CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 10-O-01-UR Related File Number:

Application Filed: 9/10/2001 **Date of Revision:**

Applicant: JIM RACEK

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southwest side of Morrell Rd., southeast side of Westland Dr.

Other Parcel Info.:

Tax ID Number: 133 C C 001 Jurisdiction: City

Size of Tract: 0.53 acre

Accessibility: Proposed access is via Westland Dr., a major collector street with 36' of pavement width and 75' of right

of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Duplex Density: 4 du/ac

Sector Plan: West City Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area has been developed with residential uses under R-1 and RA zoning. The Knox County

Association of Baptists offices are located directly across Westland Dr. from the subject property.

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

Street: 903 Morrell Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family 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:

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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

MAB Planner In Charge:

Staff Recomm. (Abbr.): APPROVE a duplex at this location in the R-1 zone, subject to 6 conditions:..

1. Meeting the applicable requirements of the City of Knoxville Zoning Ordinance. Staff Recomm. (Full):

2. Meeting any relevant requirements of the City of Knoxville Department of Engineering.

3. Meeting the requirements of the City of Knoxville Arborist.

4. Meeting all relevant requirements of the Knox County Health Department.

5. Installing all proposed landscaping, as shown on the plan, within six months of issuance of building permits for this project.

6. Preserving and protecting all existing landscaping shown on the plan.

With the conditions noted above, this request meets the requirements for approval in the R-1 zone, and

the other criteria for approval of a use on review.

Comments: A duplex at this location meets the criteria of the City of Knoxville One Year Plan for allowing a duplex. It's location on a separated lot, on the edge of an established single family subdivision, along one collector and one arterial street, and facing the church offices make it an appropriate site for a duplex.

> The West City Sector Plan proposes low density residential (LDR) uses for this site. The proposed density for the site is a little more than 4 du/ac which falls under the allowable density of LDR in this sector. The site has existing mature white pine trees lining the property lines along both streets, which will provide sufficient screening of the duplex. The proposed driveway access has been located along Westland Drive, the lower classified street, which follows the planning policy of accessing the lower classified street on corner lots. The proposed duplex will face the office use across Westland Dr., rather than facing a single family use. Traffic circulation has been addressed in that the applicant has shown on-site backing areas for the driveways, eliminating the need for vehicles to back out into traffic. Vehicles entering Westland Drive should present little conflict as traffic should be slowed or stopped because of the traffic signal to the east. A duplex at this location is compatible with the surrounding land uses and zoning pattern and will have minimal negative impact on surrounding properties.

MPC Action: Approved MPC Meeting Date: 10/11/2001

Details of MPC action: 1. Meeting the applicable requirements of the City of Knoxville Zoning Ordinance.

2. Meeting any relevant requirements of the City of Knoxville Department of Engineering.

3. Meeting the requirements of the City of Knoxville Arborist.

Date of Denial:

4. Meeting all relevant requirements of the Knox County Health Department.

5. Installing all proposed landscaping, as shown on the plan, within six months of issuance of building permits for this project.

Postponements:

6. Preserving and protecting all existing landscaping shown on the plan.

Summary of MPC action: APPROVE a duplex at this location in the R-1 zone, subject to 6 conditions:.

10/11/2001

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of MPC Approval:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

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