

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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www.knoxmpc.org

File Number: 5-E-03-UR **Related File Number:**
Application Filed: 4/7/2003 **Date of Revision:**
Applicant: FALCONNIER DESIGN COMPANY
Owner:

PROPERTY INFORMATION

General Location: North side of S. Northshore Dr., east side of Gatewood Ln.
Other Parcel Info.:
Tax ID Number: 134 A B 017 & 017.02 **Jurisdiction:** City
Size of Tract: 1.82 acres
Accessibility: Access is via S. Northshore Dr., an arterial street with a pavement width of 20' within a 50' right-of-way, and Gatewood Ln., a local street with a pavement width of 26' within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 2 dwellings
Surrounding Land Use:
Proposed Use: Duplex development (8 dwellings in 4 structures) **Density:**
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area of low density residential development, consisting primarily of single family dwellings. The most recent development that has occurred in this area has resulted in the construction of a major apartment complex and a number of 2 and 4 family dwellings.

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

Street: 7103 S Northshore Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: Site denied RP-1 zoning at March 13, 2003 MPC meeting

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for 4 duplex structures containing a total of eight dwelling units as shown on the development plan subject to 10 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Provision of a detailed grading plan to be reviewed and approved by the Knoxville City Engineer prior to any land disturbance at this site.
4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Maintaining the existing vegetation along the drainage way that forms the northern boundary of the site
6. Extending the eastern driveway 30' past the shared access to units 5-8 to create a turn around as required by the Knoxville Fire Dept.
7. Installing all landscaping within six months of the issuance of an occupancy permit.
8. Establishing a homeowners association for the purpose of creating access easements and maintenance of the driveways and other common elements such as lawn and exterior building maintenance.
9. Obtaining a driveway connection permit from the Tennessee Dept. of Transportation.
10. A revised site plan reflecting the conditions of this approval must be submitted to MPC staff prior to issuance of any building permits.

With the conditions noted this plan meets the requirements for approval in the R-1 District and the other criteria for approval of a Use on Review.

Comments: The applicant is proposing to construct 8 dwelling units in 4 duplex structures. Each structure will be located on its own lot. The area of each lot will be more than 15,000 sq. ft. Access to some of the units will be provided by a cross easement which will need to be legally established to insure access rights to all residents. The Tenn. Dept. of Transportation will have to approve a driveway permit for this development.

The site is located on the north side of S. Northshore Dr. A large drainage way forms the northern boundary of this site. To create a buffer between this project and the adjoining single family dwellings, the staff will require that the existing vegetation along the drainage way be maintained. The development of this site for duplexes is complimentary to the other recent development in the area. A number of 2 and 4 family dwellings have been constructed along this section of S. Northshore Dr.

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

1. The proposed duplex development will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed use is consistent with the residential uses found in the area.

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

1. The proposed duplex development meets the standards for development within the R-1 (Single Family Residential) District and all other requirements of the Zoning Ordinance.
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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan identifies this property for low density residential use. The proposed development is consistent with the Sector Plan.
2. The proposed development meets the location criteria for a duplex development as defined in the Knoxville One Year Plan.

MPC Action:

Approved

MPC Meeting Date: 5/8/2003

Details of MPC action:

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Summary of MPC action:

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Date of MPC Approval:

5/8/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: