

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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w w w • k n o x m p c • o r g

File Number: 5-C-13-UR **Related File Number:**
Application Filed: 3/21/2013 **Date of Revision:**
Applicant: ANTHONY LIESER CONSTRUCTION

PROPERTY INFORMATION

General Location: North side of Valley View Dr., west of Luwana Rd.
Other Parcel Info.:
Tax ID Number: 59 O A 008 & 009 **Jurisdiction:** City
Size of Tract: 49054 square feet
Accessibility: Access is via Valley View Dr., a collector street with a pavement width of 20' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: 2 duplexes **Density:** 3.54 du/ac
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site was included in a large general rezoning to RP-1 (Planned residential) that was done in the 1970's. Since that time numerous apartments and other types of attached and detached housing has been built in the area.

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

Street: 3915 Valley View 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(Planned Residential) in the early 1970's

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 for one duplex on each parcel as shown on the site plan subject to 6 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining approval and recording of a plat of these properties prior to obtaining a 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 an occupancy permit for this project.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
6. 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 one duplex on each of the two properties identified in this request. Both duplexes units will be served by a single driveway from Valley View Dr. The buildings will be oriented so that the front of the unit faces the proposed driveway rather than Valley View Dr. This design is being proposed due to a spring in the area that keeps the ground in the western part of these lots saturated. To build in that area would require engineered footings and sump pumps to keep the crawl spaces dry.

Development in the Valley View Dr. area is best characterized as a mixture of various types and styles of attached and detached housing. The proposed duplexes will not be out of character with the other development found in the general area.

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

1. The proposed duplex will have minimal impact on local services since all utilities are available to serve this site.
2. Traffic generated from this type facility is minimal and will have little or no additional impact on Valley View Dr.

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

1. With the recommended conditions, the proposed duplex meets the standards for development as required by the RP-1 zoning district and all other requirements of the Zoning Ordinance.
2. The proposed duplex 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 area 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan and One Year Plan identifies this property for medium density residential use which is consistent with the proposed density of 3.54 du/ac.
2. The site is within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan

map.

Action: Approved

Meeting Date: 5/9/2013

Details of Action:

Summary of Action: APPROVE for one duplex on each parcel as shown on the site plan subject to 6 conditions

Date of Approval: 5/9/2013

Date of Denial:

Postponements:

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: 6/25/2013

Date of Legislative Action, Second Reading: 7/23/2013

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Postponed

Disposition of Case, Second Reading: Other

If "Other":

If "Other":

Amendments:

Amendments:

Appeal withdrawn, approved UOR with modified site plan

Date of Legislative Appeal:

Effective Date of Ordinance: