

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 6-C-13-UR **Related File Number:**
Application Filed: 4/29/2013 **Date of Revision:**
Applicant: LESLIE L. GATTO WILLIAM C. BALL

PROPERTY INFORMATION

General Location: North side of Dutch Valley Dr., west of Plummer Rd.
Other Parcel Info.:
Tax ID Number: 69 J B 043 **Jurisdiction:** City
Size of Tract: 0.814 acres
Accessibility: Access via Dutch Valley Dr., a minor arterial street with 21' of pavement width within 50-55' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Mutli-dwelling development **Density:**
Sector Plan: North City **Sector Plan Designation:** MU (Mixed Use)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The north side of Dutch Valley Dr. in this area is developed with residential uses under R-1 and RP-1 zoning. Numerous apartments are located along Dutch Valley Dr. in this area. The south side is developed with businesses under various zones.

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

Street: 1301 Dutch Valley Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zoned R-1A earlier this year (3-A-13-RZ) . Previously the property was rezoned from R-1 to O-3 in 2009. (3-A-09-RZ)

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 up to 8 attached residential units as shown on the site plan subject to 9 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting all other requirements of the Knox County Health Dept.
2. Participation in the KUB sewer capacity reservation program and meeting all other applicable requirements of KUB
3. Recording of a plat of the property prior to obtaining any building permits
4. Prior to obtaining any building permits certification t by the applicant's engineer/ surveyor that there is 400 feet of sight distance in both directions along Dutch Valley Dr. from the proposed entrance to the project
5. Provision of a street name for the proposed driveway that is consistent with the Uniform Street Naming and Addressing System within Knoxville (Ord. 0-280-90)
6. Submitting a landscaping plan which emphasizes buffering of adjoining residences to MPC staff for review and approval before commencing any grading on this site
7. Meeting all applicable requirements of the Knoxville City Arborist.
8. Placing a storm drainage pipe under the proposed driveway and meeting all other applicable requirements of the Knoxville Engineering Dept.
9. Provision of revised plans reflecting the conditions of this approval to MPC staff for certification prior to obtaining any grading and building permits

With the conditions noted this plan meets the requirements for approval in the R-1A district and the other criteria for approval of a use on review.

Comments: The applicant is proposing to construct eight attached residential units on the .814 acre site. The proposed development is within the density limits of the recently approved R-1A zoning. The site is bounded on three sides by detached dwellings. Staff has requested the applicant submit a landscaping plan that will buffer the adjoining dwellings from this project. Due to the presence of vegetation along the frontage of the site, staff was unable to determine if the sight distance requirement can be met. The applicant will have to certify that 400' of sight distance can be provided at the entrance prior to obtaining any building permits.

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

1. The proposed plan will have little additional impact on local services since water and sewer utilities are in place to serve this site.
2. Numerous other multi-dwelling structures are located in close proximity to this site.

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

1. The proposed residential development meets the standards for development within a R-1A (Low Density 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 (See comments below). 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 an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North City Sector Plan and the Knoxville One Year Plan designates this property for Mixed Use which includes medium density residential use at this location. The development as proposed is consistent with the Sector Plan and zoning designation.
- 2. The site is located within the City of Knoxville on the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved **Meeting Date:** 6/13/2013

Details of Action:

Summary of Action: APPROVE the request for up to 8 attached residential units as shown on the site plan subject to 9 conditions

Date of Approval: 6/13/2013 **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:**