



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION  
USE ON REVIEW REPORT**

▶ **FILE #:** 6-E-07-UR

**AGENDA ITEM #:** 104

**AGENDA DATE:** 6/14/2007

▶ **APPLICANT:** JOHN HANCOCK

OWNER(S): JOHN HANCOCK

TAX ID NUMBER: 47 (PART OF) 206.04

JURISDICTION: County Commission District 7

▶ **LOCATION:** Southwest side of Hurst Ln., southeast of E. Beaver Creek Dr.

▶ **APPX. SIZE OF TRACT:** 15739 square feet

SECTOR PLAN: North County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Hurst Ln., a local street with a 17' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

▶ **ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Duplex

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / RA (Low Density Residential)

South: Residences / RA (Low Density Residential)

East: Residences / RA (Low Density Residential) & PR (Planned Residential)

West: Residences / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This area has developed with low density residential uses under A, PR and RA zoning.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a duplex in the RA (Low Density Residential) zoning district, subject to the following 5 conditions:**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Providing 2 off-street parking spaces for each unit (4 total).
5. Installation of the proposed landscaping within six months of the issuance of occupancy permits for each unit.

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

**COMMENTS:**

The applicant is proposing to construct a duplex on a parcel zoned RA (Low Density Residential). Under the RA zoning regulations, duplexes are a use permitted on review. The minimum lot size for a duplex in the RA zoning district is 12,000 square feet and the subject parcel 15,739 square feet. Each unit will have access to Hurst Ln.

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

1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. This request will have minimal impact on schools and adjacent properties.

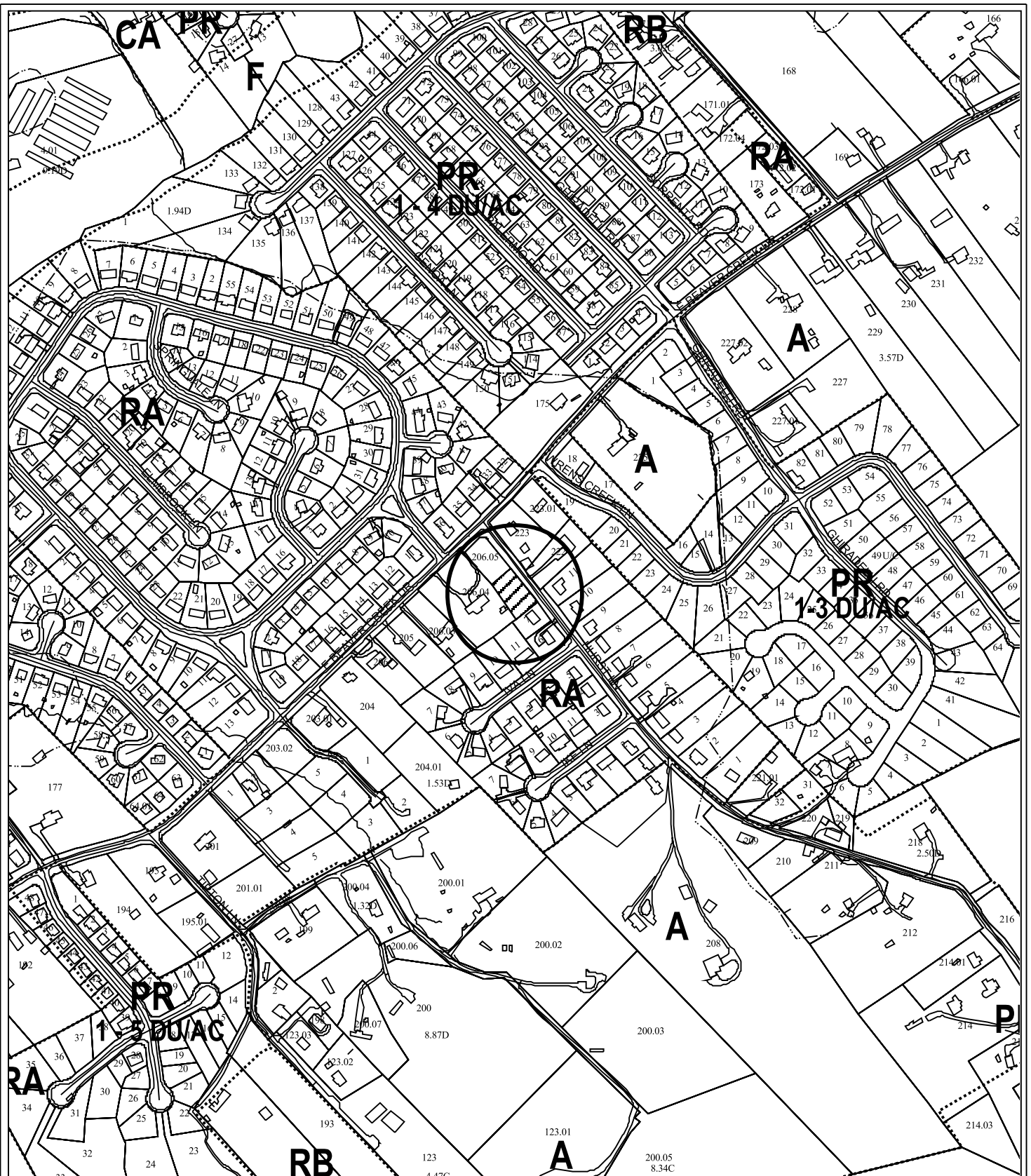
**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed duplex is consistent with the following general standard 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.
2. The plan meets all of the requirements of the Knox County Zoning Ordinance.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The North County Sector Plan proposes low density residential uses for this site.
2. The current RA zoning of the property permits consideration of duplexes as a use on review.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



6-E-07-UR  
 USE ON REVIEW



Duplex in RA (Low Density Residential)

Original Print Date: 05/31/07    Revised:  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: John Hancock

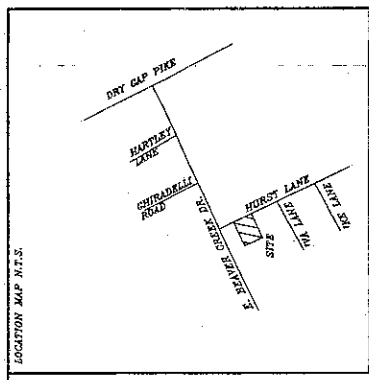
Map No: 47

Jurisdiction: County

0' 500'

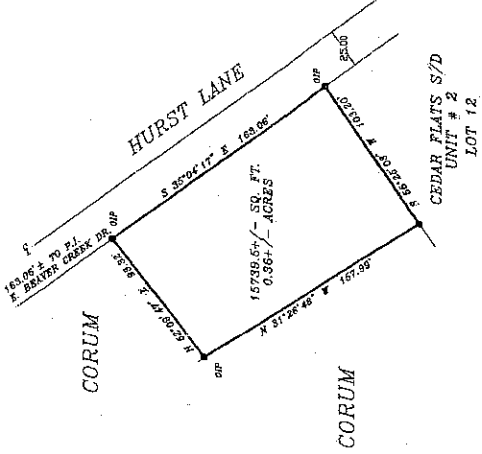


**Agenda Item # 104**



NOT TO BE USED ON ALL CORNERS UNLESS OTHERWISE NOTED.  
 10' SETBACKS FROM ALL LINES  
 5' EACH SIDE INTERIOR LOT LINE  
 OWNER:  
 BOBBY CORUM  
 702 E. BEAVER CREEK DR.  
 CORUM, TN 37049  
 (423)847-1544

P.231-B



COUNTERSIGNED  
 SEP 09 1998  
 PROFESSIONAL SEAL  
 BOBBY CORUM  
 REGISTERED SURVEYOR  
 STATE OF TENNESSEE

SURVEY FOR  
**BOBBY CORUM**  
 DISTRICT # 81A COUNTY OF KNOX TENNESSEE WITHIN THE CITY OF  
 LOT NO. \_\_\_\_\_ BLOCK \_\_\_\_\_ WARD \_\_\_\_\_  
 ROUTE NO. \_\_\_\_\_ HOUSE NO. \_\_\_\_\_ SCALE 1" = 60'  
 MAP BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ DATE JUNE 16, 1998  
 MAP OR \_\_\_\_\_ SLIDE \_\_\_\_\_ PARCEL PART OF 2008.04  
 WARRANTY DEED BK. 2138 PAGE 127  
 GEORGE TRACT NO. \_\_\_\_\_ DRAWN BY: RLK  
 BEAUNE BASIN, MAGNETIC NORTH  
 MORTGAGE CO. \_\_\_\_\_  
 TITLE CO. \_\_\_\_\_  
 DRAWING NO. 88-1524-A

NOTE: 2007 CORP. SLIDE 218  
 RECORD FILE NO. 10.00 TRAMER FILE # 0.00  
 MORTGAGE FILE # \_\_\_\_\_  
 SUBDIVISION NAME AND STREET NAME  
 CONTAINED HEREIN REVIEWED AND APPROVED  
 DATE 09.23.07  
 BY [Signature]  
 KNOXVILLE, KNOX COUNTY  
 METROPOLITAN PLANNING COMMISSION

6-E-07-WR

CERTIFICATE OF OWNERSHIP AND GENERAL INFORMATION  
 CIVIL: Bobby J. Corum THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREIN, HEREBY ADVEPTS AS THE PLAT OF SUBDIVISION AND LOCATES THE STREETS AS SHOWN ON THE PLAT OF SUBDIVISION AND HEREBY CERTIFIES THAT HE HAS THE RIGHT TO LOCATE THE STREETS AND HEREBY GRANTS AN UNRESTRICTED RIGHT TO SERVICATE RIGHT-OF-WAY AND/OR GRANT EASEMENTS AS SHOWN ON THE PLAT. I FURTHER CERTIFY THAT ALL RESTRICTIVE COVENANTS, IF ANY, WHICH APPLY TO THE LOTS ARE EITHER SHOWN ON THE PLAT OR ARE REFERRED TO THEREON, WITH COPIES OF THE REFERRED TO COVENANTS FILED WITH THE KNOX COUNTY REGISTER OF DEEDS.

Bobby J. Corum

THIS IS TO CERTIFY THAT ALL PROPERTY TAXES AND ASSESSMENTS DUE ON THIS PROPERTY HAVE BEEN PAID.

SIGNER:  CITY TAX CLERK  DATE: X  
 SECRETARY: Mary Anne Keate DATE: 0-3-08  
 ZONING SHOWN ON OFFICIAL MAP: RA  
 DATE: 19 JUL 98 BY: [Signature]

THIS IS TO CERTIFY THAT THE SUBDIVISION SHOWN HEREON IS APPROVED SUBJECT TO THE INSTALLATION OF THE SANITARY SEWERS AND TREATMENT FACILITIES AND THAT SUCH INSTALLATION SHALL BE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.  
 SIGNED: 08-19-08 Mark E. Jones  
 KNOX COUNTY HEALTH DEPARTMENT

CERTIFICATION OF FINAL PLAN - CONSTRUCTION COMPLETE  
 I HEREBY CERTIFY THAT I AM A SURVEYOR, LICENSED TO DO SURVEYING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED WITH THE KNOX COUNTY REGISTER OF DEEDS. I HAVE REVIEWED THE PLAN AND DEEMED IT TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS EXCEPT AS HAS BEEN INDICATED. I HAVE REVIEWED THE PLAN AND DEEMED IT TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS EXCEPT AS HAS BEEN INDICATED. I HAVE REVIEWED THE PLAN AND DEEMED IT TO BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS EXCEPT AS HAS BEEN INDICATED.  
 SIGNED: 14th day of June 1998  
[Signature]  
 SURVEYOR  
 TENNESSEE CERTIFICATE NO. 1544

THIS IS TO CERTIFY THAT I HAVE EXAMINED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND FOUND THE REFERENCED PROPERTY OR IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.  
 I HEREBY CERTIFY THAT THIS IS A CATEGORY 1 SURVEY  
 AND THAT THE REFERENCED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.  
[Signature]  
 SURVEYOR  
 TENNESSEE CERTIFICATE NO. 1544



8-88-08  
 M 653605 AV

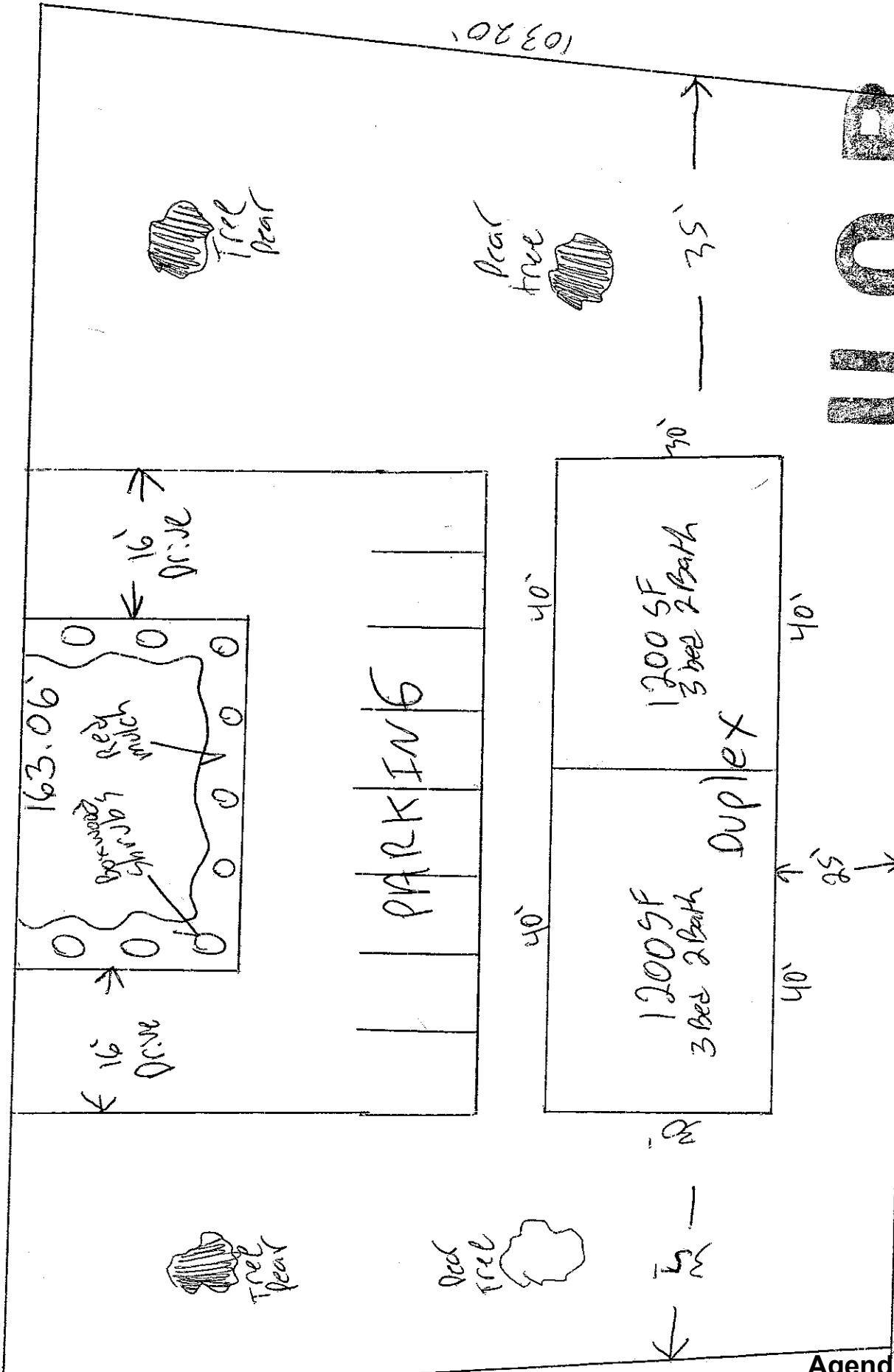
P.231-B

Hurst LN

MPG June 14, 2007

93.32'

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**U.O.R.**

DATE 6-E-07-UR

6-7-07

