

# CASE SUMMARY

**APPLICATION TYPE: USE ON REVIEW**

KNOXVILLE-KNOX COUNTY

**M P C**  
METROPOLITAN  
P L A N N I N G  
C O M M I S S I O N

T E N N E S S E E

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**File Number:** 10-A-02-UR                      **Related File Number:**  
**Application Filed:** 9/4/2002                      **Date of Revision:**  
**Applicant:** PHILLIPS REAL ESTATE, INC.  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side of E. Emory Rd., west of Thomas Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 29 P C 2    **Jurisdiction:** County  
**Size of Tract:** 14467 square feet  
**Accessibility:** Access is via E. Emory Rd., an arterial street with a pavement width of 20' within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Duplex    **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is located on the north side of E. Emory Road which is classified as an arterial street. It adjoins Emory Cove Condominiums, a multi-family residential project. Single family dwellings are located on either side of this site. The applicant owns the dwelling on the west side of this site. Single family dwellings are located on the south side of E. Emory Rd.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (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:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

**OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a duplex a this location as shown on the development plan subject to 3 conditions

Staff Recomm. (Full):  
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.  
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

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

1. The proposed duplex will have minimal impact on local services since all utilities and access are already in place to serve this site.  
2. The use as proposed will have little or no impact on the surrounding residential uses. It will be located approximately 75' from the nearest single family residence that is not owned by this applicant..

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.  
2. The plan as presented meets all of the requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knox County North Sector Plan which proposes low density residential uses for this area. A duplex is considered an appropriate use in a low density area if the site is located on a major street and it will not have a detrimental impact on the adjoining uses.

MPC Action: Approved MPC Meeting Date: 10/10/2002

Details of MPC action:  
1. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Dept.  
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Summary of MPC action: APPROVE the request for a duplex a this location as shown on the development plan subject to 3 conditions

Date of MPC Approval: 10/10/2002 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:**