

USE ON REVIEW REPORT

► **FILE #:** 1-B-22-UR

AGENDA ITEM #: 28

AGENDA DATE: 1/13/2022

► **APPLICANT:** MAPLE LANE HOMES LLC / JACK W. PIPER III

OWNER(S): Jack W. Piper III / Maple Lane Homes LLC

TAX ID NUMBER: 77 L E 001 & 002

[View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7221 & 7227 Howard Bennett Way

► **LOCATION:** At the terminus of Howard Bennett Way, north of W. Emory Road

► **APPX. SIZE OF TRACT:** 1.74 acres

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is off of W. Emory Road, a major arterial with a 28-ft pavement width inside a 70-ft wide right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Beaver Creek

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

► **EXISTING LAND USE:** AgForVac (Agriculture/Forestry/Vacant Land)

► **PROPOSED USE:** Construction of a duplex on each parcel (two duplexes in total)

HISTORY OF ZONING: This property was rezoned with other surrounding properties from A (Agricultural) to RA (Low Density Residential) in 1996 (Case # 11-E-96-RZ)

SURROUNDING LAND USE AND ZONING: North: Single family residences - RA (Low Density Residential)

South: Single family residences - A (Agricultural)

East: Duplexes a a vacant lot - RA (Low Density Residential) and A (Agricultural)

West: Single family residences - RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area predominantly consists of single family residences on small lots (approximately 1/4 of an acre) along side roads off of W. Emory Road though there are also a few large residential and vacant properties along W. Emory Road.

STAFF RECOMMENDATION:

► **Approve the request to construct a duplex on each of the 2 lots, subject to 3 conditions.**

- 1) Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 2) Obtaining approval of the proposed security gates from the Knox County Fire Marshal.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RA (Low Density Residential) zoning district and the other criteria for approval of a Use on Review.

COMMENTS:

This is a request to construct a duplex on both lots included on this application. The lots are existing and zoned RA (Low Density Residential). Both lots are a little over a half-acre in size, so they both meet the 12,000 square foot minimum lot size for a duplex in the RA zone. Access is off of Howard Bennett Way, a previously approved joint permanent easement (JPE).

A turnaround is required for rights-of-way longer than 150 feet. Howard Bennett Way is approximately 590 ft to the southern lot line of 7227 Howard Bennett Way. A short driveway apron is proposed between the two lots to provide a space for fire trucks to turn around, and it meets the requirements of the County's Fire Department.

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 Northwest County Sector Plan designates this property as LDR (Low Density Residential), which allows up to 5 du/ac. The parcels comprise 1.16 acres (not including the flag stem), so the density proposed by this development is 3.45 du/ac.

B. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

A. The RA (Low Density Residential) zone is intended to provide for residential areas with low population densities.

B. The LDR (Low Density Residential) land use class allows RA zoning, which permits duplexes as a use on review.

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. Surrounding development consists of single family detached dwellings and duplexes. There are two duplexes across Howard Bennett way that were approved in 1998 (Case # 1-B-98-UR). This proposal is compatible with the surrounding development.

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

A. The proposed number of dwellings is minimal and is not expected to injure the value of adjacent property.

B. The proposed duplexes are not expected to cause any adverse impacts or injure property values.

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

A. Access to these lots would be off of Howard Bennett Way, which connects directly to W. Emory Road, so traffic would not be drawn through residential areas.

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 duplexes.

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)

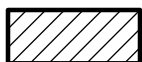
Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- 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.



**1-B-22-UR
USE ON REVIEW**



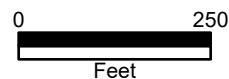
Construction of a duplex on each parcel (two duplexes in total), in RA (Low Density Residential)

Original Print Date: 12/2/2021
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Maple Lane Homes LLC / Jack W. Piper III

Map No: 77
Jurisdiction: County



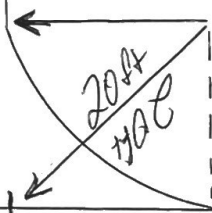
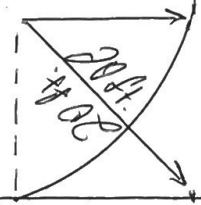
1-B-22-UR

HOWARD BENNETT WAY
(LEADING to Lots 7221 & 7227)

← 20 feet Wide →
the Remainder
of Howard Bennett
Way

← 24 feet Wide →

← 20 feet →

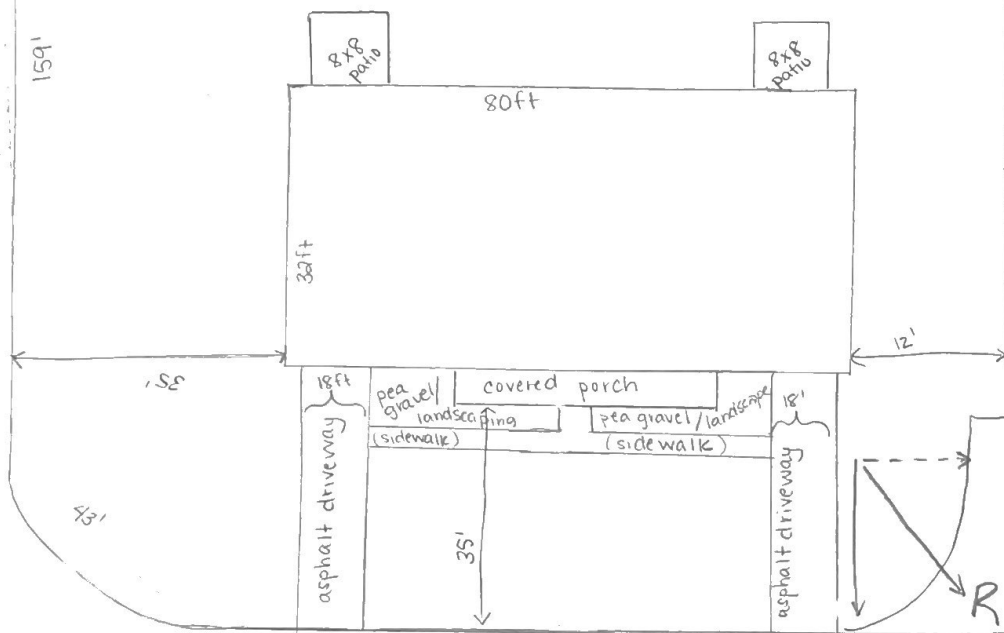


WEST EMORY ROAD

127'

Site Map for:

7221 Howard Bennett
proposed duplex w/ 1 car garage
1-B-22-UR

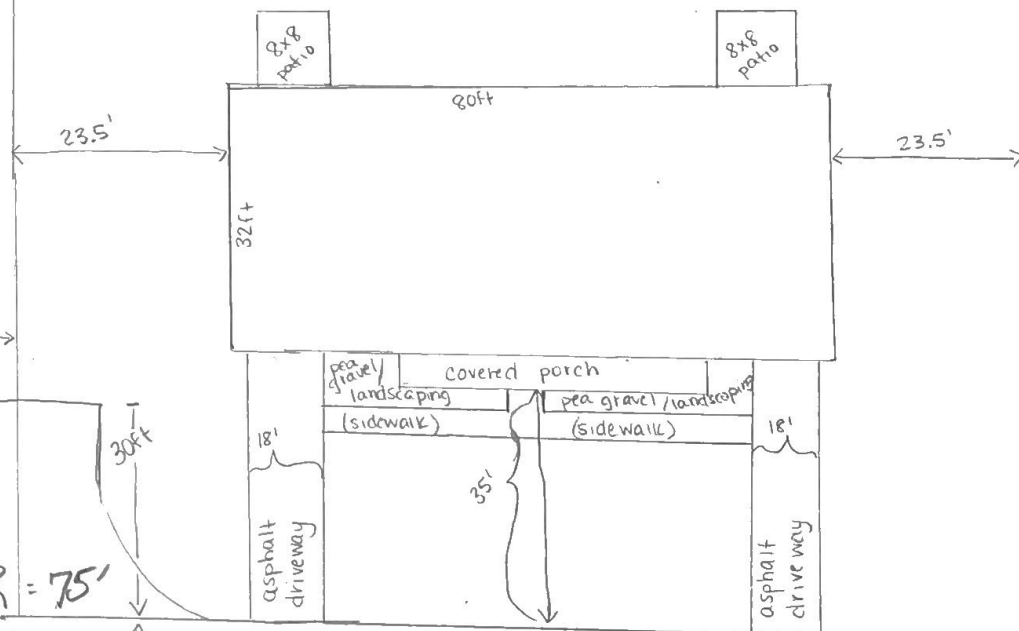


Howard Bennett Way

127'

Site Map for:

7227 Howard Bennett
proposed duplex w/ 1 car garage
1-B-22-UR



Howard Bennett Way

20 feet
24ft at
entrance

Howard A. Barnett

Date 1/22/93 By JS

This is to certify that all property taxes and assessments due on this property have been paid.

Signed: — X — Date: — X —
City Tax Clerk

Signed: Mrs. Lowe by C. J. Lowe Date: 1/22/97
Three 1995 Knox County Trustee

This is to certify that the subdivision shown hereon is approved subject to the installation of sanitary sewers and treatment facilities, and that such installation shall be in accordance with state and local regulations.

Date 1-22-97 Mark E. Jones (P)
Knox County Health Department

Date: 2/3/97

By: D. Hill
Knoxville Knox County
Metropolitan Planning Commission



Comment Response Document (1-B-22-UR)

7221 & 7227 Howard Bennett Way (Parcel IDs: 077LE001 & 002)

- 1.) As 7221 Howard Bennett Way is considered to have two frontages, we have shifted the footprint of the home to have at minimum a 35ft setback on both the front and left side of home as you look at it from road.
- 2.) 7227 Howard Bennett Way's building footprint as been shifted to the back of the lot allowing for the required 35 ft setback.
- 3.) As suggested by Steve Elliot, we have addressed the ROW designation by adding a 30 foot turn around area with a 75 foot radius that will lay equally distributed between lots 7221 and 7227.
- 4.) HOA to be created for ROW maintenance.
- 5.) Driveway width to be widened to 24 feet at entrance from West Emory Road for a distance of 20 feet and then reduced down to 20 feet wide for the remainder of the road to the back of the property.
- 6.) TDOT variances to be pursued in regards to 20' minimum distance from driveway to property line and a 20' minimum radius at entrance from West Emory.



400 Main Street
Suite 403
Knoxville, TN 37902
P: 865.215.2507
F: 865.215.2237

Addressing Department Review and Comments

File #: 1-B-22-UR

Tax Parcel ID: 077LE002 & 001

Subdivision: N/A

Owner: Maple Land Homes (Jack Piper III)

Applicant: Maple Lane Homes

Company:

Email: jackwpiper@gmail.com

Date Submitted: 11/24/21

Review Type: UOR

Unit or Phase:

Phone: 865.660.8748

Office:

Cell:

Fax:

Visit our website: <http://www.knoxplanning.org/addressing> for a list of existing and available street names.

All subdivision and street names must conform to the Knoxville/Knox County Street Uniform Naming and Addressing Ordinance, Subdivision Regulations and the Administrative Rules of the Planning Commission.

Proposed and/or Existing Subdivision or Street Names	Results of Review, Corrections, and Comments (date subdivision or street name reserved)	Approved, Pending, Denied, Revise, Note
	If use is approved by Planning Commission, two additional addresses will be assigned.	Note
	Unresolved addressing issues may delay building permits.	Note

Comments may be modified based on new information from updated plans, field reviews or other agencies.

Andrea Kupfer (865.215.3797) andrea.kupfer@knoxplanning.org	1st Review 12/6/2021	Donna Hill (865.215.3872) donna.hill@knoxplanning.org	2nd Review Dec 30, 2021
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1) Download and fill out this form at your convenience.
2) Sign the application digitally (or print, sign, and scan).

3) Either print the completed form and bring it to the
Knoxville-Knox County Planning offices
OR email it to applications@knoxplanning.org

Reset Form



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

Maple Lane Homes LLC/ Jack W Piper III

Applicant Name

Owner

Affiliation

11/24/21

Date Filed

01/13/2022

Meeting Date (if applicable)

File Number(s)

1-B-22-UR

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- ☒ Applicant ☒ Property Owner ☐ Option Holder ☐ Project Surveyor ☐ Engineer ☐ Architect/Landscape Architect

Jack W Piper III

Name

Maple Lane Homes LLC

Company

7100 Westland Drive

Address

Knoxville

City

TN

State

37919

ZIP

865-660-8748

Phone

jackwpiper@gmail.com

Email

CURRENT PROPERTY INFO

Maple Lane Homes/Jack W Piper III

Property Owner Name (if different)

7100 Westland Drive, Knoxville, TN 37919

Property Owner Address

865-660-8748

Property Owner Phone

7221 Howard Bennett Way & 7227 Howard Bennett Way

Property Address

077LE002 & 077LE001

Parcel ID

West Knox Utility

Sewer Provider

West Knox Utility

Water Provider

N

Septic (Y/N)

STAFF USE ONLY

West side of Howard Bennett Way, North side of W Emory Rd

General Location

1.74 +/-

Tract Size

☐ City ☒ County

6th
District

RA

Zoning District

AgForVac

Existing Land Use

Northwest County

Planning Sector

LDR

Sector Plan Land Use Classification

Planned

Growth Policy Plan Designation

November 22, 2021

DEVELOPMENT REQUEST
☐ Development Plan
 ☒ Use on Review / Special Use
 ☐ Hillside Protection COA

☐ Residential
 ☐ Non-Residential

Home Occupation (specify) _____

Other (specify) Construction of a duplex on each parcel (two duplexes in total), currently zoned RA

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) _____

Pending Plat File Number

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

0403

\$900.00

Total

Fee 2

\$900.00

Fee 3

AUTHORIZATION*Jack W Piper III*
 dotloop verified
 11/24/21 9:42 AM EST
 E0FP-CQAU-JM2-H1KZ

Jack W Piper III

11/23/2021

Applicant Signature

Please Print

Date

865-660-8748

jackwpiper@gmail.com

Phone Number

Email

Jack W Piper III
 dotloop verified
 11/24/21 9:42 AM EST
 FHQ-E2C1-ODEC-DMVI

Jack W Piper III

11/23/2021

Property Owner Signature

Please Print

Date

MSP 11/24/21**11/29/21 swm**