

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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400 Main Street
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www.knoxmpc.org

File Number: 5-B-01-UR **Related File Number:**
Application Filed: 4/5/2001 **Date of Revision:**
Applicant: E. DOYLE JOHNSON
Owner:

PROPERTY INFORMATION

General Location: East side of McCloud Rd., south of Blairwood Dr.
Other Parcel Info.:
Tax ID Number: 28 257.04 **Jurisdiction:** County
Size of Tract: 1.09 acres
Accessibility: Access is via Merissa Way, a private street with a pavement width of 22' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Duplex development **Density:**
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located on the east side of McCloud Rd. to the north of Harrell Rd. The surrounding area is developed with a mixture of single family and two family dwellings. This proposal is a second phase to a previously approved duplex development.

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: RA (Low Density Residential) approved by MPC on 4/12/2001

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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: dk

Staff Recomm. (Abbr.): APPROVE the development plan to permit a duplex on lots 7 through 10 as shown on the development plan subject to 5 conditions

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Dept.
 2. Approval of an updated drainage plan by the Knox County Dept. of Engineering and Public Works.
 3. Meeting all other requirements of the Knox County Dept. of Engineering and Public Works.
 4. Approval and recording of a subdivision plat of the proposed lots.
 5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RA Zone and the other criteria for approval of a Use on Review.

Comments: The applicant is proposing a second phase to a duplex development that was approved by MPC in July, 2000. This phase will contain 4 duplexes on the north side of Merissa Way, which was built as part of the first

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phase. The site is located on the east side of McCloud Rd. which is classified as a collector street. A number of duplexes are already in place along McCloud Rd. A dog kennel adjoins the first phase of this development along the southern boundary. Considering the existing development pattern in the area, the property's access to a major street and the other non-residential uses in the area, the staff believes the development of duplexes as requested will not have a negative impact on the area.

MPC Action: Approved MPC Meeting Date: 7/12/2001

- Details of MPC action:
1. Meeting all applicable requirements of the Knox County Health Dept.
 2. Approval of an updated drainage plan by the Knox County Dept. of Engineering and Public Works.
 3. Meeting all other requirements of the Knox County Dept. of Engineering and Public Works.
 4. Approval and recording of a subdivision plat of the proposed lots.
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Summary of MPC action: APPROVE the development plan to permit a duplex on lots 7 through 10 as shown on the development plan subject to 5 conditions

Date of MPC Approval: 7/12/2001 Date of Denial: Postponements: 5/10/01, 6/14/01

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: