

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 3-C-19-UR
Application Filed: 1/25/2019
Applicant: LARRY D. WRIGHT

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of Laurans Ave., South of Groner Drive
Other Parcel Info.:
Tax ID Number: 95 G R 010 **Jurisdiction:** City
Size of Tract: 1.105 acres
Accessibility: Access is via Laurans Ave., a local street with a 26' pavement width within a 50' right-of-way,

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Detached residences on individual lots. **Density:**
Sector Plan: Central City **Sector Plan Designation:** TDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in a transition area between established residential neighborhoods to the north and mixed commercial and industrial uses to the south.

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

Street: 1916 Laurans Ave
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Property was rezoned to RP-1 (Planned Residential) on February 12, 2018 by the City of Knoxville.

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Tom Brechko

Staff Recomm. (Abbr.):

APPROVE the Development Plan for up to 3 detached dwellings on individual lots subject to 5 conditions.

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. The three proposed lots shall share one common driveway out to Laurens Ave. as designated on the development plan. An on-site turnaround driveway shall also be provided.
3. The required sight distance along Laurans Ave at the proposed driveway entrance shall meet the requirements of the Subdivision Regulations and shall be certified by a registered land surveyor or engineer prior to the issuance of a building permit.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, this request meets all requirements for approval in the RP-1 zone, as well as other criteria for approval of a use on review.

Comments:

The applicant is proposing to subdivide this 1.105 acre tract into 3 detached residential lots at a density of 2.72 du/ac. The three proposed lots will share one common driveway out to Laurens Ave. as designated on the development plan due to sight distance limitations along the street frontage. An on-site turnaround driveway will also be provided. Certification by a registered land surveyor or engineer of compliance with the sight distance requirements of the Subdivision Regulations will be required prior to the issuance of a building permit.

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

1. The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site.
2. The proposed subdivision is consistent in use and density with the zoning designation for the property.

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

1. With the stated conditions, the proposed subdivision meets the standards for development within a RP-1 (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision 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 PLANS

1. The Central City Sector Plan and One Year Plan identify this property for traditional neighborhood residential use. The RP-1 zoning approved for this site will allow a density up to 5.9 du/ac. With a proposed density of 2.72 du/ac, the proposed subdivision is consistent with the One Year Plan and Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 3/14/2019

Details of Action:

Summary of Action: APPROVE the Development Plan for up to 3 detached dwellings on individual lots subject to 5 conditions.

Date of Approval: 3/14/2019

Date of Denial:

Postponements:

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: