

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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www.knoxmpc.org

File Number: 2-F-09-UR
Application Filed: 12/30/2008
Applicant: SHEILA PROFFITT

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Spruce Dr., north of Edington Rd.
Other Parcel Info.:
Tax ID Number: 122 D F 5 & 6.02 **Jurisdiction:** County
Size of Tract: 20250 square feet
Accessibility: Access is via Spruce Dr., a local street with a 18' pavement width within a 40' right-of-way (adjacent to railroad right-of-way).

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Duplex residential units **Density:** 8.696 du/ac
Sector Plan: South City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context: This property is located in a primarily low density residential area developed under RA zoning directly to the west of a railroad right-of-way and industrial area.

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

Street: 1309 Spruce 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: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

zoning district for a duplex allows a higher density. The density was also increased by the approval of the variances by the Knox County Board of Zoning Appeals.

2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 4/9/2009

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Vehicular access for this development shall only be by the shared access driveway designated on the approved development plan.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Prior to issuance of any building permit, providing documentation to Planning Commission Staff that a shared access easement has been recorded for the shared access driveway approved for this development.

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

Summary of MPC action: APPROVE the development plan for up to 2 duplexes with each duplex on an individual lot, subject to the following 5 conditions:

Date of MPC Approval: 4/9/2009

Date of Denial:

Postponements: 2/12/2009-4/9/2009

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: