

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: 11-A-09-UR

Related File Number:

Application Filed: 9/22/2009

Date of Revision:

Applicant: PETRU HERMAN

PROPERTY INFORMATION

General Location: Southwest side of Sky Blue Dr., south of Middlebrook Pike.

Other Parcel Info.:

Tax ID Number: 105 O B 006

Jurisdiction: County

Size of Tract: 28890 square feet

Accessibility: Access is via Sky Blue Dr., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot

Surrounding Land Use:

Proposed Use: Duplex

Density: 3.03 du/ac

Sector Plan: Northwest County **Sector Plan Designation:** LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located near the entrance of an established detached residential subdivision.

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

Street: 1013 Sky Blue Dr

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:

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.): DENY the request for a duplex on an individual lot within the RA (Low Density Residential) zoning district based on the following finding:

Staff Recomm. (Full): 1. The duplex is not compatible with the character of the neighborhood where it is proposed since it is located near the entrance of an established detached residential neighborhood.

Comments: The applicant is proposing to construct a duplex on a 0.66 acre (28,890 square feet) parcel located within the RA (Low Density Residential) zoning district. Under the RA zoning regulations, duplexes may be considered as a use permitted on review. The minimum lot size for a duplex in the RA zoning district is 12,000 square feet.

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.
- 3. The proposed duplex will have a negative impact on the neighborhood since it will introduce duplex development into an established detached residential neighborhood. The majority of the neighborhood to the south is zoned RAE (Exclusive Residential) which does not allow duplexes.

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

- 1. The duplex is not compatible with the character of the neighborhood (established detached housing) where it is proposed and therefore is not consistent with the general standards for uses permitted on review.
- 2. While the proposed development plan meets the lot area and dimensional requirements for a duplex, the use is not compatible with the character of the area where it is proposed.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Northwest County Sector Plan identifies this property as low density residential which allows consideration of a density up to 5 du/ac. At a proposed density of 3.03 du/ac the proposed duplex is consistent 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: Denied

Meeting Date: 11/12/2009

Details of Action:

Summary of Action: DENY the request for a duplex on an individual lot within the RA (Low Density Residential) zoning district

Date of Approval:

Date of Denial: 11/12/2009

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: