CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 9-M-02-UR Related File Number:

Application Filed: 8/12/2002 **Date of Revision:**

Applicant: TODD GARRETT

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: Northeast side Brickyard Rd., northwest side Levy Dr.

Other Parcel Info.:

Tax ID Number: 56 K A PORTION OF 20 Jurisdiction: County

Size of Tract: 0.33 acre

Accessibility: Access is via Levy Dr., a local street with 50' of right of way and 16' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Duplex Density:

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

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with residential uses under RA and PR zoning, including two duplexes along this

section of Levy Dr.

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

Street:

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:

1/31/2007 02:38 PM Page 1 of 3

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 duplex in the RA zoning district, subject to 4 conditions:

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

- 2. Meeting all applicable requirements of the Knox County Health Department.
- 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. The landscaping shall be placed outside of the required sight distance triangle at the corner of Levy Dr. and Brickyard Rd.

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

Comments: The applicant is proposing to construct a duplex on the subject property. The duplex will have no

garages and two parking spaces per unit will be provided in front of the units, as shown on the development plan. There are two other duplexes developed along this section of Levy Dr., one on the adjacent parcel 14 to the northeast and another directly across Levy Dr. to the southeast. The plans show some pine trees to provide screening of both driveways from the road and improve the aesthetics of the site. As noted in condition 4 above, the trees should be installed so as not to block clear sight distance for vehicles turning onto Brickyard Rd. from Levy Dr. The proposed duplex is compatible with

the scale and intensity of surrounding development and zoning.

MPC Action: Approved MPC Meeting Date: 9/12/2002

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

- 2. Meeting all applicable requirements of the Knox County Health Department.
- 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4. Installing all landscaping, as shown on the development plan, within six months of issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation. The landscaping shall be placed outside of the

required sight distance triangle at the corner of Levy Dr. and Brickyard Rd.

Summary of MPC action: APPROVE the development plan for duplex in the RA zoning district, subject to 4 conditions:

Date of MPC Approval: 9/12/2002 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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":

Amendments: Amendments:

1/31/2007 02:38 PM Page 2 of 3

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Date	U I	ьсч	1316	4 L I V S	- ^	NNC	aı.

Effective Date of Ordinance:

1/31/2007 02:38 PM Page 3 of 3