

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: 4-A-08-UR
Application Filed: 2/19/2008
Applicant: LARRY V. BAILEY

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of Spring St., southwest of Commerce Rd.
Other Parcel Info.:
Tax ID Number: 56 K D 003.01 & PART OF 002.01 **Jurisdiction:** County
Size of Tract: 25847 square feet
Accessibility: Access is via a 25' access easement to Spring St., which is a local street with a 18' pavement width within a 45' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Sector Plan: North County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area has developed with low density residential uses under RA zoning to the north and commercial uses under CA zoning to the south and east of the site.

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

Street: 1906 Spring St
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:

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:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE a duplex in the RA zoning district, subject to the following 5 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Providing 2 off-street parking spaces for each unit (4 total).
5. Installation of the proposed landscaping within six months of the issuance of occupancy permits for each unit.

With the conditions noted, this request meets the requirements for approval of a duplex in the RA zoning district and all other criteria for approval of a use on review.

Comments:

The applicant is proposing to construct a duplex on a parcel zoned RA (Low Density Residential). Under the RA zoning regulations, duplexes are a use permitted on review. The minimum lot size for a duplex in the RA zoning district is 12,000 square feet, and the subject parcel is approximately 25,000 square feet. Each unit will have access to Spring St. The Planning Commission has several criteria to follow when it comes to approval of a duplex in a low density residential area; one of which is that the development of the duplex will provide a desirable buffer between residential and non-residential uses. The proposed duplex will provide a buffer between the residential uses to the north of the site and commercial uses to the south along the railroad tracks.

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

1. The proposed duplex 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 duplex is 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. 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 substantial additional traffic through residential areas.
2. The plan meets all of the requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North County Sector Plan proposes low density residential uses for this site.
2. The current RA zoning of the property permits consideration of duplexes as a use on review.

MPC Action:

Approved

MPC Meeting Date: 4/10/2008

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Providing 2 off-street parking spaces for each unit (4 total).
5. Installation of the proposed landscaping within six months of the issuance of occupancy permits for each unit.

With the conditions noted, this request meets the requirements for approval of a duplex in the RA zoning district and all other criteria for approval of a use on review.

Summary of MPC action: APPROVE a duplex in the RA zoning district, subject to the following 5 conditions:

Date of MPC Approval: 4/10/2008

Date of Denial:

Postponements:

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: