USE ON REVIEW REPORT

FILE #: 3-B-20-UR  AGENDA ITEM #: 24
AGENDA DATE: 3/12/2020

APPLICANT: MUHAMMED USMAN QURAISHI
OWNER(S): Mohammed Usman Quraishi

TAX ID NUMBER: 153 C A 034
JURISDICTION: County Commission District 5
STREET ADDRESS: 901 Harbour Shore Dr.

LOCATION: North end of Harbour Shore Dr., north of Cross Meadow Rd.

APX. SIZE OF TRACT: 1.56 acres
SECTOR PLAN: Southwest County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Harbour Shore Dr., a local street 26’ of pavement width within 50’ of right-of-way.

UTILITIES: Water Source: First Knox Utility District
Sewer Source: First Knox Utility District

WATERSHED: Sinking Creek

ZONING: PR (Planned Residential)
EXISTING LAND USE: Single Family Residential
PROPOSED USE: Two new lots for detached houses

HISTORY OF ZONING: The residential development was zoned PR in 1980 (8-F-80-RZ).

SURROUNDING LAND USE AND ZONING:
North: Houses / PR (Planned Residential)
South: Houses / PR (Planned Residential)
East: Houses / PR (Planned Residential)
West: Houses / PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The Wood Harbour subdivision is developed with detached houses in the PR zone.

STAFF RECOMMENDATION:

APPROVE the request for up to 3 detached residential dwellings on individual lots, 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. The driveway grade on Lots 34R and 34R1 shall not exceed 15 percent.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria.
for approval of a use-on-review.

COMMENTS:

This applicant is proposing to subdivide a 1.56 acre lot in Unit 4 of the Wood Harbour Subdivision into three lots with one detached residence located on each. The existing residence on the proposed lot 34R2 will remain. The PR (Planned Residential) zoning allows consideration of up to 3 dwelling units per acre (du/ac) for the entire development. The density on the subject property will be 1.92 du/ac and the density for the overall subdivision, including the 2 additional lots, will be approximately 2.37 du/ac. The request is consistent with the maximum density of 3 du/ac for PR zoning and consistent with the LDR (Low Density Residential) sector plan designation which allows consideration of up to 5 du/ac.

The subject property is split by a TVA powerline easement that is located between the existing house and the proposed lots. The powerline easement also extends along the south boundary of Lot 34R. The two new lots are on a graded slope with grass that was created when the subdivision was developed. There will be no loss of trees on the hillside area.

Staff is recommending a condition that the driveway for the two new lots not exceed 15 percent grade. Lot 34R has an average slope of approximately 26 percent which could require a steep driveway to extend straight up the slope because of its shape. The applicant provided examples of the type of houses he would like to construct on the new lots. The house for Lot 34R has a basement garage which will allow the house to be built into the hillside and greatly reduce the grade of the driveway. Lot 34R1 has slopes between 15 and 25 percent, however, the driveway can more easily be installed across the grade of the property and installing it with grades less than 15 percent should not be a concern.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The size of the proposed lots are similar to the existing lots in Wood Harbour Subdivision. The average lot size of the four lots to the west (to the rear) of the two new lots is approximately 13,600 sqft and the smallest of the lots being created is 16,058 sqft (Lot 34R).
3. The proposed setbacks meet or exceed the existing setbacks within the subdivision.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The detached residential lots meet the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed development is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning for this site will allow a density up to 3 du/ac. The proposed development at a density of 1.92 du/ac is consistent with the Sector Plan and the approved zoning.
2. The site is shown in the Planned Growth Area on the Knoxville, Knox County, Farragut Growth Plan.

ESTIMATED TRAFFIC IMPACT: 41 (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: Farragut Primary/Intermediate, Farragut Middle, and Farragut 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-B-20-UR
USE ON REVIEW

Two new lots for detached houses in PR (Planned Residential)

Petitioner: Quraishi, Muhammed Usman

Map No: 153
Jurisdiction: County

Original Print Date: 2/18/2020
Revised:
Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902
Example of house with basement garage proposed for Lot 34R.
Example of house proposed for Lot 34R1.

McGuire Roofing & Construction

3-B-20-UR
2/24/2020
DEVELOPMENT REQUEST

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

SUBDIVISION
☐ Concept Plan
☐ Final Plat

ZONING
☐ Plan Amendment
☐ Rezoning

Mohammed Usman Quaraishi
Applicant Name

01/07/2020  3/12/2020  3-B-20-UK
Date Filed  Meeting Date (if applicable)  File Numbers(s)

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

Mohammed Usman Quaraishi
Name

617 Blowing Rock Lane  Knoxville  TN  37922
Address  City  State  Zip

865-789-5777  muquraishi@gmail.com
Phone  Email

CURRENT PROPERTY INFO

Owner Name (if different)

901 Harbour Shores Dr.
Property Address

153 CA 034
Parcel ID

North and of Harbour Shores Dr., north of Cross Mountain Rd
General Location

PR
Zoning District

County 5
Jurisdiction (specify district above)

SW County  LDR + HP
Planning Sector  Sector Plan Land Use Classification

Planned Growth
Growth Policy Plan Designation

Single Family
Existing Land Use

N
Septic (Y/N)

FUD
Sewer Provider

FUD
Water Provider
REQUEST

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

☐ Home Occupation (specify): ________________________________

☑ Other (specify): Create 2 additional house lots (3 total)

☐ 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

☐ Other (specify): ____________________________________________________

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:  450.00
FEE 2:  
FEE 3:  
TOTAL:  450.00

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

Mohammed Usman Quraishi  01/07/2020

789-5777  muquraishi@gmail.com

865-675-5512  Michael Reynolds  1/7/2020

Applicant Signature  Phone Number  Email

Staff Signature  Please Print  Date
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:

2/26/2020 and 3/13/2020

(15 days before the Planning Commission meeting) (the day after the Planning Commission meeting)

Signature: [Signature]

Printed Name: Mohammed Usman Auraishi

Phone: 805-789-5777 Email: mauraishi@gmail.com

Date: 1/7/2020

File Number: 3-B-20-UK

REvised March 2019