CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 2-F-09-UR Related File Number:

Application Filed: 12/30/2008 Date of Revision:

Applicant: SHEILA PROFFITT



Suite 403 • City County Building 4 0 0 Main Street 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: 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:

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

Staff Recomm. (Full):

- 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.

Comments:

The applicant is proposing to construct two duplexes on adjoining parcels zoned RA (Low Density Residential). Under the RA zoning regulations, duplexes may be considered as a use permitted on review. The minimum lot size for a duplex in the RA zoning district is 12,000 square feet. Since the two subject parcels are both only 10,125 square feet, the applicant needed to obtain variances from the Knox County Board of Zoning Appeals to reduce the required lot size for both duplexes in order to proceed with this request. The Knox County Board of Zoning Appeals approved the variance requests on March 25, 2009.

While there are two existing lots involved with this development, due to sight distance constraints, the site plan has been revised with a proposed shared access drive that is located to maximize sight distance in both directions along Spruce Dr.

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

- 1. The proposed duplexes will have minimal impact on local services since all utilities are in place to serve this site.
- 2. This request will have minimal impact on schools and adjacent properties.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed duplexes are consistent with the following general standard for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan with the approved variances. The use in is 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.
- 2. The plan meets all of the requirements of the Knoxville Zoning Ordinance, with the approved lot size variances.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The South City Sector proposes low density residential uses for this site. While the proposed density of 8.69 du/ac exceeds the low density designation, the minimum lot size requirement in the RA

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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

Details of MPC action:

MPC Meeting Date: 4/9/2009

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

- 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
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- 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 AppealsDate 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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