



USE ON REVIEW REPORT

▶ **FILE #:** 11-B-21-UR

AGENDA ITEM #: 27

AGENDA DATE: 11/10/2021

▶ **APPLICANT:** DENNY KOONTZ

OWNER(S): Wilko LLC

TAX ID NUMBER: 19 204

[View map on KGIS](#)

JURISDICTION: County Commission District 7

STREET ADDRESS: 4819 McCloud Rd.

▶ **LOCATION:** Southwest side of McCloud Road, due Southeast of Fort Sumter Road

▶ **APPX. SIZE OF TRACT:** 2.15 acres

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via McCloud Road, a minor collector street with 17-ft of pavement width within 50-ft of right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** RR (Rural Residential)

▶ **PROPOSED USE:** Detached houses

DENSITY PROPOSED: 2.32 du/ac

HISTORY OF ZONING: The property was rezoned from A to PR <3 du/ac in 2021 (7-D-21-RZ).

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

South: Single-family residential -- PR (Planned Residential)

East: Single-family and rural residential, vacant land -- A (Agricultural)

West: Single-family residential, vacant land -- PR (Planned Residential) and A (Agricultural)

NEIGHBORHOOD CONTEXT: This property is located in an area with small and medium sized lots along a minor collector road with single-family residential neighborhoods nearby. Residential and agricultural uses surround the subject property.

STAFF RECOMMENDATION:

▶ **Approve the development plan for up to 5 detached dwellings on individual lots and a reduction of the peripheral setback on the McCloud Road frontage from 35-ft to 20-ft, subject to 4 conditions.**

- 1) Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
- 2) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Providing a vehicular turnaround on each lot in order to eliminate backing out onto the public street because

McCloud Road is a minor collector.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) district and the criteria for approval of a use on review.

COMMENTS:

The proposed subdivision is being reviewed as a Use on Review development plan only and is not a Concept Plan because they are creating less than 6 lots and there are no new public roads. There is one existing house on the property and it will be retained and is located on Lot 1. The applicant is requesting a reduction of the peripheral setback along McCloud Road from 35-ft to 20-ft. Staff is recommending approval of this request because it is unlikely that McCloud Road will be improved with more than two lanes and the right-of-way dedication for this street is 30-ft from the centerline of the road which will require the houses to be setback further than normal. In addition, the houses to the southeast have the same setback from the McCloud Road right-of-way and there is a potential blueline stream that runs through the middle of the site which restricts how far back the houses can be located on the lots.

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 North County Sector Plan recommends LDR (Low Density Residential) uses for this site with a maximum of 5 du/ac.
 - B. The property is in the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
 - C. The proposed subdivision has a density of 2.32 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. Each planned unit development shall be compatible with the surrounding or adjacent zones. Such compatibility shall be determined by the planning commission by review of the development plans.
 - B. The proposed subdivision will have lot sizes that are of similar size as lots in nearby subdivisions.
 - C. The property is zoned PR (Planned Residential) up to 3 du/ac and the proposed subdivision has a density of 2.32 du/ac.
 - D. There is a potential blueline stream that runs through the middle of the site that may require a 50' buffer.

- 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. The proposed subdivision will have lot sizes and setbacks that are similar to the houses to the southeast on the same side of the street.

- 4) THE USE WILL NOT SIGNIFICANTLY INJURE THE VALUE OF ADJACENT PROPERTY.
 - A. The proposed residential use is compatible with the surrounding residential and agricultural uses and will not significantly impact the value of the adjacent property.

- 5) THE USE WILL NOT DRAW ADDITIONAL TRAFFIC THROUGH RESIDENTIAL AREAS.
 - A. This development will have direct access to McCloud Road which is a minor collector street.

- 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 use.

ESTIMATED TRAFFIC IMPACT: 66 (average daily vehicle trips)

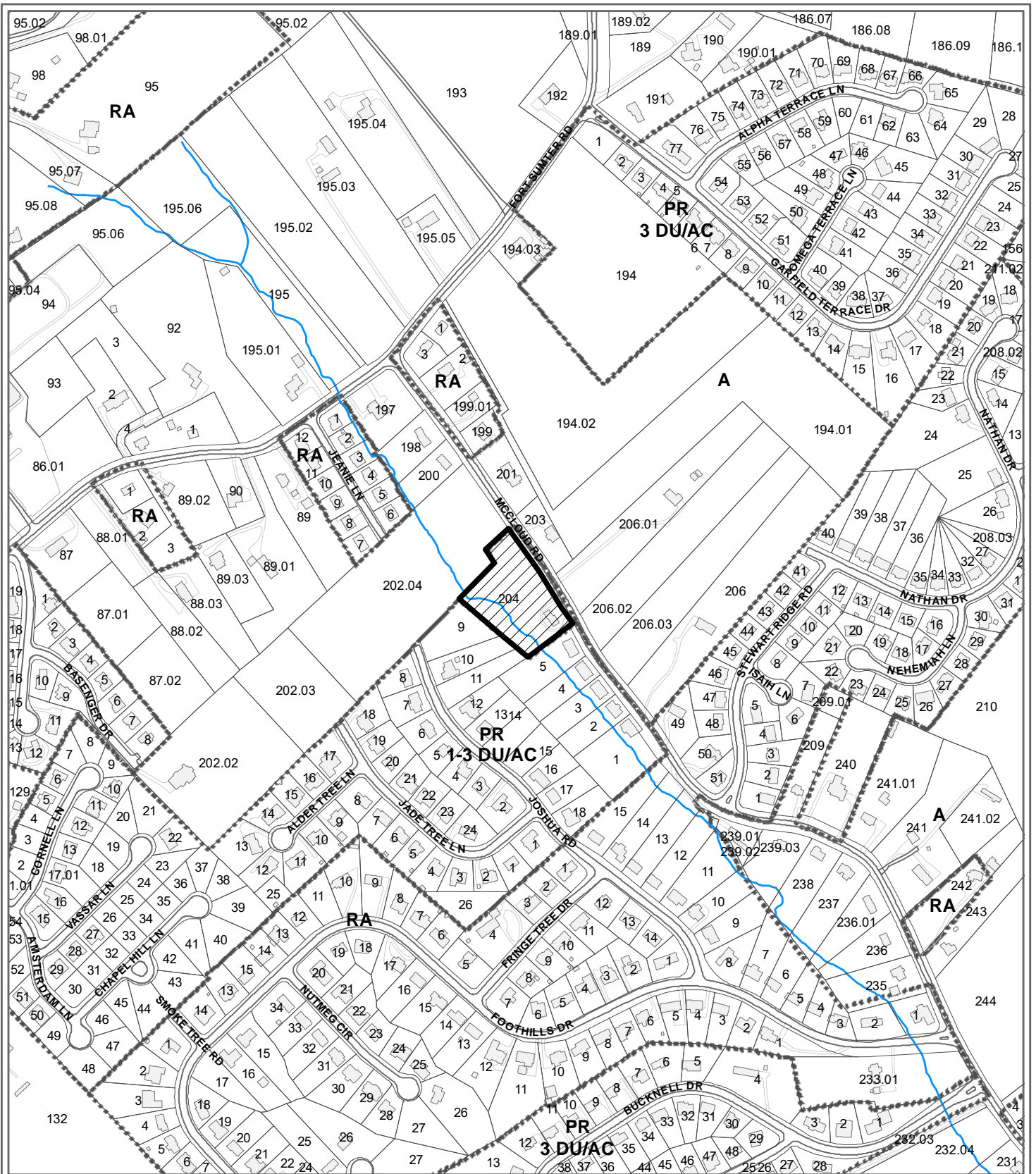
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 2 (public school children, grades K-12)

Schools affected by this proposal: Halls 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.



**11-B-21-UR
USE ON REVIEW**



Detached houses in PR (Planned Residential)

Petitioner: Koontz, Denny

Map No: 19

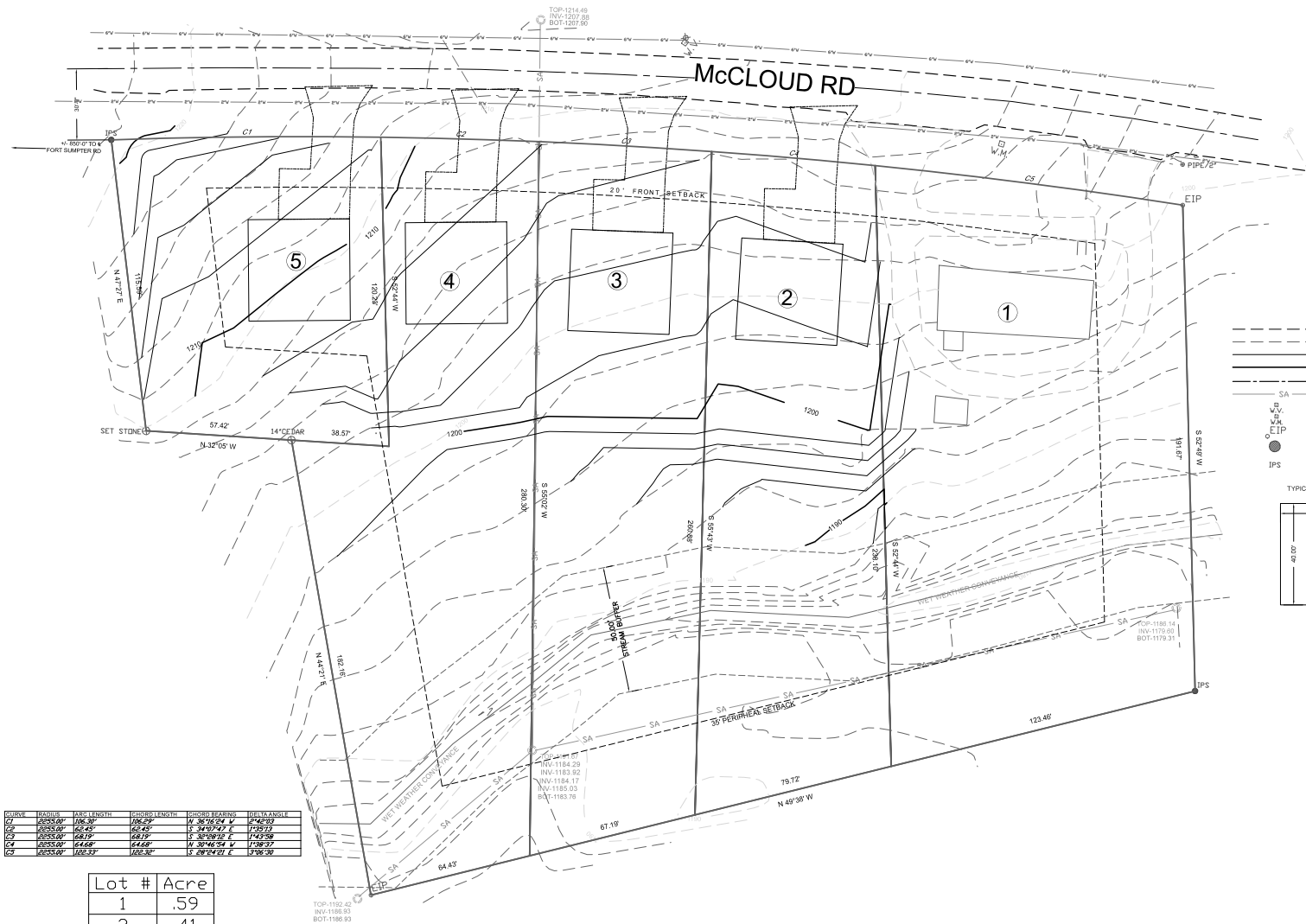
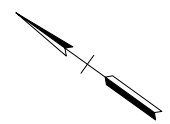
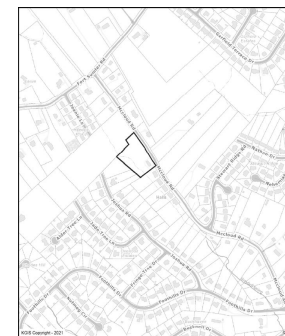
Jurisdiction: County



Original Print Date: 10/13/2021

Revised:

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

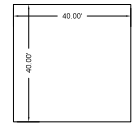


LEGEND

These standard symbols will be found in the drawing.

- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- CONTOUR PROPOSED MINOR
- CONTOUR PROPOSED MAJOR
- CENTERLINE
- SA U-SEWER-EX
- W.V. WATER VALVE
- W.M. WATER METER
- W.M.P. EXISTING IRON PIN
- IP.S. IRON PIN SET
- IP.S. IRON PIN SET

TYPICAL HOUSE FOOTPRINT (AS SHOWN)



4819 McCLOUD RD
KNOXVILLE, TN 37938
C.L.T. 19
PARCEL 204
TOTAL AREA 2.15 AC
DISTURBED 0.97 AC
ZONING- PR-3 DUAC

1. IRON PIN SET AT ALL CORNERS. UNLESS AS SHOWN. ALL NEW PINS ARE 1/2" IRON ROD CAPPED WITH "ROMANS 2119"
2. THIS PARCEL CONTAINS 2.15 ACRES AND IS SUBDIVIDED INTO 5 LOTS.
3. BUILDING SETBACK LINES WILL BE AS FOLLOWS:
FRONT=20'
SIDES=5'
REAR= 15' UNLESS CONTROLLED BY PERIPHERAL SETBACK
4. TOTAL DISTURBED AREA TO BE LESS THAN 1 AC SWPPP IS NOT REQUIRED. BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL TO BE IMPLEMENTED
5. EACH PROPOSED LOT TO HAVE LESS THAN 2,500 SF ADDED IMPERVIOUS AREA. BUILDING FOOTPRINT SHOWN AND DIMENSION TO LESS THAN 2,500 SF
6. STREAM HAS NOT BEEN STUDIED AND VERIFIED AS A STREAM. BUFFER SHOWN. CAN BE MODIFIED IF IT IS A WET WEATHER CONVEYANCE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|-------|---------|------------|--------------|---------------|-------------|
| C1 | 1085.00 | 108.30 | 108.29 | N 30°18'24" W | 9°42'19" |
| C2 | 1085.00 | 162.50 | 162.49 | S 30°18'24" E | 17°27'19" |
| C3 | 1085.00 | 168.19 | 168.19 | S 30°18'24" E | 17°43'59" |
| C4 | 1085.00 | 164.68 | 164.68 | W 30°18'24" W | 17°38'27" |
| C5 | 1085.00 | 108.30 | 108.30 | S 30°18'24" E | 9°28'30" |

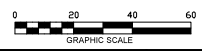
| Lot # | Acres |
|-------|-------|
| 1 | .59 |
| 2 | .41 |
| 3 | .42 |
| 4 | .48 |
| 5 | .27 |

11-B-21-UR
10/27/2021

OWNER:
WILKO LLC
3248 TAZEWELL PIKE #STE 102
KNOXVILLE, TN 37918

ENGINEER:
ROBERT G. CAMPBELL & ASSOCIATES, L.P.
7525 TADGART LANE
KNOXVILLE, TN
(865) 947-5996

MDC# 11-B-21-UR
REVIEW DATE 10/14/2021



| NO. | DATE | DESCRIPTION | TRW | CKD. |
|-----|-------|---------------------|-----|------|
| 01 | 10/25 | 10/14/2021 COMMENTS | | |
| | | REVISIONS | | |

ROBERT G. CAMPBELL & ASSOC., L.P.
CONSULTING ENGINEERS
KNOXVILLE, TENNESSEE

4819 McCloud Rd
SITE DEVELOPEMENT PLAN

PLAN VIEW LAYOUT

| DESIGNED BY | CHECKED BY | SCALE | SHEET |
|-------------|------------|----------|-------------|
| TRW | TRW | 1"=20' | ONE |
| DRAWN BY | DATE | FILE NO. | no. |
| TRW | 10/25/2021 | 21134 | 1 |
| | | | OF 1 SHEETS |



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

Denny Koontz

Wilko LLC

Applicant Name

Affiliation

09/20/2021

11/10/2021

Date Filed

Meeting Date (if applicable)

File Number(s)

11-B-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

Tommy R Warren

RGC-A

Name

Company

7523 Taggart Lane

Knoxville

Tn

37938

Address

City

State

ZIP

(865) 947-5996

tommy.warren@rgc-a.com

Phone

Email

CURRENT PROPERTY INFO

Wilko LLC

3248 TAZEWELL PIKE #STE 102 KNOXVILLE (865) 607-1010

Owner Name (if different)

Owner Address

Owner Phone

4819 MCCLOUD RD KNOXVILLE, TN 37983

019 204

Property Address

Parcel ID

Hallsdale-Powell

Hallsdale-Powell

N

Sewer Provider

Water Provider

Septic (Y/N)

STAFF USE ONLY

Southwest side of McCloud Road, due Southeast of Fort Sumter Road

2.15 ac.

General Location

Tract Size

- City
- County

7th

PR < 3 du/ac

RR

District

Zoning District

Existing Land Use

North County

LDR

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

Related City Permit Number(s)

Home Occupation (specify) _____

Other (specify) _____

SUBDIVISION REQUEST

Related Rezoning File Number

Proposed Subdivision Name

Combine Parcels
 Divide Parcel
 Unit / Phase Number _____

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 | \$900.00 |
| Fee 2 | | |
| Fee 3 | | |

AUTHORIZATION

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

Tommy R Warren

Digitally signed by Tommy R Warren
Date: 2021.09.20 10:01:58 -04'00'

Tommy R Warren

Applicant Signature

Please Print

Date

(865) 947-5996

Phone Number

Email

Marc Payne

Digitally signed by Marc Payne
Date: 2021.09.20 15:36:37 -04'00'

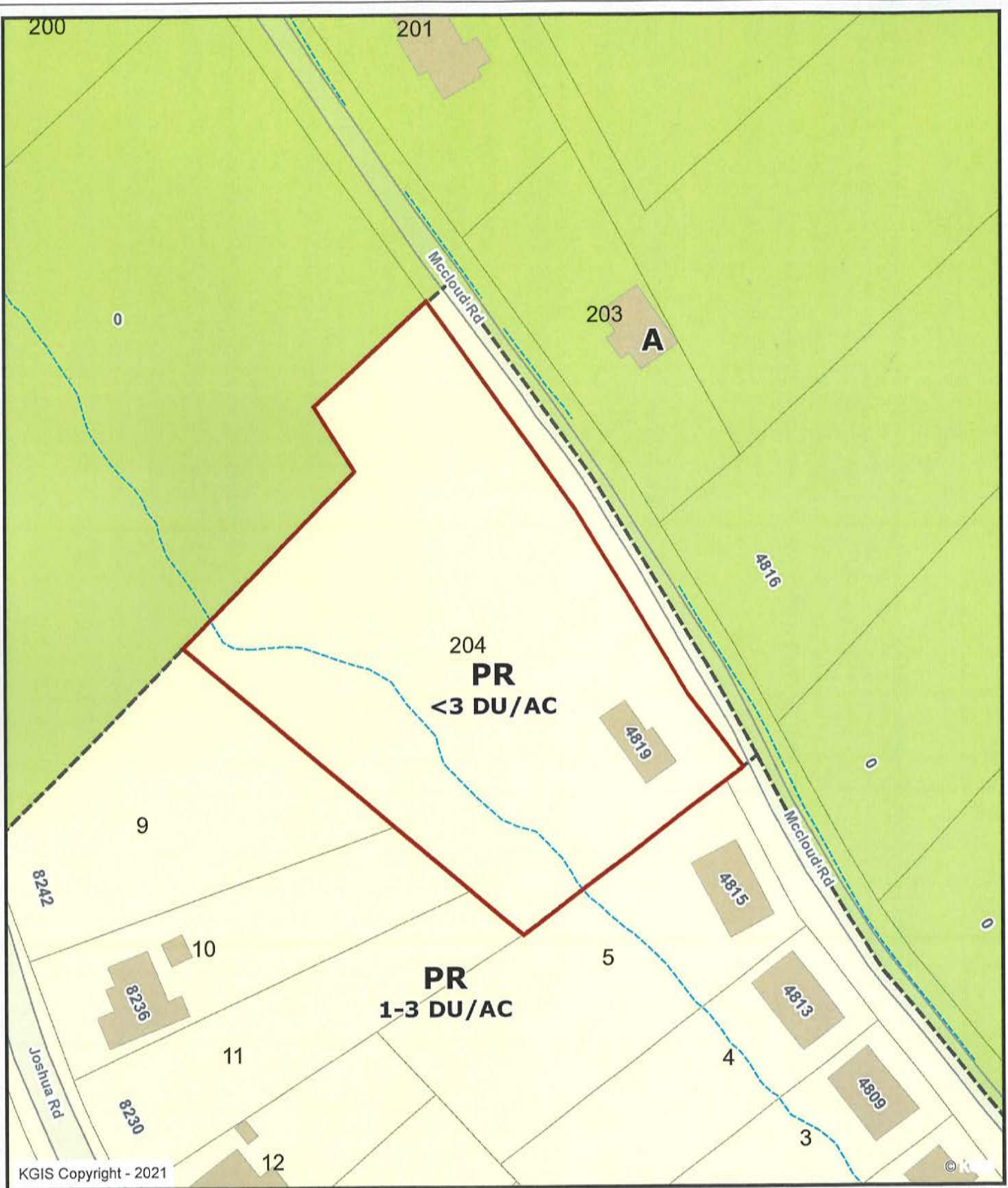
Marc Payne

9/21/2021 ak

Staff Signature

Please Print

Date



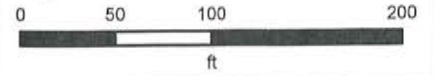
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Zoning Map

Knoxville - Knox County - KUB Geographic Information System



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