

# 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-B-14-UR

**Related File Number:**

**Application Filed:** 8/25/2014

**Date of Revision:**

**Applicant:** DANIEL PARKER

## PROPERTY INFORMATION

**General Location:** South side of Loop Rd., west of Olive Rd. and east of Concord Rd.

**Other Parcel Info.:**

**Tax ID Number:** 153 B B 005 & 006

**Jurisdiction:** County

**Size of Tract:** 2.45 acres

**Accessibility:** Access is via Loop Rd., a local street with a 17' pavement width within a 30' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** House

**Surrounding Land Use:**

**Proposed Use:** Duplexes

**Density:** 2.86 du/ac

**Sector Plan:** Southwest County **Sector Plan Designation:** LDR

**Growth Policy Plan:** Urban Growth Area (Outside City Limits)

**Neighborhood Context:** The site is located within the Concord Community and has developed under RA (Low Density Residential) and PR (Planned Residential) zoning.

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

**Street:** 806 Loop Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (Low Density Residential) / HZ (Historic Overlay)

**Former Zoning:**

**Requested Zoning:**

**Previous Requests:**

**Extension of Zone:**

**History of Zoning:** Property was rezoned to RA/HZ on October 22, 2001.

## 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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for up to 3 duplexes on individual lots as identified on the development plan subject to 7 conditions

Staff Recomm. (Full):  
1. Obtaining approval from the Knox County Historic Zoning Commission for the proposed duplex development.  
2. Meeting all applicable requirements of the Knox County Health Department.  
3. Provision of a street name consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).  
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.  
5. Obtaining approval of a final plat that creates individual lots for each duplex.  
6. Access being provided to the duplex units via the joint driveway and access easement as shown on the development plan.  
7. 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: The applicant is proposing to subdivide this property located on Loop Rd. into four lots. Three of the proposed lots will be utilized for the construction of a duplex on each lot. A duplex is only allowed in the RA (Low Density Residential) zoning district through a use on review approval. The fourth lot will be created for the existing residence that will remain. Access for the proposed duplex lots will be via a single shared access driveway off of Loop Rd.

Since this property is within an HZ (Historic Overlay - Concord Village Historic District) district, approval from the Knox County Historic Zoning Commission is required for the proposed duplex development. The Knox County Historic Zoning Commission reviewed and granted approval of the conceptual layout plan for the proposed development on August 21, 2014. Approval is still required for the architectural details of the duplex units.

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

1. All utilities are in place to serve this site.
2. The traffic generated from the duplex development will be only slightly higher than what would be expected with a detached residential subdivision.
3. The proposed development is similar in density to other residential development in the area which includes a duplex subdivision located to the northeast along Loop Rd.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. With the recommended conditions, the proposal meets all requirements of the RA zoning as well as the general criteria for approval of a use-on-review.
2. The proposed duplex development is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Southwest County Sector Plan designates low density residential uses for the site. With a proposed density of 2.86 du/ac, the duplex development complies with the Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 10/9/2014

- Details of Action:**
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  2. Meeting all applicable requirements of the Knox County Health Department.
  3. Provision of a street name consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
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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 Action:** APPROVE the request for up to 3 duplexes on individual lots as identified on the development plan subject to 7 conditions

**Date of Approval:** 10/9/2014 **Date of Denial:** **Postponements:**  
**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

### **LEGISLATIVE ACTION AND DISPOSITION**

<b>Legislative Body:</b>	Knox County Board of Zoning Appeals	
<b>Date of Legislative Action:</b>		<b>Date of Legislative Action, Second Reading:</b>
<b>Ordinance Number:</b>		<b>Other Ordinance Number References:</b>
<b>Disposition of Case:</b>		<b>Disposition of Case, Second Reading:</b>
<b>If "Other":</b>		<b>If "Other":</b>
<b>Amendments:</b>		<b>Amendments:</b>
<b>Date of Legislative Appeal:</b>		<b>Effective Date of Ordinance:</b>