

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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400 Main Street
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www.knoxmpc.org

File Number: 11-E-02-UR

Related File Number:

Application Filed: 10/14/2002

Date of Revision:

Applicant: LEE MAYSHARK

Owner:

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:

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.
2. Meeting all applicable requirements of the City of Knoxville Department of Engineering.
3. 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: