CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:	5-G-13-UR	Related File Number:
Application Filed:	3/28/2013	Date of Revision:
Applicant:	TRENT CONSTRUCTION, LLC BILLY TRENT	

PROPERTY INFORMATION

General Location:	East side of Morrell Rd., south of Kingsbury Dr.		
Other Parcel Info.:			
Tax ID Number:	133 E B 026	Jurisdiction:	City
Size of Tract:	25046 square feet		
Accessibility:	Access is via Morrell Rd., a minor arterial street with a 24' pav	ement width with	in a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use:	Vacant	
Surrounding Land Use:		
Proposed Use:	Duplex	Density: 3.48 du/ac
Sector Plan:	West City	Sector Plan Designation: LDR (Low Density Residential)
Growth Policy Plan:	Urban Growth Area (Inside City Limits)	
Neighborhood Context:	The site is located on a minor arterial street in a transitional area between detached residential development to the north and a mix of attached residential, offices and mixed commercial to the south.	

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

1300 Morrell Rd

Street: Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Low Density Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: None noted

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.:

	М	PC ACTION AND DISPO	OSITION
Planner In Charge:	Tom Brechko		
Staff Recomm. (Abbr.):	APPROVE the	request for a duplex at this location	on as shown on the site plan subject to 4 conditions.
Staff Recomm. (Full):	Health Departm 2. Meeting all a 3. Installation of	ent. pplicable requirements of the Kn	ny other relevant requirements of the Knox County noxville Department of Engineering. the driveway for each duplex unit. noxville Zoning Ordinance.
		noted this request meets the req oval of a use on review	quirements for a duplex in the R-1 district and the othe
Comments:	there are no du attached unit de Morrell Rd., forr Related Service	plex units adjacent to this site or evelopment to the south. Approxi ner residences have been conve es) zoning district. The duplex un	his 0.575 acre lot at a density of 3.48 du/ac. While to the north, the lot is less than 300 feet from a large imately 200 feet to the south, on the same side of rted to office use under the O-1 (Office, Medical, and hits will have a one car garage and will be provided wit not have to back out onto Morrell Rd.
		IE PROPOSAL ON THE SUBJEC ITY AS A WHOLE	CT PROPERTY, SURROUNDING PROPERTIES AND
	1. The propose serve this site.	d duplex will have minimal impac	ct on local services since all utilities are available to
	 Traffic gener Morrell Rd. 	ated from this type facility is mini	imal and will have little or no additional impact on
	CONFORMITY ORDINANCE	OF THE PROPOSAL TO CRITE	RIA ESTABLISHED BY THE KNOXVILLE ZONING
	 With the recommended conditions, the proposed duplex meets the standards for development as required by the R-1zoning district and all other requirements of the Zoning Ordinance. 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 		
	which is consist	ent with the proposed density of	n identifies this property for low density residential use 3.48 du/ac. he Knoxville-Knox County-Farragut Growth Policy Pla
Action:	Approved		Meeting Date: 5/9/2013
Details of Action:			
Summary of Action:	APPROVE the	request for a duplex at this location	on as shown on the site plan subject to 4 conditions.
Date of Approval:	5/9/2013	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to public	ation?: 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: