CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 6-G-04-UR Related File Number:

Application Filed: 5/10/2004 **Date of Revision:**

Applicant: LEE MAYSHARK

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: South of S. Northshore Dr., east of Audena Ln.

Other Parcel Info.:

Tax ID Number: 134 H A 006 Jurisdiction: City

Size of Tract: 0.813 acre

Accessibility: Access is via a non-exclusive easement with 50' of right of way. The easement connects to S.

Northshore Dr., a major arterial street with 22' of pavement width within a 50' right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: One duplex

Surrounding Land Use:

Proposed Use: Second duplex on lot Density: 4.92 du/ac

Sector Plan: Southwest County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: This area has been developed with residential uses under R-1, R-1A, R-2 and RB zoning.

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

Street: 7204 S Northshore Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1A (Low Density Residential) pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: MPC approved R-1A zoning for this parcel on 5/13/2004 (5-W-04-RZ). The rezoning is scheduled to be

heard by City Council on June 8 and 22, 2004.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for a second duplex on one lot in the R-1A zoning district, subject to 5

conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. Connecting the duplex to sanitary sewer, and meeting any other applicable requirements of the Knox County Health Department.

4. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for the second duplex.

5. Obtaining final approval of the pending rezoning to R-1A from Knoxville City Council on June 8 and 22, 2004.

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

Comments: The applicant is seeking MPC approval of a use on review to construct a second duplex on the subject

property. It will be an exact duplicate of the duplex which has already been built. If approved, the 0.813 acre parcel will be developed with 4 dwelling units, for a density of 4.92 du/ac. The proposal is considered as multi-family development, which is permitted as a use on review in the R-1A zoning district, provided the site has vehicular access to a collector or arterial street (S. Northshore Dr.).

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

- 1. Public water and sewer utilities are in place to serve this development.
- 2. Duplexes are more appropriate along major streets, such as S. Northshore Dr., than they would be in the interior of a single family neighborhood.
- 3. The proposal is compatible with the scale and intensity of the surrounding development and zoning pattern. There are apartment and condominium developments within a half-mile of this site.

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

- 1. The proposal is consistent with all requirements of the R-1A zoning district, as well as other criteria for approval of a use on review.
- 2. The proposed use 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 in which it is proposed. The use should not significantly injure the value of adjacent property. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. Both the City of Knoxville One Year Plan and the Southwest County Sector Plan propose low density residential uses for this site, consistent with the proposed density of 4.92 du/ac on the subject property.

2. The site is located within the Urban Growth Area of Knoxville on the Knoxville-Knox County-Farragut

Growth Policy Plan map.

MPC Action: Approved MPC Meeting Date: 6/10/2004

Details of MPC action:1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

2. Meeting all applicable requirements of the Knoxville Department of Engineering.

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- 3. Connecting the duplex to sanitary sewer, and meeting any other applicable requirements of the Knox County Health Department.
- 4. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for the second duplex.
- 5. Obtaining final approval of the pending rezoning to R-1A from Knoxville City Council on June 8 and 22, 2004.

Effective Date of Ordinance:

Summary of MPC action: APPROVE the development plan for a second duplex on one lot in the R-1A zoning district, subject to 5

conditions:

Date of Legislative Appeal:

Date of MPC Approval: 6/10/2004 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:

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