CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number:12-B-12-URApplication Filed:10/25/2012Applicant:REX L. RICHARDS

Related File Number: Date of Revision:

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

PROPERTY INFORMATION

General Location:	South side of Beaman Lake rd., east of Yellowstone Rd.		
Other Parcel Info.:			
Tax ID Number:	83 H A 00701	Jurisdiction:	City
Size of Tract:	22500 square feet		
Accessibility:	Access is via Beaman Lake Rd., a local street with a pavement 16' to 18' wide in a right-of-way that varies from 40' to 50' in width.		

GENERAL LAND USE INFORMATION

Existing Land Use:	Detached dwelling	
Surrounding Land Use:		
Proposed Use:	Duplex	Density:
Sector Plan:	East City	Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan:	Urban Growth Area (Inside City Limits)	
Neighborhood Context:	The site is located along the edge of an area that is developed with detached dwellings. To the south of the site apartments are in place that cater to the elderly. Zoning in the area is R-1 and RP-1 residential.	

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

Street:

1001 Beaman Lake Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:R-1 (Low Density Residential)Former Zoning:Requested Zoning:Previous Requests:Extension of Zone:History of Zoning:None noted

PLAN INFORMATION (where applicable)

Current 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 DISPOSI	TION	
Planner In Charge:	Dan Kelly		
Staff Recomm. (Abbr.):	APPROVE the request for a duplex at this location as shown on the site plan subject to 4 conditions		
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knoxvil Meeting all applicable requirements of the Knoxvil Meeting all applicable requirements of the Knox C Meeting all applicable requirements of the Knoxvil 	le Fire Marshall's office ounty Health Dept.	
	With conditions noted this request meets the requirer criteria for approval of a use on review	nents for a duplex in the R-1 district and the other	
Comments:	The applicant is proposing to convert an existing hour contains a number of detached dwellings, however; the elderly.		
	EFFECT OF THE PROPOSAL ON THE SUBJECT PI THE COMMUNITY AS A WHOLE	ROPERTY, SURROUNDING PROPERTIES AND	
	1. The proposed duplex will have minimal impact on serve this site.	local services since all utilities are available to	
	 Traffic generated from this type facility is minimal a Beaman Lake Rd. 	and will have little or no additional impact on	
	CONFORMITY OF THE PROPOSAL TO CRITERIA E ORDINANCE	ESTABLISHED BY THE KNOXVILLE ZONING	
	 With the recommended conditions, the proposed duplex meets the standards for development as required by the R-1zoning district and all other requirements of the Zoning Ordinance. The proposed duplex is 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 area 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 The East City Sector Plan and One Year Plan identifies this property as being designated for low density residential use. 		
Action:		Meeting Date: 12/13/2012	
Details of Action:			
Summary of Action:			
Date of Approval:	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: