

# 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:** 12-F-16-UR  
**Application Filed:** 10/24/2016  
**Applicant:** TURNER HOMES, LLC

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Southwest side of Joe Hinton Rd., north of Middlebrook Pike.  
**Other Parcel Info.:**  
**Tax ID Number:** 105 15901 & 15902 **Jurisdiction:** County  
**Size of Tract:** 41098 square feet  
**Accessibility:** Access is via Joe Hinton Rd. a major collector street with a 19' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Duplex Units **Density:**  
**Sector Plan:** Northwest County **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** The site is located in an area that includes a mix of detached residential subdivisions and multi-dwelling developments.

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

**Street:** 1413 Joe Hinton Rd  
**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.):

APPROVE the request for two duplexes with each duplex being on an individual lot as identified on the development plan subject to 4 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Obtaining approval of and recording a plat of Valley Springs Subdivision that establishes the revised 25' permanent access easement for Lot 1. The plat shall also certify that at least 300 feet of sight distance exists in each direction along Joe Hinton Rd. at the permanent access easement connection to Joe Hinton Rd.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted this plan meets the requirements for approval in the RA zoning district and the other criteria for approval of a Use on Review.

Comments:

The applicant is requesting approval for two duplexes with each duplex to be located on an existing lot. The duplexes will share a common driveway with access out to Joe Hinton Rd. at the northeast corner of the site.

A duplex is only allowed in the RA (Low Density Residential) zoning district through a use on review approval. The minimum lot size requirement to allow a duplex when the lot will be served by a sanitary sewer system is 12,000 square feet. The two existing lots are both over 18,000 square feet in size. A final plat for Valley Springs Subdivision will have to be approved and recorded to establish the revised 25' permanent access easement for Lot 1.

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

1. All utilities are in place to serve this site.
2. The proposed development is similar in density to other residential development in the area and is at a transition point between detached residential subdivisions to the north and multi-dwelling developments to the south.

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

1. With the recommended conditions, the proposal meets all requirements of the RA zoning as well as the general criteria for approval of a use-on-review.
2. The proposed duplex development is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Northwest County Sector Plan designates low density residential uses for the site. The proposed development conforms with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 12/8/2016

**Details of Action:**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Obtaining approval of and recording a plat of Valley Springs Subdivision that establishes the revised 25' permanent access easement for Lot 1. The plat shall also certify that at least 300 feet of sight distance exists in each direction along Joe Hinton Rd. at the permanent access easement connection to Joe Hinton Rd.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted this plan meets the requirements for approval in the RA zoning district and the other criteria for approval of a Use on Review.

**Summary of Action:** APPROVE the request for two duplexes with each duplex being on an individual lot as identified on the development plan subject to 4 conditions.

**Date of Approval:** 12/8/2016 **Date of Denial:** **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:** **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:**