

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: 3-C-17-UR
Application Filed: 1/23/2017
Applicant: CHRISTINE DUNCAN

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side Richmond Ave., north of McTeer St.
Other Parcel Info.:
Tax ID Number: 94 H B 006-015 OTHER: 094HA002-005 **Jurisdiction:** City
Size of Tract: 2.74 acres
Accessibility: Access is via Richmond Ave., a local street with 18' of pavement width within 40' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Small house residential community. **Density:** 4.2 du/ac
Sector Plan: Central City **Sector Plan Designation:** TDR (Traditional Neighborhood Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is located within a low density residential area, zoned R-1A.

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

Street: 305 Richmond Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) up to 4.2 du/ac (pending)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Zoning of RP-1 up to 4.2 du/ac is pending.

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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for the 11 unit multi-dwelling development subject to 5 conditions.

Staff Recomm. (Full):

1. Meeting all requirements of the Health Department.
2. Meeting all requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the City of Knoxville Fire Department.
4. Installation of all landscaping shown on the development plan within 6 months of obtaining a certificate of occupancy.
5. Meeting all requirements of the City of Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 zone and the other criteria for approval of a use on review.

Comments:

This proposal is for an 11 unit "small house community" in the Richmond Heights neighborhood. The development is proposed as a condo development with a one-way private driveway from Richmond Avenue to Buick Street. There will be a shared community building near Richmond Street and shared parking along the driveway. Pedestrian paths will connect the houses to the community building and parking areas.

The development will retain as much existing vegetation as possible. Only .95 acres of the 2.74 acres will be disturbed. The development will be contained to portion of the site with slopes of 12 percent or less. The north portion of the site has steeper slopes that will not be disturbed and will include walking trails that connect to the pedestrian paths in the main development.

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

1. The proposal will have little impact on schools and utilities.
2. The overall density of the development is comparable to the surrounding neighborhood.
3. Prior to the proposed development, the site contained 11 recorded lots. These lots are being combined into 1 large lot with 11 dwellings, so the overall density of the site will be no more than what was previously allowed.

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

1. This proposed multi-dwelling development in the RP-1 zone district 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 additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The One Year Plan and Central City Sector Plan propose TDR (traditional neighborhood residential) uses for this site, which include low to medium density residential zoning. The proposed density is considered low density (less than 6 dwelling units per acre).
2. While the layout of the proposed development does not match the traditional small lot development along Richmond Avenue, the subject property could not because of its topography constraints. The proposed development will not be highly visible from Richmond Street and will have a similar overall density to those houses built along Richmond Street.
3. The site is located within the city limits of Knoxville on the Urban Growth Area on the Knoxville, Knox County, Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 4/13/2017

Details of Action:

1. Meeting all requirements of the Health Department.
2. Meeting all requirements of the City of Knoxville Department of Engineering.
3. Meeting all requirements of the City of Knoxville Fire Department.
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Summary of Action:

APPROVE the development plan for the 11 unit multi-dwelling development subject to 5 conditions.

Date of Approval:

4/13/2017

Date of Denial:

Postponements: 3/9/2017

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: