

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 6-G-18-UR
Application Filed: 4/30/2018
Applicant: MONICA MURILLO

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southeast side of W. Beaver Creek Dr., southwest of Fairlane Dr.
Other Parcel Info.:
Tax ID Number: 57 I A 011.22 **Jurisdiction:** County
Size of Tract: 1.91 acres
Accessibility: Access is via W. Beaver Creek Dr., a major collector street with a pavement width of 20' within a 60' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Duplex **Density:** 1.1 du/ac
Sector Plan: North County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is within a residential area developed under the RA zone.

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

Street: 510 W Beaver Creek Dr
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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request for 1 duplex as identified on the development plan, subject to 3 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RA (Low Density Residential) district and the other general criteria for approval of a Use on Review.

Comments: The proposal is to construct a duplex on an existing lot in the RA zone district. The lot is 1.91 acres and meets the minimum lot size for a duplex in the RA zone which is 12,000 square feet. A stream runs along the southwest property line that has a 50' buffer that will not be disturbed. There is also a "no-fill" area that the development will stay out of in the northwest corner of the lot. The property is almost entirely within the 100-year floodplain for Beaver Creek.

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

1. The proposal will have not have a substantive impact on schools.
2. Public water and sewer utilities are available to serve the property.
3. The surrounding residential uses are single family houses with lot sizes that range from .3 to 1 acre in size.

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

1. The proposed duplex development, with the recommended conditions, 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 because it is located on a major collector street.
2. The proposal meets all relevant requirements of the RA zoning district, as well as other criteria for approval of a use-on-review.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The use is in conformity with the North County Sector Plan which proposes LDR (Low Density Residential) for the area.
2. The site is located within the Planned Growth on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 7/12/2018

Details of Action:

Summary of Action: APPROVE the request for 1 duplex as identified on the development plan, subject to 3 conditions.

Date of Approval: 7/12/2018

Date of Denial:

Postponements: 6/14/2018

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:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: