SPECIAL USE REPORT

FILE #: 3-H-20-SU
APPLICANT: J.A. MURPHY GROUP, LLC
OWNER(S): J.A. Murphy Group, LLC
TAX ID NUMBER: 106 J A 40
JURISDICTION: City Council District 3
STREET ADDRESS: 7805 Middlebrook Pk.
LOCATION: North side of Middlebrook Pk., east of Webster Groves ln.
APPX. SIZE OF TRACT: 5.83 acres
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
ACCESSIBILITY: Access is via Middlebrook Pike, a major arterial street with four lanes and a center median within 130’ of right-of-way.
UTILITIES: Water Source: Knoxville Utilities Board
Sewer Source: Knoxville Utilities Board
WATERSHED: Ten Mile Creek

ZONING: RN-3 (General Residential Neighborhood) / HP (Hillside Protection Overlay)
EXISTING LAND USE: Vacant
PROPOSED USE: 43 attached residential dwelling units
7.38 du/ac
HISTORY OF ZONING: As of January 2020, the zoning changed from RP-1 < 5 du/ac to RN-3/HP.
SURROUNDING LAND USE AND ZONING:
North: Attached houses / RN-3 (General Residential Neighborhood)/PD (Planned Development)
South: Vacant land, Church / RN-1 (Single Family Residential Neighborhood)
East: Attached houses / RN-3 (General Residential Neighborhood)/PD (Planned Development)
West: Attached houses / RN-3 (General Residential Neighborhood)/HP (Hillside Protection)/PD (Planned Development)

NEIGHBORHOOD CONTEXT: This area is developed with detached and attached houses, independent living, and church uses under RN-1, RN-2 and RN-3 zoning.

STAFF RECOMMENDATION:
POSTPONE the request until the April 9, 2020 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 43 attached dwelling units in the RN-3 zone which requires Special Use approval by the Planning Commission. The access to the site will be from Middlebrook Pike, directly across from the Broome Road intersection. The 5.83 acre property has 2.21 acres within the HP (Hillside Protection) overlay. Based on the slope classifications within the HP overlay, only 1.21 acres of the HP overlay can be disturbed. If the applicant proposes additional disturbance within the HP overlay, it must be approved by the Planning Commission as part of this application. The maximum number of dwelling units allowed is 61 based on the HP overlay standards, which is reduced from 83 units assuming the HP overlay was not on the site.

ESTIMATED TRAFFIC IMPACT: 447 (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: 3 (public school children, grades K-12)

Schools affected by this proposal: West Hills Elementary, Bearden 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 Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal a Planning Commission decision in the City.
3-H-20-SU
Special Use

43 attached residential dwelling units in RN-3 (General Residential Neighborhood) / HP (Hillside Protection Overlay)

Petitioner: J.A. Murphy Group, LLC

Map No: 106
Jurisdiction: City

Original Print Date: 2/18/2020
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902
February 25, 2020

Mike Reynolds
Knoxville Knox County Planning

Dear Mr. Reynolds:

We request the following at the March 12, 2020 Knoxville Knox County Planning Commission meeting:

Postpone consideration of the use on review for Murphy Development on Middlebrook Pike (3-H-20-SU) until the April 9, 2020 meeting.

A check for $50 has been delivered for the fee.

Please call if you have any questions.

Sincerely,

David Harbin
<table>
<thead>
<tr>
<th>CATEGORY</th>
<th>ACRES</th>
<th>DENSITY (Dwelling Units / Acre)</th>
<th>NUMBER OF UNITS</th>
<th>DISTURBANCE w/in HP Overlay</th>
<th>TOTAL DISTURBANCE w/in HP Overlay (Acres)</th>
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<tbody>
<tr>
<td>Non-Hillside</td>
<td>3.61</td>
<td>14.35</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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<tr>
<td>0-15% Slope</td>
<td>0.48</td>
<td>14.35</td>
<td>6.9</td>
<td>100%</td>
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<td>15-25% Slope</td>
<td>1.28</td>
<td>2.00</td>
<td>2.6</td>
<td>50%</td>
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<td>25-40% Slope</td>
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<td>0.2</td>
<td>20%</td>
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<tr>
<td>Greater than 40% Slope</td>
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<td>Ridgetops</td>
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<td>5.00</td>
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<td>Subtotal: Hillside Area</td>
<td>2.21</td>
<td></td>
<td>9.7</td>
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<td>1.21</td>
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<tr>
<td>Total</td>
<td>5.82</td>
<td>10.56</td>
<td>61.5</td>
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<td>1.21</td>
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DEVELOPMENT REQUEST

DEVELOPMENT
☐ Development Plan
☐ Planned Development
☒ Use on Review / Special Use

SUBDIVISION
☐ Concept Plan
☐ Final Plat

ZONING
☒ Plan Amendment
☐ Rezoning

Application Name: J.A. Murphy Group, LLC
Date Filed: 1/27/2020
Meeting Date (if applicable): 3/12/20 @ 1:30 p.m.
File Number(s): 3-4-20-UR

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

David Harbin
Name
Batson, Himes, Norvell & Poe
Company
4334 Papermill Drive
Address
Knoxville
City
TN
State
37909
Zip
865-588-6472
Phone
harbin@bhn-p.com
Email

CURRENT PROPERTY INFO

J.A. Murphy Group, LLC
Owner Name (if different)
6514 Deane Hill Drive
Owner Address
Knoxville
37919
Owner Phone
865-558-0577

7805 Middlebrook Pike
Property Address
map 1063 group A parcel 40
Parcel ID

N. side of Middlebrook Pike, E of Webster Groves Ln.
General Location
3
Jurisdiction (specify district above)
☒ City ☐ County
R-N-3
Zoning District

Northwest County
Planning Sector
LDR
Sector Plan Land Use Classification

N/A
Growth Policy Plan Designation

RR Vacant
Existing Land Use
N
Septic (Y/N)

KUB
Sewer Provider
KUB
Water Provider
REQUEST

☐ Development Plan ☑ Use on Review / Special Use
  ☐ Residential  ☐ Non-Residential

☐ Home Occupation (specify):
  ☑ Townhomes

☐ Proposed Subdivision Name

☐ Parcel Change
  ☐ Combine Parcels  ☐ Divide Parcel

Total Number of Lots Created:

☐ Other (specify):

☐ Attachments / Additional Requirements

☐ Zoning Change:
  Proposed Zoning

☐ Plan Amendment Change:
  Proposed Plan Designation(s)

☐ Proposed Property Use (specify)

Proposed Density (units/acre)

Previous Rezoning Requests

PLAT TYPE
  ☐ Staff Review  ☐ Planning Commission

ATTACHMENTS
  ☐ Property Owners / Option Holders  ☐ Variance Request

ADDITIONAL REQUIREMENTS
  ☐ Design Plan Certification (Final Plat only)
  ☐ Use on Review / Special Use (Concept Plan only)
  ☐ Traffic Impact Study

FEE 1:

FEE 2: 1200.00

FEE 3: ☑ 1200.00

TOTAL:

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

David Harbin
Applicant Signature

863-988-6472
Phone Number

harbin@bhn-p.com
Email

1/21/2020
Date

Date

1/27/20
REQUIRED SIGN POSTING AGREEMENT

For all rezoning, plan amendment, concept plan, use on review, right-of-way closure, and street name change applications, a sign must be posted on the subject property, consistent with the adopted Administrative Rules and Procedures.

At the time of application, staff will provide a sign(s) to post on the property as part of the application process. If the sign(s) go missing for any reason and need to be replaced, then the applicant will be responsible for picking up a new sign(s) from the Planning offices. The applicant will be charged a fee of $10 for each replacement sign.

LOCATION AND VISIBILITY

The sign must be posted in a location that is clearly visible from vehicles traveling in either direction on the nearest adjacent/frontage street. If the property has more than one street frontage, then 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 15 days before 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 15 days before the next Planning Commission meeting.

I hereby agree to post and remove the sign(s) provided on the subject property consistent with the above guidelines and between the dates of:

2/26/20

(15 days before the Planning Commission meeting)

3/13/20

(the day after the Planning Commission meeting)

Signature: Kaitly Patterson

Printed Name: Kaitly Patterson

Phone: 865-588-6472

Email: kpatterson@bhn-p.com

Date: 1/27/20

File Number: 3-14-20-12R

REVISED MARCH 2019