

# 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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 6-E-07-UR

**Related File Number:**

**Application Filed:** 5/7/2007

**Date of Revision:**

**Applicant:** JOHN HANCOCK

## PROPERTY INFORMATION

**General Location:** Southwest side of Hurst Ln., southeast of E. Beaver Creek Dr.

**Other Parcel Info.:**

**Tax ID Number:** 47 (PART OF) 206.04

**Jurisdiction:** County

**Size of Tract:** 15739 square feet

**Accessibility:** Access is via Hurst Ln., a local street with a 17' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant

**Surrounding Land Use:**

**Proposed Use:** Duplex

**Density:**

**Sector Plan:** North County

**Sector Plan Designation:** LDR

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** This area has developed with low density residential uses under A, PR and RA zoning.

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

**Street:**

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (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.:

**MPC ACTION AND DISPOSITION**

Planner In Charge:

Kelley Schlitz

Staff Recomm. (Abbr.):

APPROVE the request for a duplex in the RA (Low Density Residential) zoning district, subject to the following 5 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Providing 2 off-street parking spaces for each unit (4 total).
5. Installation of the proposed landscaping within six months of the issuance of occupancy permits for each unit.

With the conditions noted, this requests meets the requirements for approval of a duplex in the RA zoning district and all other criteria for approval of a use on review.

Comments:

The applicant is proposing to construct a duplex on a parcel zoned RA (Low Density Residential). Under the RA zoning regulations, duplexes are a use permitted on review. The minimum lot size for a duplex in the RA zoning district is 12,000 square feet and the subject parcel 15,739 square feet. Each unit will have access to Hurst Ln.

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

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. This request will have minimal impact on schools and adjacent properties.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed duplex is consistent with the following general standard for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in is 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 substantial additional traffic through residential areas.
2. The plan meets all of the requirements of the Knox County Zoning Ordinance.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The North County Sector Plan proposes low density residential uses for this site.
2. The current RA zoning of the property permits consideration of duplexes as a use on review.

MPC Action:

Approved

MPC Meeting Date: 6/14/2007

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Providing 2 off-street parking spaces for each unit (4 total).
5. Installation of the proposed landscaping within six months of the issuance of occupancy permits for each unit.

With the conditions noted, this requests meets the requirements for approval of a duplex in the RA zoning district and all other criteria for approval of a use on review.

Summary of MPC action:

APPROVE the request for a duplex in the RA (Low Density Residential) zoning district, subject to the

following 5 conditions:

**Date of MPC Approval:**

6/14/2007

**Date of Denial:**

**Postponements:**

**Date of Withdrawal:**

**Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:**

Knox County Board of Zoning Appeals

**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:**