checkbox"/> Combine Parcels <input checked="" type="checkbox"/> Divide Parcel <u>2</u> Total Number of Lots Created _____ <input type="checkbox"/> Other (specify) _____ <input type="checkbox"/> Attachments / Additional Requirements _____	Related Rezoning File Number
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ZONING REQUEST

<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) _____	Pending Plat File Number
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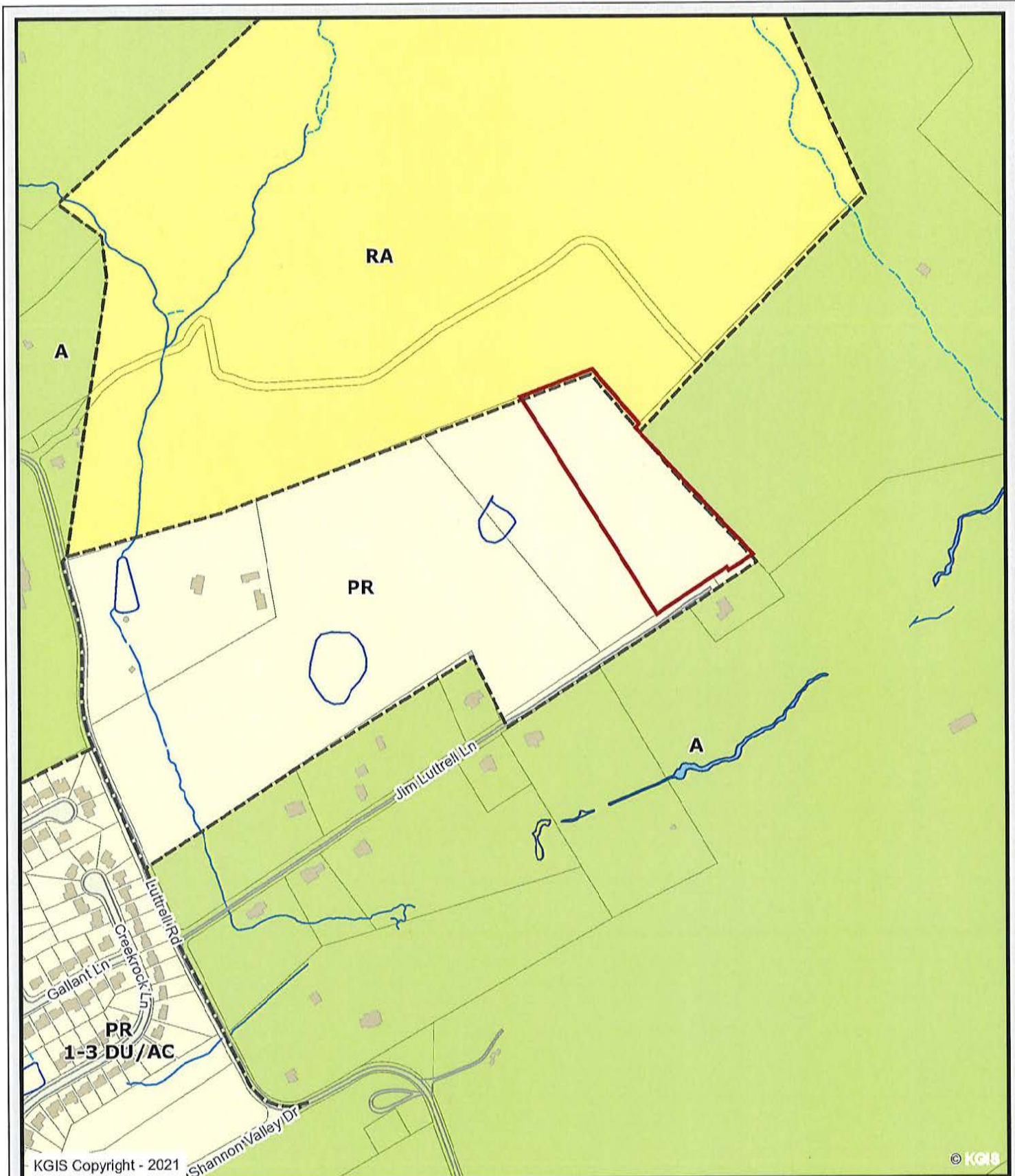
STAFF USE ONLY

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 (<i>Final Plat</i>) <input checked="" type="checkbox"/> Use on Review / Special Use (<i>Concept Plan</i>) <input type="checkbox"/> Traffic Impact Study <input type="checkbox"/> COA Checklist (<i>Hillside Protection</i>)	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Fee 1</td> <td style="width:30%;"></td> <td style="width:40%; text-align: right;">Total</td> </tr> <tr> <td>0405</td> <td>\$900.00</td> <td></td> </tr> <tr> <td>Fee 2</td> <td></td> <td></td> </tr> <tr> <td>Fee 3</td> <td></td> <td style="text-align: right;">900.00</td> </tr> </table>	Fee 1		Total	0405	\$900.00		Fee 2			Fee 3		900.00
Fee 1		Total											
0405	\$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.

Authentisign Dave McGinnis <small>1/6/2021 12:45:01 PM EST</small> Applicant Signature	Dave McGinnis Please Print davemcginnis48@gmail.com Email	01/06/2021 Date
Start Signature	Marc Payne Please Print	1/7/2021 Date



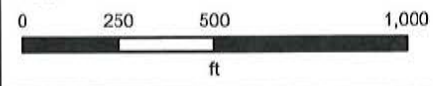
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