

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-16-UR **Related File Number:**
Application Filed: 2/22/2016 **Date of Revision:**
Applicant: CHRISTOPHER SAAH

PROPERTY INFORMATION

General Location: Northwest side of Lonas Dr., east of Frank Watt Rd.
Other Parcel Info.:
Tax ID Number: 93 N C 016 **Jurisdiction:** City
Size of Tract: 1 acres
Accessibility: Access is via Lonas Dr., a collector street with a pavement width of 21' within a 40' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 2 Duplexes (4 dwelling units)
Surrounding Land Use:
Proposed Use: Duplex **Density:** 6 du/ac
Sector Plan: Northwest City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: A mix of detached and attached housing is found in this area. The zoning found in the area is R-1, R-2, RP-1 and R-1A residential and O-3 office. South College is located on the south side of Lonas Dr. just to the east of this site.

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

Street: 3931 Lonas Dr
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 @ 6 du/ac in 2001 (9-J-01-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 to allow up to 2 additional dwelling units on this site as shown on the site plan subject to 4 conditions

Staff Recomm. (Full):

- 1, Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Meeting all applicable requirements of the Knoxville Engineering Dept.
4. 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 of the RP-1 zone and the other general criteria for approval of a use on review

Comments:

This applicant is proposing to construct two dwellings in the lower portion of one of the existing building on this site. At present there are 4 dwellings located in two buildings on the property. Approval of this request will bring the total number of dwelling on this site up to six which will maximize the development permitted by the existing zoning.

This development pattern in this area is best characterized as a mix of attached and detached dwellings. The development of attached housing has been an ongoing process over the past 30 years. Attached developments range from duplexes on individual lots to large apartment complexes. The addition of two dwellings to this small attached project will have no negative impact on the area.

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

1. Public utilities are available to serve the site.
2. The proposed use of this site have minimal impact on the adjacent road system.

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

1. The proposed use is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate setbacks to minimize the impact to surrounding properties. The use will not injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest City Sector Plan and Knoxville One Year Plan proposes low density residential uses for this property. The proposed residential development is consistent with these plans.
2. The site is located in the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 4/14/2016

Details of Action:

- 1, Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Meeting all applicable requirements of the Knoxville Engineering Dept.

4. 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 of the RP-1 zone and the other general criteria for approval of a use on review

Summary of Action:

APPROVE the request to allow up to 2 additional dwelling units on this site as shown on the site plan subject to 4 conditions

Date of Approval:

4/14/2016

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: