

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-L-16-UR Related File Number:
Application Filed: 6/30/2016 Date of Revision:
Applicant: BENCHMARK ASSOCIATES, INC.

PROPERTY INFORMATION

General Location: South side of W. Hill Ave., east of Maplehurst Ct.
Other Parcel Info.:
Tax ID Number: 94 M E 021 Jurisdiction: City
Size of Tract: 6304 square feet
Accessibility: Access is W. Hill Ave., a local street with a pavement width of 30' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Duplex
Surrounding Land Use:
Proposed Use: Attached houses on individual lots Density:
Sector Plan: Central City Sector Plan Designation: MDR (Medium Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in Maplehurst which has been developed with detached dwellings that have been converted into multi-dwelling structures and apartment buildings that were built in the 1950s and 1960s. Church Street United Methodist Church is located across W. Hill Ave. from this site.

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

Street: 802 W. Hill Ave.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-3 (High 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:

Dan Kelly

Staff Recomm. (Abbr.):

APPROVE the attached houses as permitted in Article 5 Section 3 of the Knoxville Zoning Ordinance as shown on the site plan subject to 2 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance or obtaining any needed variances from the Knoxville Board of Zoning Appeals.
2. Establishing a homeowners association to provide for the maintenance of the exterior of the building and any other commonly used elements at this location

Comments:

The applicant is proposing to subdivide an existing duplex so that each unit will sit on it's own lot. This will require that one boundary lines be established through the common wall between the units. In order to divide the property as proposed the applicant must get these units approved as "attached houses" as defined and regulated by the Knoxville Zoning Ordinance. The existing duplex does not meet all of the required standards for attached houses called for in the Zoning Ordinance. The applicant went before the Knoxville Board of Zoning Appeals on July 21, 2016 and obtained all of the variances needed in order to permit MPC to consider this request.

As noted earlier this site is located in Maplehurst. Development in the area is primarily apartments that are located in converted detached dwellings. More recently (1950s and 1960s) apartments buildings were built in the area. The conversion of this duplex into attached dwelling will not have any negative impact on the area. The request will allow each unit to be owned separately..

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 attached housing will have no impact on the existing street system.
3. The proposed use is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposed attached houses meets all requirements of the R-3 (High Density Residential) district and the criteria for approval of a use on review.
2. The proposed use is consistent with the 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Central City Sector Plan proposes medium density residential uses for this property.. The proposed facility is consistent with the Sector Plan.
2. The site is located within the City on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 8/11/2016

Details of Action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance or obtaining any needed

variances from the Knoxville Board of Zoning Appeals.

2. Establishing a homeowners association to provide for the maintenance of the exterior of the building and any other commonly used elements at this location

Summary of Action:

APPROVE the attached houses as permitted in Article 5 Section 3 of the Knoxville Zoning Ordinance as shown on the site plan subject to 2 conditions

Date of Approval:

8/11/2016

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: