FILE #: 3-F-20-UR  
AGENDA ITEM #: 27  
AGENDA DATE: 3/12/2020

APPLICANT: CLUBHOUSE VILLAS
OWNER(S): Ronald Watkins

TAX ID NUMBER: 144 B 049  
JURISDICTION: County Commission District 5  
STREET ADDRESS: 913 Gettysvue Dr.

LOCATION: Northeast side of Gettysvue Drive, west of Linksvue Drive.

APPX. SIZE OF TRACT: 3.9 acres  
SECTOR PLAN: Southwest County  
GROWTH POLICY PLAN: Planned Growth Area  
ACCESSIBILITY: Access is via Gettysvue Drive, a local street with a 26’ pavement width within a 50’ right-of-way.

UTILITIES:  
Water Source: First Knox Utility District  
Sewer Source: Knoxville Utilities Board  
WATERSHED: Sinking Creek

ZONING: PR (Planned Residential)
EXISTING LAND USE: Vacant land
PROPOSED USE: Multi-Dwelling Development

HISTORY OF ZONING: None noted
SURROUNDING LAND USE AND ZONING:  
North: Residences and golf course - PR (Planned Residential) and OS (Parks and Open Space)  
South: Residences and open space - PR (Planned Residential) and OS (Parks and Open Space)  
East: Clubhouse and tennis courts - PR (Planned Residential) and OS (Parks and Open Space)  
West: Residences - PR (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in the middle of the Gettysview development.

STAFF RECOMMENDATION:
WITHDRAW the application as requested by the applicant.

COMMENTS:
The applicant is proposing a 60 unit multi-dwelling development on this 3.9 acre site within the Gettysview development. The site has access to Gettysview Dr., and is located just west of the Gettysview Clubhouse.
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: 5 (public school children, grades K-12)

Schools affected by this proposal: A. L. Lotts Elementary, West Valley 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 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.
Tom, 

On behalf of the owner, Ron Watkins, and the applicant, Cannon & Cannon, this e-mail will serve as our formal notice to withdraw the Use-On-Review application for 913 Gettysvue Dr. from the Planning Commission Agenda. Please let me know if you have any questions or need any additional information from me with regard to our request.

Benjamin C. Mullins  Attorney

WITHDRAWAL REQUEST

File #: 3-F-20-UR

Meeting Date: 3/12/2020

550 W. Main Street, Suite 500 | P.O. Box 39 | Knoxville, Tennessee 37901
phone: 865.546.9321 | fax: 865.637.5249 | email: bmullins@fmsllp.com

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Thomas Brechko, AICP

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USE ON REVIEW SUBMITTAL 3-F-20-UR
DEVELOPMENT REQUEST

DEVELOPMENT
- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION
- Concept Plan
- Final Plat

ZONING
- Plan Amendment
- Rezoning

Applicant Name: CLUBHOUSE VILLAS
Date Filed: 01.24.2020
Meeting Date (if applicable): 03.12.2020
Affiliation: 3-F20-VR

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

Applicant: ALAN GRISsom
Owner: CANNON & CANNON, INC.

Company: CANNON & CANNON, INC.
Address: 8550 KINGSTON PIKE
City: KNOXVILLE
State: TN
Zip: 37912
Phone: 865-770-4009
Email: agrissom@cannon-cannon.com

CURRENT PROPERTY INFO
Owner Name (if different): DONALD A. WATKINS
Owner Address: 8907 LINKSVUE DRIVE
KNOXVILLE TN 37922
Owner Phone: 865-719-9490

Property Address: 913 GETTYSVUE DRIVE
Parcel ID: 144.8A049

General Location: E15 from Gettysvue or # Linksvue Dr. intersection
Tract Size: 2.39 ACRE

Jurisdiction (specify district above): 5
City: PR 1-3
County: 20
Zoning District: 9
Planning Sector: OS
Sector Plan Land Use Classification: PUD
Growth Policy Plan Designation: PUD
Existing Land Use: OPEN SPACE/GRANUL LOT
Septic (Y/N): N
Sewer Provider: FUD
Water Provider: FUD
REQUEST

Development Plan [X] Use on Review / Special Use

[ ] Residential [ ] Non-Residential

[ ] Home Occupation (specify):

[ ] Other (specify):

[ ] 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:

1200.00

FEE 2:

FEE 3:

1200.00

TOTAL:

1200.00

AUTHORIZATION

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

[Signature]

Applicant Signature

[Please Print]

 Applicant Name

01/24/2020

Date

[865-774-4069]

Phone Number

agrisson@cannon-cannon.com

Email

[Please Print]

[Signature]

Staff Signature

[Please Print]

1/27/20

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:

Feb 26 (Wed) and March 13 (Fri)

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

Signature: [Signature]

Printed Name: Chad Oaks

Phone: 865-670-8555 Email: agrissoy@Cannon-County.com

Date: 1/27/20

File Number: 3-F30-WR