

# 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

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**File Number:** 7-I-10-UR  
**Application Filed:** 6/1/2010  
**Applicant:** ELIZABETH EASON

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** North side of Dutch Valley Dr., east of Plummer Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 69 F B 033 **Jurisdiction:** City  
**Size of Tract:** 0.44 acres  
**Accessibility:** Access is via Dutch Valley Dr., a minor arterial street with a 20' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Apartments  
**Surrounding Land Use:**  
**Proposed Use:** Multi-dwelling development **Density:** 13.64 du/ac  
**Sector Plan:** North City **Sector Plan Designation:** MDR & HP  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located along a stretch of Dutch Valley Dr. that includes apartment units that act as a transition between commercial and industrial development located on the south side of Dutch Valley Dr. and detached residential development to the north.

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

**Street:** 1405 Dutch Valley Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential)  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:**  
**History of Zoning:** See comments.

## 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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for a 6 unit townhouse style housing development subject to 8 conditions:

Staff Recomm. (Full):

1. Obtaining approval from the Knoxville Board of Zoning Appeals for the variance to allow a reduction in the peripheral setback from 25' to 5' along the eastern and western property lines.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
4. Installing all landscaping, as shown on the landscape plan, within six months of issuance of a building permit. The proposed landscape materials shall not interfere with the required sight distances along Dutch Valley Dr.
5. Meeting all applicable requirements of the Knoxville City Arborist.
6. Providing detailed engineering drawings for the proposed retaining wall to the Knoxville Department of Engineering for review and approval.
7. Submitting a final plat for review and approval to address the proposed location of the retaining wall within the 5' standard utility and drainage easement.
8. Meeting all applicable requirements of the Knoxville Department of Engineering.

With the conditions noted, this plan meets the requirements for approval within a RP-1 (Planned Residential) district and the criteria for approval of a use on review.

Comments: The applicant is proposing to develop this 0.44 acre site, which is owned by Knox Housing Partnership, as a 6 unit townhouse style housing development. The existing 4 unit apartment will be demolished. When this property was rezoned to RP-1 in 1978, the maximum density was established at 14 du/ac. This proposed development will have a density of 13.64 du/ac.

The proposed townhouse units will face a center courtyard that will include a small garden area. The parking area will be located in front of the building with a slight shifting of the existing access driveway to the west.

To achieve the proposed courtyard design for the development, a variance is being requested from the required peripheral setback, from 25' to 5' along the eastern and western property lines.

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

1. Public water and sewer utilities are available to serve the site.
2. The proposed development is consistent with approved densities along Dutch Valley Dr. and functions as a transition between commercial and industrial development located on the south side of Dutch Valley Dr. and detached residential development to the north.

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

1. With the recommended conditions, the proposal meets all requirements of the RP-1 zoning as well as the general criteria for approval of a use on review.
2. The proposed housing development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas since the development is located off a minor arterial street. 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. The North City Sector Plan and One Year Plan identify this site for medium density residential uses. The proposed development complies with the Sector and One Year Plans and the current zoning of the site.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 7/8/2010

**Details of Action:**

**Summary of Action:** APPROVE the development plan for a 6 unit townhouse style housing development subject to 8 conditions:

**Date of Approval:** 7/8/2010 **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:**