

# 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:** 2-I-07-UR  
**Application Filed:** 1/2/2007  
**Applicant:** SHELIA PROFFITT

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

## PROPERTY INFORMATION

**General Location:** North side of Mineral Springs Av., east of Whittle Springs Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 69 E B 03101 **Jurisdiction:** City  
**Size of Tract:** 2.82 acres  
**Accessibility:** Access is via Mineral Springs Ave., a local street with 18' of pavement within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** 1 detached dwelling **Density:** .34 du/ac  
**Sector Plan:** East City **Sector Plan Designation:** MDR (Medium Density Residential)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** This steeply sloping wooded site is part of an older residential area that has been redeveloping with office uses under RP-1 and O-1 zoning.

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

**Street:**  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential) & O-1 (Office, Medical & Related Services)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** The property was zoned RP-1 @ 1du/ac in 2006

## 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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the request for one detached dwelling on this 2.82 acre site as shown on the development plan subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Establishing a front, side and rear building setbacks in conformance with the requirements of the Knoxville Zoning Ordinance
3. Meeting all applicable requirements of the Knoxville Engineering Dept.
4. Review and approval of a detailed grading and drainage plan for the entire site, including the O-1 zoned area, prior to commencing any grading on this site
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
6. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to the issuance of any grading or building permits

Comments:

The applicant is requesting a use on review to permit one house on a this 2.82 acre site that is located on the north side of Mineral Springs Av. Access to the house is shown to be from a driveway that will be contained on this site. With the grading required for the construction of the house, driveway and other potential development on the O-1 zoned property to the south, staff has concerns regarding the storm drainage from this site. Due to a lack adequate ditches or other drainage facilities, area residents have stated that storm drainage in the area is already a problem in the vicinity of this site. Staff will require that a detailed grading and drainage plan be reviewed and approved by the Knoxville Engineering Dept. prior to the commencement of any grading on this site. At the time this property was rezoned to PR (Planned Residential) in 2006, staff noted that the site was very steep. Development of a site as steep as this should only be done after thorough study of the potential impacts are completely understood by all concerned.

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

1. The proposed detached dwelling will have no impact on schools and streets.
2. With the control of the storm drainage, development of this site as proposed should have little impact on the surrounding properties.

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

1. The proposed dwelling 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 any additional traffic through residential areas.

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

1. The North City Sector Plan identifies this property as low density residential.

MPC Action:

Approved

MPC Meeting Date: 3/13/2008

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Establishing a front, side and rear building setbacks in conformance with the requirements of the Knoxville Zoning Ordinance

3. Meeting all applicable requirements of the Knoxville Engineering Dept.
4. Review and approval of a detailed grading and drainage plan for the entire site, including the O-1 zoned area, prior to commencing any grading on this site
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
6. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to the issuance of any grading or building permits

**Summary of MPC action:** APPROVE the request for one detached dwelling on this 2.82 acre site as shown on the development plan subject to 6 conditions

**Date of MPC Approval:** 3/13/2008      **Date of Denial:**      **Postponements:** 2/8, 4/12, 10/11-2/14/08

**Date of Withdrawal:**      **Withdrawn prior to publication?:**  **Action Appealed?:**

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**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:**