

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: 8-E-15-UR **Related File Number:**
Application Filed: 6/29/2015 **Date of Revision:**
Applicant: BECKY MASSEY SERTOMA CENTER

PROPERTY INFORMATION

General Location: North side of McDonald Dr., east side of Avonmouth Rd., west side of West Sunset Road
Other Parcel Info.:
Tax ID Number: 83 B J 011 **Jurisdiction:** City
Size of Tract: 0.9 acres
Accessibility: Access is via McDonald Drive, a major collector with a 20' pavement width within a 45' right-of-way; Avonmouth Road, a local street with an 18' pavement width within a 44' right-of-way; and West Sunset Road, a minor collector with an 18' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This property is in the western portion of the Holston Hills neighborhood. Sawmill Run Creek runs across the eastern boundary of this site, near West Sunset Road.

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

Street: 0 McDonald Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: EN-1 (Established Neighborhood)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

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 a duplex in the EN-1 zone district, as shown on the attached plans, subject to 4 conditions:

Staff Recomm. (Full):

1. The grade of the driveway from Avonmouth Rd. shall be in conformance with the requirements of the City of Knoxville Fire Department. If the Avonmouth Rd. driveway is eliminated, the driveway from McDonald Dr. shall only be widened the minimum amount recommended by the City of Knoxville Department of Engineering or Plans Review and Inspections.
2. The parking area shall be screened from the adjoining property (to the rear) with a type "C" partial landscaping screen (see copy attached).
3. A 30-foot buffer, as measured from the top of the stream bank, shall be left undisturbed, unless otherwise approved by the City of Knoxville Department of Engineering.
4. The finished floor elevation (FFE) of the duplex must be a minimum of 1-foot above the lowest elevation of McDonald Drive, or otherwise approved by the City of Knoxville Department of Engineering.

With the conditions noted above, this request meets all requirements for approval for a duplex in the EN-1 zoning district and other criteria for approval of a use on review.

Comments: Duplexes are a use permitted on review in the EN-1 zone district, provided the duplex is located on a lot with two street frontages and each primary entrance faces a different street. In addition, duplexes have to meet the same design requirements as detached houses. The proposed duplex design and site improvements are consistent with the requirements of the EN-1 zone. However, because of the size of the parking area and the potential to adversely impact the adjoining property, a condition has been recommended that the parking area be screened with landscaping.

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

1. The proposed duplex will have minimal impact on local services since utilities are available to serve this site.
2. The proposal will have minimal impact on the stream provided the required 30-foot buffer remains undisturbed, or as otherwise approved by the City of Knoxville Department of Engineering.
3. The proposal will have no impact on schools and minimal impact to adjacent properties, provided the parking area is adequately screened to the adjoining property.

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

1. With the stated conditions, the proposed subdivision meets the standards for development within a EN-1 (Established Neighborhood) Zone and all other requirements of the Zoning Ordinance.
2. The proposed duplex 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS AND ONE-YEAR PLAN

1. The East City Sector Plan and One-Year Plan designate this property for low density residential use. The proposed duplex is consistent with the current Sector Plan designation.
2. The site is located within the Knoxville city limits and consistent with the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Denied (Withdrawn)

Meeting Date: 9/10/2015

Details of Action:

Summary of Action: Withdrawn at the request of the applicant

Date of Approval: **Date of Denial:** **Postponements:** 8/13/2015

Date of Withdrawal: 9/10/2015 **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: