

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 1-B-19-UR **Related File Number:**
Application Filed: 11/21/2018 **Date of Revision:**
Applicant: SERTOMA CENTER, INC.

PROPERTY INFORMATION

General Location: South side of Boyds Bridge Pike, west side of Holston Hills Rd.
Other Parcel Info.:
Tax ID Number: 83 I E 016 AND 017 **Jurisdiction:** City
Size of Tract: 0.95 acres
Accessibility: Access is via Holston Hills Rd., a minor collector street with a 20' pavement width in a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Duplex **Density:** 2.1 du/ac
Sector Plan: East City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in an established single-family residential area with a couple of commercial sites and churches to the west and a nursing home to the east.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 3865 Holston Hills Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the development plan for the proposed duplex for the Sertoma Center in the R-1 zoning district, subject to the following 5 conditions:

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Certification of required sight distance at the proposed driveway location.
5. Obtaining approval and recording a final plat for the property.

With the conditions noted above, this requests meets the requirements for approval in the R-1 zone and other criteria for a use on review.

Comments:

The applicant is requesting approval of a duplex to be located on this 0.95 acre parcel that is located at the intersection of Boyds Bridge Pike (minor arterial street) and Holston Hills Rd. (a collector street). Access to the duplex will be off of Holston Hills Rd. A duplex may be permitted in the R-1 zoning district as a use permitted on review. The proposed duplex should have minimal impact on the established neighborhoods in the area considering its location is in an area that has a mix of institutional uses and vacant land.

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

1. Public water and sewer utilities are available to serve the development.
2. The proposed development is consistent with density of the established neighborhoods.

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

1. The proposed duplex 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 since it has access to a collector street.
2. The proposal meets all relevant requirements of the R-1 zoning district and a use on review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan proposes low density residential uses for this site. At a density of 2.1 du/ac, the duplex is consistent with the sector plan
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 1/10/2019

Details of Action:

Summary of Action:

APPROVE the development plan for the proposed duplex for the Sertoma Center in the R-1 zoning district, subject to the following 5 conditions:

Date of Approval:

1/10/2019

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: