

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: 3-M-17-UR
Application Filed: 1/30/2017
Applicant: HERMAN GODDARD

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: West side of W. Martin Mill Pk., south side of Crenshaw Rd.
Other Parcel Info.:
Tax ID Number: 136 07607 & 07608 Jurisdiction: County
Size of Tract: 31000 square feet
Accessibility: Access is via W. Martin Mill Pike, a minor arterial street with 20' of pavement width within 50' of right of way or Crenshaw Rd., a local street with 17' of pavement width within 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lots
Surrounding Land Use:
Proposed Use: 2 duplexes (4 dwelling units) Density:
Sector Plan: South County Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is located within a low density residential area zoned A, RA and RB. The existing duplexes on the adjoining lots were approved by MPC in 2008 (5-C-08-UR).

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

Street:
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: The property was zoned RA (Low Density Residential) on Feb. 25, 2008. Use on review approval for 4 duplexes was approved on 5/8/2008.

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 2 duplexes (4 dwelling units) as shown on the development plan subject to 6 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Providing each dwelling unit that will have direct access to W. Martin Mill Pk. with a turn-around type driveway
3. Prior to obtaining any building permits, certification by the applicant's surveyor that there is 300' of sight distance in both directions at the proposed driveway location on W. Martin Mill Pk.
4. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
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 building permits

Comments: After rezoning from (Agricultural) to RA (Low Density Residential) in 2008 this same applicant was granted use on review approval of four duplexes. Access to three of the four duplexes is to W. Martin Mill Pk. The fourth duplex has a driveway on Crenshaw Rd. He is now requesting use on review approval for two additional duplexes. The access to one of the lots is via Crenshaw Rd. The applicant is proposing that the two duplexes fronting on that road share a single access point. The other proposed duplex will face and have driveway access to W. Martin Mill Pk. Since W. Martin Mill Pk. Is a classified street, a turn-around type driveway will be required for the duplex that will have access to that road. This is required in order to lessen the possibility of a resident attempting to back out of their driveway onto W. Martin Mill Pk.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed plans for the duplex development will have minimal impact on the adjoining uses considering that the site has primary access to an arterial street.

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

1. The proposed duplex development meets the standards for development within the RA (Low Density Residential) zone and all other relevant requirements of the Zoning Ordinance with the proposed conditions.
2. The proposed duplex development 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 since the site has direct access to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan recommends LDR (Low Density Residential) use for the area. The proposed plans for the duplexes are consistent with the 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:** 4/13/2017

Details of Action:

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4. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
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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 building permits

Summary of Action: APPROVE the request for 2 duplexes (4 dwelling units) as shown on the development plan subject to 6 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: 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:**