

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 4-C-13-UR
Application Filed: 2/25/2013
Applicant: RONNIE PHILLIPS

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Washington Pk., west of Alice Bell Rd.
Other Parcel Info.:
Tax ID Number: 70 C B 017 **Jurisdiction:** City
Size of Tract: 3.85 acres
Accessibility: Access is via Washington Pk., a minor arterial with a pavement width of 21' -24' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwelling
Surrounding Land Use:
Proposed Use: Duplex **Density:** .72 du/ac
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area that has been developed with detached dwellings. A church is located on the south side of Washington Pk., across from this site.

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

Street: 4211 Washington Pike
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: The property was zoned RP-1 in 2012 (7-G-12-RZ)

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 a duplex at this location as shown on the site plan subject to 7 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Certification by the applicant's engineer that 400' of unobstructed sight distance exists in both directions at the proposed driveway intersection with Washington Pk. can be provided. Certification is to be noted on the site plan prior to obtaining a site development / building permit
- 3.. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
6. An overall site plan must be prepared for this 3.85 acre site before any future development will be considered for the remainder of this property
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

With the conditions noted, this plan meets the requirements for approval in the RP-1 zoning district and the general requirements for approval of a use on review.

Comments:

The applicant is proposing to construct a duplex on this 3.85 acre site. The property was zoned RP-1 (Planned Residential) last year. The staff is recommending approval of this request because the duplex will have direct access to an arterial street. It is located across the street from a non-residential use (church).

Staff has concerns regarding the sight distance at the driveway's intersection with Washington Pk. It appears that an existing Magnolia tree that is located off site will restrict the sight distance. The applicant will need to be able to certify that a minimum of 400 feet of unobstructed sight distance can be provided at Washington Pk. prior to obtaining any permits from the City. Staff believes the sight distance requirement can be met if some of the lower limbs on the tree can be removed. Since the tree is located on an adjoining property, the applicant will need to obtain the consent of that property owner before removing the limbs.

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

1. With the establishment of the required sight distance at the driveway the traffic impact of this development will be minimal.
2. All utilities are in place to serve this site.

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

1. With the recommended conditions, the proposal meets all requirements of the RP-1 zoning as well as the general criteria for approval of a use-on-review.
2. The proposed duplex 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 substantial additional traffic through residential areas since the development is located on a collector street. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan proposes low density residential uses for the site. The development as proposed complies with the Sector Plan and the current zoning of the site (RP-1).
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 5/9/2013

Details of Action:

Summary of Action: APPROVE the request for a duplex at this location as shown on the site plan subject to 7 conditions

Date of Approval: 5/9/2013 **Date of Denial:** **Postponements:** 4/11/2013

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:** 5/21/2013

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 8/6/2013

Date of Legislative Action, Second Reading: 8/20/2013

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Denied
(Withdrawn)

If "Other": Postponed to 7-123-13, 8-6-13

If "Other":

Amendments:

Amendments:

Appeal withdrawn - concept plan to be provided to MPC for the record.

Date of Legislative Appeal:

Effective Date of Ordinance:

This document was created with Win2PDF available at <http://www.win2pdf.com>.
The unregistered version of Win2PDF is for evaluation or non-commercial use only.
This page will not be added after purchasing Win2PDF.