CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 2-A-02-UR Related File Number:

Application Filed: 12/14/2001 **Date of Revision:**

Applicant: JIM RACEK

Owner:



www•knoxmpc•org

PROPERTY INFORMATION

General Location: North side of Woody Dr., east of Dunnview Ln.

Other Parcel Info.:

Tax ID Number: 143 34 Jurisdiction: County

Size of Tract: 1.2 acres

Accessibility: Access is via Woody Dr., a minor collector street with 55' of right of way and 19' pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land.

Surrounding Land Use:

Proposed Use: Two duplexes. Density: 3.5 du/ac

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been developed with residential uses under A, RA and PR zoning.

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

Street: 10835 Woody Dr

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: RA zoning was approved by MPC on 12/13/01 (12-F-01-RZ).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 12:26 PM 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for two duplexes at this location, subject to 6 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

3. Meeting all applicable requirements of the Knox County Health Department.

4. Recording a plat to subdivide the property into two parcels, as shown on the development plan, prior to issuance of building permits.

5. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

6. The façade and look of the units, when constructed, must be consistent with the attached architectural elevations submitted by the applicant.

With the conditions noted above, this request meets all requirements for approval in the RA zoning district, as well as other criteria for approval of a use on review.

Comments:

The applicant is requesting approval of two duplexes, each on separate lots, with a shared driveway accessing Woody Drive. Woody Drive is a minor collector street and the site is not located in the interior of a subdivision. The plan shows turnaround areas for each unit's driveway, eliminating the need for backing out onto the street. Landscaping is shown in front of each of the units, as well as along the northern property line abutting Westbury subdivision. The evergreen white pine trees along the northern property line will fill in gaps in the existing tree line to provide screening between the single family dwellings to the north and the proposed two-family dwellings on the subject property.

There are no specific sight distance requirements for a private driveway accessing a public right of way, but the access street for a subdivision to Woody Drive would be required to have 300 feet of clear sight distance. If duplexes are allowed, 4 dwellings would be permitted on the subject property, so this standard is appropriate to consider in this case for the safety of Woody Drive users and future owners of this property. The plans identify that there is 300 feet of sight distance to the west of the access drive, but to the east, the maximum attainable sight distance will be 260 to 275 feet. Under RA zoning, the subject property could potentially be subdivided into two or more lots for single family houses, each having their own driveway access to Woody Drive. The site plan shows one shared driveway for both duplexes in a location that provides the best sight distance. This is a safer situation than having 2 or more driveways, especially considering that backing out may be required for single family dwellings.

MPC Action: Approved MPC Meeting Date: 2/14/2002

Details of MPC action: 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

3. Meeting all applicable requirements of the Knox County Health Department.

4. Recording a plat to subdivide the property into two parcels, as shown on the development plan, prior to issuance of building permits.

5. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.

6. The façade and look of the units, when constructed, must be consistent with the attached architectural elevations submitted by the applicant.

Summary of MPC action: APPROVE the development plan for two duplexes at this location, subject to 6 conditions:

1/31/2007 12:26 PM Page 2 of 3

Date of MPC Approval:	2/14/2002	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 Acti	on, Second Reading:
Ordinance Number:		Other Ordinance Numb	er References:
Disposition of Case:		Disposition of Case, Se	econd Reading:
If "Other":		If "Other":	
Amendments:		Amendments:	

Effective Date of Ordinance:

Date of Legislative Appeal:

1/31/2007 12:26 PM Page 3 of 3