

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 5-C-08-UR **Related File Number:**
Application Filed: 4/7/2008 **Date of Revision:**
Applicant: HERMAN L. GODDARD

PROPERTY INFORMATION

General Location: West side of Martin Mill Pike, south side of Crenshaw Rd.
Other Parcel Info.:
Tax ID Number: 136 076 & 076.01 **Jurisdiction:** County
Size of Tract: 2.13 acres
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: 2 duplexes
Surrounding Land Use:
Proposed Use: 4 duplexes (2 existing and 2 new) **Density:**
Sector Plan: South County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This property is located within a low density residential area zoned A, RA and RB.

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

Street: 6711 W Martin Mill Pike
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

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 4 duplexes (8 dwelling units) as shown on the development plan subject to 7 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Providing each unit that will have access to Maryville Pk. with a turn-around type driveway
3. Provision of a water quality basin as may be required by the Knox county Dept. of Engineering and Public Works
4. Prior to obtaining any building permits, certification by the applicant's surveyor that there is 300' of sight distance in both directions at each proposed driveway location on Maryville Pk.
5. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
6. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
7. 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: This site was recently rezoned from A (Agricultural) to RA (Low Density Residential). The applicant is requesting use on review approval of four duplexes (2 new duplexes and 2 existing duplexes) in the RA (Low Density Residential) zone. Prior to getting the property rezoned, the applicant built two duplexes as permitted in the A (Agricultural) zone. The access to these units will be via Maryville Pk. Staff will require that each lot having access to Maryville Pk. be provided with a turn-around type driveway. This will reduce or eliminate need for the residents to back out into Maryville Pk.

Prior to obtaining any building permits the applicant's surveyor will have to certify that there is 300' of sight distance at each proposed driveway location. In order to obtain the required sight distance, staff believes that it will be necessary to remove some brush along the southern boundary of the site.

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 identifies this property as being within a low density residential area. The proposed plans for the duplexes are consistent with the Sector Plan (3.76.du/ac).
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 6/12/2008

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Providing each unit that will have access to Maryville Pk. with a turn-around type driveway
3. Provision of a water quality basin as may be required by the Knox county Dept. of Engineering and Public Works
4. Prior to obtaining any building permits, certification by the applicant's surveyor that there is 300' of sight distance in both directions at each proposed driveway location on Maryville Pk.
5. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
6. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
7. 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 MPC action:

APPROVE the request for 4 duplexes (8 dwelling units) as shown on the development plan subject to 7 conditions

Date of MPC Approval:

6/12/2008

Date of Denial:

Postponements: 5/8/2008

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: