

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

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 10-G-07-UR

Related File Number:

Application Filed: 9/4/2007

Date of Revision:

Applicant: JOHN HANCOCK

PROPERTY INFORMATION

General Location: Southeast side of Valley View Dr., northeast of Belleview Rd.

Other Parcel Info.:

Tax ID Number: 59 N A 019

Jurisdiction: City

Size of Tract: 0.93 acres

Accessibility: Access is via Valley View Dr., a minor collector street with a 19' pavement width within a 60' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Duplex

Density:

Sector Plan: East City

Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area

Neighborhood Context: The subject property is located within an established residential neighborhood within the Whittle Springs area.

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

Street: 4104 Valley View Dr

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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the request for a duplex in the R-1 (Low Density Residential) zoning district, subject to the following 7 conditions:

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 3. Meeting all applicable requirements of the Knox County Health Department.
 4. Providing 2 off-street parking spaces for each unit (4 total).
 5. Installation of the proposed landscaping within six months of the issuance of occupancy permits for each unit.
 6. Obtaining a subdivision variance to reduce the required width of the access easement prior to issuance of any building permits.
 7. Certification by the applicant's surveyor that the required 300' of sight distance exists in both directions along Valley View Dr. prior to issuance of building permits.

With the conditions noted, this request meets the requirements for approval of a duplex in the R-1 zoning district and all other criteria for approval of a use on review.

Comments: The applicant is proposing to construct a duplex on a parcel zoned R-1 (Low Density Residential). Under the R-1 zoning regulations, duplexes are a use permitted on review. The minimum lot size for a duplex in the R-1 zoning district is 15,000 square feet and the subject parcel will be 26,755 square feet once subdivided. Each unit will have access to Valley View Dr. from a 24.2' access easement. Since the applicant will be unable to meet the 25' access easement requirement, a variance from the Minimum Subdivision Regulations will have to be obtained prior to issuance of any building permits.

The total square footage of the duplex is 2,327 square feet. Each unit will be approximately 1,163 square feet. The applicant is proposing to provide 2 off-street parking spaces for each unit.

Upon field review, sight distance at the intersection of the access driveway and Valley View Dr. appeared limited due to existing vegetation that has grown up within the right-of-way. Staff is recommending that the applicant establish at least 300' of sight distance at the driveway entrance.

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 are in place to serve this site.
2. This request will have minimal impact on schools and adjacent properties.

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

1. The proposed duplex is consistent with the following general standard 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.
2. The plan meets all of the requirements of the Knoxville Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City One Year Plan proposes low density residential uses for this site.
2. The current R-1 zoning of the property permits consideration of duplexes as a use on review.

MPC Action: Denied

MPC Meeting Date: 10/11/2007

Details of MPC action: DENY the request for a duplex in the R-1(Low Density Residential) zoning district.

Summary of MPC action: Deny the request for a duplex in the R-1 (Low Density Residential) zoning district

Date of MPC Approval: **Date of Denial:** 10/11/2007 **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:** 10/18/2007

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 11/20/2007

Date of Legislative Action, Second Reading: 12/18/2007

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Denied appeal.
Denial stands

If "Other": Postponed 12/4/2007

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: