

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number: 5-D-19-UR
Application Filed: 3/25/2019
Applicant: JOSHUA QUEENER

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Valley View Road @ intersection of Vera Drive
Other Parcel Info.:
Tax ID Number: 70 B A 010 **Jurisdiction:** City
Size of Tract: 1.7 acres
Accessibility: Access is via Valley View Dr., a minor collector street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: SFR (Single Family Residential)
Surrounding Land Use:
Proposed Use: 2 lots for detached houses **Density:** 1.18 du/ac
Sector Plan: East City **Sector Plan Designation:** MDR (Medium Density Residential)
Growth Policy Plan: City
Neighborhood Context: Detached, attached and multifamily residential, and churches developed in the R-1 and RP-1 zones.

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

Street: 3801 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:

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.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the development plan for 1 additional detached residential unit on an individual lot in the RP-1 zoning district for a total of 2 lots, subject to the following 4 conditions.

- Staff Recomm. (Full):**
1. Obtaining approval and recording a final plat for the proposed subdivision.
 2. The setbacks shall be the default minimum setbacks of the RP-1 (Planned Residential) district.
 3. Meeting all applicable requirements of the Knoxville Department of Engineering.
 4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted above, the request meets all requirements for approval within the RP-1 zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant is requesting approval of one additional dwelling unit and lot for a total of two dwellings on this 1.7 acre tract at a density of 1.18 du/ac. The property is zoned RP-1 (Planned Residential) at a density of up to 12 du/ac. Both lots will have direct access to Valley View Dr. with the new lot that is to the rear of the property having a 25' fee simple strip on the east (right) side of the property. There is an existing overgrown driveway that will be utilized. The existing house will utilize an existing driveway on the west (left) side of the lot.

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

1. The proposed residential development will have minimal impact on local services since all utilities are available to serve this site.
2. The proposed residential development at a density of 1.18 du/ac, is consistent in use and density with the approved rezoning of the property.

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

1. The proposed residential development meets the standards for development within a RP-1 (Planned Residential) district and all other requirements of the Zoning Ordinance with the recommended conditions.
2. The proposed 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 will not draw additional traffic through residential areas since access is to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The East City Sector Plan designates this property for medium density residential use. The PR zoning will allow a density up to 12 du/ac. The proposed development at a density of 1.18 du/ac is consistent with the Sector Plan and zoning designation.
2. The site is located within the City Limits on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 5/9/2019

Details of Action:

Summary of Action: APPROVE the development plan for 1 additional detached residential unit on an individual lot in the RP-1 zoning district for a total of 2 lots, subject to the following 4 conditions.

Date of Approval: 5/9/2019

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: