CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:2-B-04-URApplication Filed:1/7/2004Applicant:R.B. SCHUMPERTOwner:Comparison

PROPERTY INFORMATION

| | - | | |
|----------------------|--|---------------|--------|
| General Location: | Northeast side Dave Rd., at eastern end of Steven Dr. | | |
| Other Parcel Info .: | | | |
| Tax ID Number: | 37 L E 028 | Jurisdiction: | County |
| Size of Tract: | 0.5 acre | | |
| Accessibility: | Access is via Dave Rd., a local street with 35' of right of way and 26' of pavement width. | | |

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

| Existing Land Use: | Single family dwelling | | |
|-----------------------|--|--------------------------|----------|
| Surrounding Land Use: | | | |
| Proposed Use: | Single family dwelling and a garage apartment | | Density: |
| Sector Plan: | North County | Sector Plan Designation: | |
| Growth Policy Plan: | Planned Growth Area | | |
| Neighborhood Context: | This neighborhood is developed with single family dwellings under RA and A zoning. | | |

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

7710 Dave Rd

Street: 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:

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 a garage apartment in the RA zoning district, subject to 3 conditions: |
| Staff Recomm. (Full): | Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements of the Knox County Zoning Ordinance. Connecting the garage apartment to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department. With the conditions noted above, this request meets all requirements for approval in the RA zone, as |
| Comments: | well as other criteria for approval of a use on review. The applicant is seeking approval to construct a garage apartment to the rear of the single family house on this lot within Emory Estates. Garage apartments require use on review approval from MPC in the RA zoning district. |
| | EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE 1. Public water and sewer utilities are in place to serve this development. 2. This proposal will have minimal impact on streets and schools. 3. The proposed garage apartment is compatible with the scale and intensity of the surrounding residential development and zoning pattern. |
| | CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE 1. The proposal is consistent with all requirements of the RA zoning district, specific requirements for garage apartments, as well as other criteria for approval of a use on review. The applicant has obtained approval of variances from the Knox County Board of Zoning Appeals for a waiver of lot intensity from one dwelling per lot to 2 dwellings per lot, a waiver of the side setback from 12' to 10' and a waiver of the rear setback from 25' to 5'. 2. The proposed use 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 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 an unsuitable environment for the proposed use. |
| | CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS 1. The North County Sector Plan proposes low density residential uses for this property, consistent with this proposal. 2. This site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan. |
| MPC Action: | Approved MPC Meeting Date: 2/12/2004 |
| Details of MPC action: | Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. Meeting all applicable requirements of the Knox County Zoning Ordinance. Connecting the garage apartment to sanitary sewer, as well as meeting other applicable requirements of the Knox County Health Department. |

| Summary of MPC action: | APPROVE the development plan for a garage apartment in the RA zoning district, subject to 3 conditions: | | |
|------------------------|---|---|----------------|
| Date of MPC Approval: | 2/12/2004 | Date of Denial: | Postponements: |
| Date of Withdrawal: | | Withdrawn prior to publication?: Action Appealed?: | |

LEGISLATIVE ACTION AND DISPOSITION

| 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: | |

Legislative Body: