USE ON REVIEW REPORT

FILE #: 3-G-20-UR

APPLICANT: BAYLESS E. BILES, III
OWNER(S): Bayless E. Biles III / Biles Construction, LLC

TAX ID NUMBER: 67 13605
JURISDICTION: County Commission District 6
STREET ADDRESS: 0 Martingale Dr.
LOCATION: Northeast side of Martingale Dr., southeast of W. Beaver Creek Dr.
APPX. SIZE OF TRACT: 2.31 acres
SECTOR PLAN: Northwest County
GROWTH POLICY PLAN: Planned Growth Area
ACCESSIBILITY: Access is via Martingale Drive, a local street with a 26 ft pavement width within a 50 ft right-of-way per the Major Road Plan.
UTILITIES: Water Source: Hallsdale-Powell Utility District
Sewer Source: Hallsdale-Powell Utility District
WATERSHED: Beaver Creek

ZONING: PR (Planned Residential)
EXISTING LAND USE: Vacant
PROPOSED USE: Single Residence
0.43 du/ac
HISTORY OF ZONING: The property was rezoned from A to PR in 2015 (6-E-15-RZ).
SURROUNDING LAND USE AND ZONING:
North: Residential - RB (General Residential)
South: Park & Residential - A (Agricultural)
East: Residential & vacant - RB (General Residential)
West: Residential - A (Agricultural)
NEIGHBORHOOD CONTEXT: The property is surrounded by single family houses, Powell Levi Park, and multifamily attached condos.

STAFF RECOMMENDATION:

APPROVE the request for a single family residence on 2.31 acres, as shown on the development plan, subject to 3 conditions.
1. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
2. Meeting all applicable requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a single-family residence and the
other criteria for approval of a use on review.

COMMENTS:

The proposed site is for a single detached residence on a 2.31-acre tract. A single detached residence is compatible with the PR (Planned Residential) zoning district through the use on review process.

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

1. The proposed use will have no impact on schools.
2. No significant traffic will be added to the surrounding roads with the approval of this request.
3. There will be no impact on utility requirements in the area.

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

1. The proposed detached house in the PR district 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 Northwest County Sector Plan designates this property for Low Density Residential use. The single-family residence use is compatible with the sector plan designations.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

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-G-20-UR
USE ON REVIEW

Petitioner: Biles, III, Bayless E.

Map No: 67
Jurisdiction: County

Original Print Date: 2/19/2020
Revised:

Knoxville - Knox County Planning Commission * City / County Building * Knoxville, TN 37902
1. This is a composite plat produced for preliminary and planning purposes only, this is not a general property survey and is not representative of a boundary survey. All linework and corresponding information shown is based solely upon the reference record documents hereon.

2. Purpose of survey: Site plan for single family residential home construction.

3. Property and owner references: Edward Bayless Biles, Jr. and Melinda C. Biles per deed instrument no. 2015042400057904. Owner address is 3808 W Beaver Creek Dr, Powell, TN 37849; ph: 865-356-3417.


5. Zoning is PR (<5 DU/AC); see section 5.13 of Knox County Zoning Ordinance). BLDG. SETBACKS FOR HOUSE-(FRONT-20FT. SIDES-DETERMINED BY PLANNING COMMISSION, REAR-DETERMINED BY PLANNING COMMISSION). OTHER ZONING AND SETBACK REQUIREMENTS MAY APPLY, CONTACT APPROPRIATE OFFICES BEFORE ANY CONSTRUCTION.

LEGEND
- DEED/PLAT POINT
- BOUNDARY LINE-COMPOSITE
- ADJOINING LINE-NOT SURVEYED
- CENTERLINE
- SETBACK LINE-SEE NOTES

3-G-20-UR

SITE PLAN FOR SINGLE-FAMILY RESIDENTIAL PROPOSED HOUSE CONSTRUCTION
LOT 5 PER INSTRUMENT NO. 201504160055741
0 MARTINGALE DR, POWELL, TN 37849

DATE: 12-17-2019

TAX MAP 067, PARCEL 136.05
STATE: TN DISTRICT: 6 COUNTY: KNOX

SCALE: 1 INCH = 100 FEET

0' 100' 200'
Plan #4413

- Beds: 5
- Baths: 4.5
- Sq Ft: 4470

Contact Us About This Plan 3-G-20-UR
DEVELOPMENT REQUEST

DEVELOPMENT
☐ Development Plan
☒ Use on Review / Special Use

SUBDIVISION
☐ Concept Plan
☐ Final Plat

ZONING
☐ Plan Amendment
☐ Rezoning

Applicant:
Bayless E. Bills III

Date Filed: 1-31-20
Meeting Date (if applicable): March 12, 2020
File Numbers(s): 3-6-20-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

Name:
Bayless E. Bills III

Company:

Address:
3908 West Beaver Creek Drive

City:
Pawl

State:
TN

Zip:
37849

Phone:
865-356-3417

Email:
baylessbills6@gmail.com

CURRENT PROPERTY INFO

Bayless Bills and Melinda Bills 3908 West Beaver Creek Drive Powell, TN 37849 356-3417

Owner Name (if different)

Owner Address

Owner Phone

0 Martingale Drive 067 13605

Property Address

Parcel ID

Northeast side of Martingale Dr., southeast of West. Beaver Creek Dr.

General Location

2.31 acres

Tract Size

County Commission District 6 PR

Jurisdiction (specify district above)  ☐ City  ☒ County

Zoning District

Northwest County LDR

Planning Sector

Sector Plan Land Use Classification

Planned Growth

Vacant land

Existing Land Use

N

Septic (Y/N)

Sewer Provider

Water Provider
REQUEST

Development Plan: Use on Review / Special Use
   Residential
   Non-Residential

Home Occupation (specify):
Other (specify): Detached Residence

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: $1,200.00
FEE 2: $1,200.00
FEE 3:
TOTAL: $1,200.00

AUTHORIZED

Thomas Brechko
Staff Signature
Please Print
Date: 1-27-2020

Applicant Signature
Please Print
Date: 1-27-2020
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:

Wed 2-26-20  and  Fri 3-13-20
(15 days before the Planning Commission meeting)  (the day after the Planning Commission meeting)

Signature:            Beyliss E. Bills III
Printed Name:          Beyliss E. Bills III
Phone:     865-356-3417  Email:  beylissbills@gmail.com
Date:    1-27-20
File Number:    3-6-20-UR

REVISED MARCH 2019