CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 11-E-02-UR Related File Number:

Application Filed: 10/14/2002 **Date of Revision:**

Applicant: LEE MAYSHARK

Owner:



Suite 403 \bullet City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 \bullet 2 1 5 \bullet 2 5 0 0 F A X \bullet 2 1 5 \bullet 2 0 6 8 w w w \bullet k n o x m p c \bullet o r g

PROPERTY INFORMATION

General Location: South of S. Northshore Dr., south of Bradford Ln.

Other Parcel Info.:

Tax ID Number: 134 H A 006 Jurisdiction: City

Size of Tract: 0.9 acres

Accessibility: Access is via a 50' wide permanent easement to S. Northshore Dr. which is classified as an arterial

street.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant

Surrounding Land Use:

Proposed Use: Duplex Density:

Sector Plan: West City Sector Plan Designation:

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

Neighborhood Context: Property in the area is zoned R-1, R-1A, R-2, RP-1 & RB residential. Development consists of single

family dwellings with duplexes and other multi-family housing being constructed on an infill basis.

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

Street:

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:

1/31/2007 11:52 AM Page 1 of 3

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

Planner In Charge:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for a duplex at this location as shown on the development plan subject to 9 conditions

Staff Recomm. (Full):

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 and access are already in place to serve this site.
- 2. The use as proposed with the required landscape screen will have little or no impact on the surrounding residential uses. It will be located over 100' from the nearest single family residence.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ORDINANCE

1. The proposed duplex consistent with the general standards for uses permitted on review: The proposed development 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, 2. The plan meets all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knoxville West Sector Plan which proposes low density residential uses for this area. A duplex is considered an appropriate use in a low density area if the site is located on a major street, and it will not have a detrimental impact on the adjoining uses.

Comments:

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 and access are already in place to serve this site.
- 2. The use as proposed with the required landscape screen will have little or no impact on the surrounding residential uses. It will be located over 100' from the nearest single family residence.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ORDINANCE

1. The proposed duplex consistent with the general standards for uses permitted on review: The proposed development 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.

2. The plan meets all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms with the Knoxville West Sector Plan which proposes low density residential

1/31/2007 11:52 AM Page 2 of 3 uses for this area. A duplex is considered an appropriate use in a low density area if the site is located on a major street, and it will not have a detrimental impact on the adjoining uses.

MPC Action: Approved MPC Meeting Date: 11/14/2002

Details of MPC action:

- 1. Meeting all applicable requirements of the City of Knoxville Zoning Ordinance.
- Meeting all applicable requirements of the City of Knoxville Department of Engineering.
 Provide with the combination of existing vegetation and supplemental plantings a "Class B"
- landscape screen along the common boundary between this project and the properties to the west and south.
- 4. Installing all landscaping as shown on the development plan and as required by the approval of this plan, within six months of issuance of occupancy permits for this project.
- 5. Meeting all requirements of the City of Knoxville Arborist.
- 6. Connection to sanitary sewer and meeting any other relevant requirement of the Knox County Health Department.
- 7. Providing a driveway with a minimum width of 20' from S. Northshore Dr. to the proposed duplex.
- 8. Locating the duplex at least 25' from all property lines.
- 9. A revised site plan reflecting the conditions of approval must be submitted to MPC staff prior to issuance of any building permits.

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

Summary of MPC action: APPROVE the request for a duplex at this location as shown on the development plan subject to 9

conditions

Date of MPC Approval: 11/14/2002 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	
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:

1/31/2007 11:52 AM Page 3 of 3