

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: 11-B-12-UR

Related File Number:

Application Filed: 9/24/2012

Date of Revision:

Applicant: ROBERT JUST

PROPERTY INFORMATION

General Location: Northwest side of Tecoma Dr., northeast of Whittle Springs Rd.

Other Parcel Info.:

Tax ID Number: 70 H B 015

Jurisdiction: City

Size of Tract: 3750 square feet

Accessibility: Access is via Tecoma Dr., a local street with a 20' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot

Surrounding Land Use:

Proposed Use: Detached dwelling

Density:

Sector Plan: East City

Sector Plan Designation: LDR

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

Neighborhood Context: The site is located in an established residential neighborhood.

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

Street: 2727 Tecoma Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned 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.): APPROVE the request for one detached dwelling unit on Tax Parcel 070HB015, subject to 5 conditions.

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
 2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
 3. Meeting the minimum building setback requirements of a 25' front yard, 5' side yard and 15' rear yard.
 4. Obtaining required approvals and recording a final plat that establishes this deeded parcel as a lot of record prior to obtaining a building permit for this property.
 5. Meeting all applicable requirements of the Knoxville Engineering Department.

With the conditions noted, this plan meets the requirements for approval of a use on review in the RP-1 district.

Comments:

The applicant is requesting a use on review approval to allow a detached dwelling unit on a deeded parcel of approximately 3750 square feet. In the RP-1 (Planned Residential) zoning district, a house is permitted subject to use on review development plan approval. The house that was located on this site has been removed. Since this tax parcel is not a platted lot of record, the City of Knoxville Plans Review & Inspections Division is requiring the applicant to obtain a use on review approval prior to issuing a building permit for a new house.

The Planning Commission's development approval will establish minimum setback requirements for this lot. The recommended minimum building setback requirements for this lot are: 25' front yard, 5' side yard and 15' rear yard. The Knoxville Zoning Ordinance allows a house to be constructed on a lot created by deed provided the owner obtains approval and records a final plat that establishes the property as a lot of record. Staff's recommended conditions address this requirement.

While the development plan submitted by the applicant would meet the proposed minimum setback requirements, it does not meet the minimum parking requirements of two spaces with a dimension of 9' x 17.5' for each space. The garage space within the residence does not qualify since the building is only 16' deep. The depth of the residence would have to be increased to allow for one space within the building or move the building back an additional foot to allow for two spaces in front. The site development also needs to take into consideration that obtaining approval of the final plat of the property will either require the dedication of additional right-of-way along Tecoma Dr. or obtaining a variance from the Planning Commission from the right-of-way requirements.

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

1. The proposed detached dwelling unit will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed residential use is compatible with the existing residential development in the area and will have minimal impact on schools and streets.

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

1. The proposed use meets the standards for development within the RP-1 (Planned Residential) district and all other requirements of the Zoning Ordinances.
2. The proposed use is consistent with the general standards for uses permitted on review: It 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 additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan and One Year Plan designate this property for low density residential use which is consistent with the detached residence.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 11/8/2012

- Details of Action:**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
 2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
 3. Meeting the minimum building setback requirements of a 25' front yard, 5' side yard and 15' rear yard.
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With the conditions noted, this plan meets the requirements for approval of a use on review in the RP-1 district.

Summary of Action: APPROVE the request for one detached dwelling unit on Tax Parcel 070HB015, subject to 5 conditions.

Date of Approval: 11/8/2012 **Date of Denial:** **Postponements:**

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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

Ordinance Number: **Other Ordinance Number References:**

Disposition of Case: **Disposition of Case, Second Reading:**

If "Other": **If "Other":**

Amendments: **Amendments:**

Date of Legislative Appeal: **Effective Date of Ordinance:**