



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

▶ **FILE #:** 10-G-07-UR

**AGENDA ITEM #:** 86

**AGENDA DATE:** 10/11/2007

▶ **APPLICANT:** JOHN HANCOCK

OWNER(S): JOHN HANCOCK

TAX ID NUMBER: 59 N A 019

JURISDICTION: City Council District 4

▶ **LOCATION:** Southeast side of Valley View Dr., northeast of Belleview Rd.

▶ **APPX. SIZE OF TRACT:** 0.93 acres

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Valley View Dr., a minor collector street with a 19' pavement width within a 60' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Duplex

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential)

South: Residences / R-1 (Low Density Residential)

East: Residences / R-1 (Low Density Residential)

West: Residences / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The subject property is located within an established residential neighborhood within the Whittle Springs area.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a duplex in the R-1 (Low Density Residential) zoning district, subject to the following 7 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
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.
6. Obtaining a subdivision variance to reduce the required width of the access easement prior to issuance of any building permits.
7. Certification by the applicant's surveyor that the required 300' of sight distance exists in both directions

along Valley View Dr. prior to issuance of building permits.

With the conditions noted, this request meets the requirements for approval of a duplex in the R-1 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 R-1 (Low Density Residential). Under the R 1 zoning regulations, duplexes are a use permitted on review. The minimum lot size for a duplex in the R-1 zoning district is 15,000 square feet and the subject parcel will be 26,755 square feet once subdivided. Each unit will have access to Valley View Dr. from a 24.2' access easement. Since the applicant will be unable to meet the 25' access easement requirement, a variance from the Minimum Subdivision Regulations will have to be obtained prior to issuance of any building permits.

The total square footage of the duplex is 2,327 square feet. Each unit will be approximately 1,163 square feet. The applicant is proposing to provide 2 off-street parking spaces for each unit.

Upon field review, sight distance at the intersection of the access driveway and Valley View Dr. appeared limited due to existing vegetation that has grown up within the right-of-way. Staff is recommending that the applicant establish at least 300' of sight distance at the driveway entrance.

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

1. The proposed duplex 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 Knoxville Zoning Ordinance.

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

1. The East City One Year Plan proposes low density residential uses for this site.
2. The current R-1 zoning of the property permits consideration of duplexes as a use on review.

**ESTIMATED TRAFFIC IMPACT:** 15 (average daily vehicle trips)

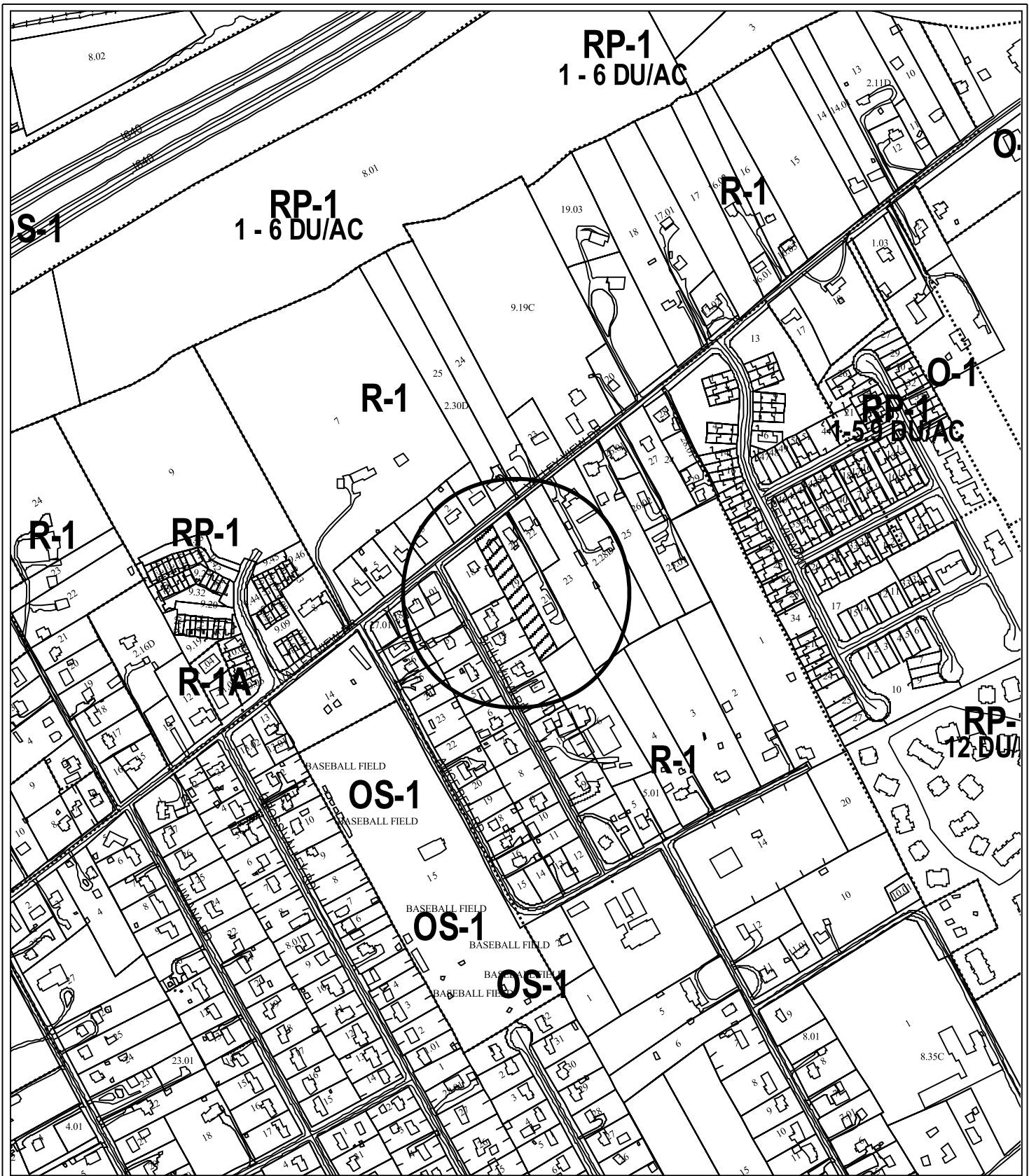
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

**ESTIMATED STUDENT YIELD:** Not applicable.

Schools affected by this proposal: Spring Hill Elementary, Whittle Springs Middle, and Fulton High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



10-G-07-UR  
USE ON REVIEW



Duplex in R-1 (Low Density Residential)

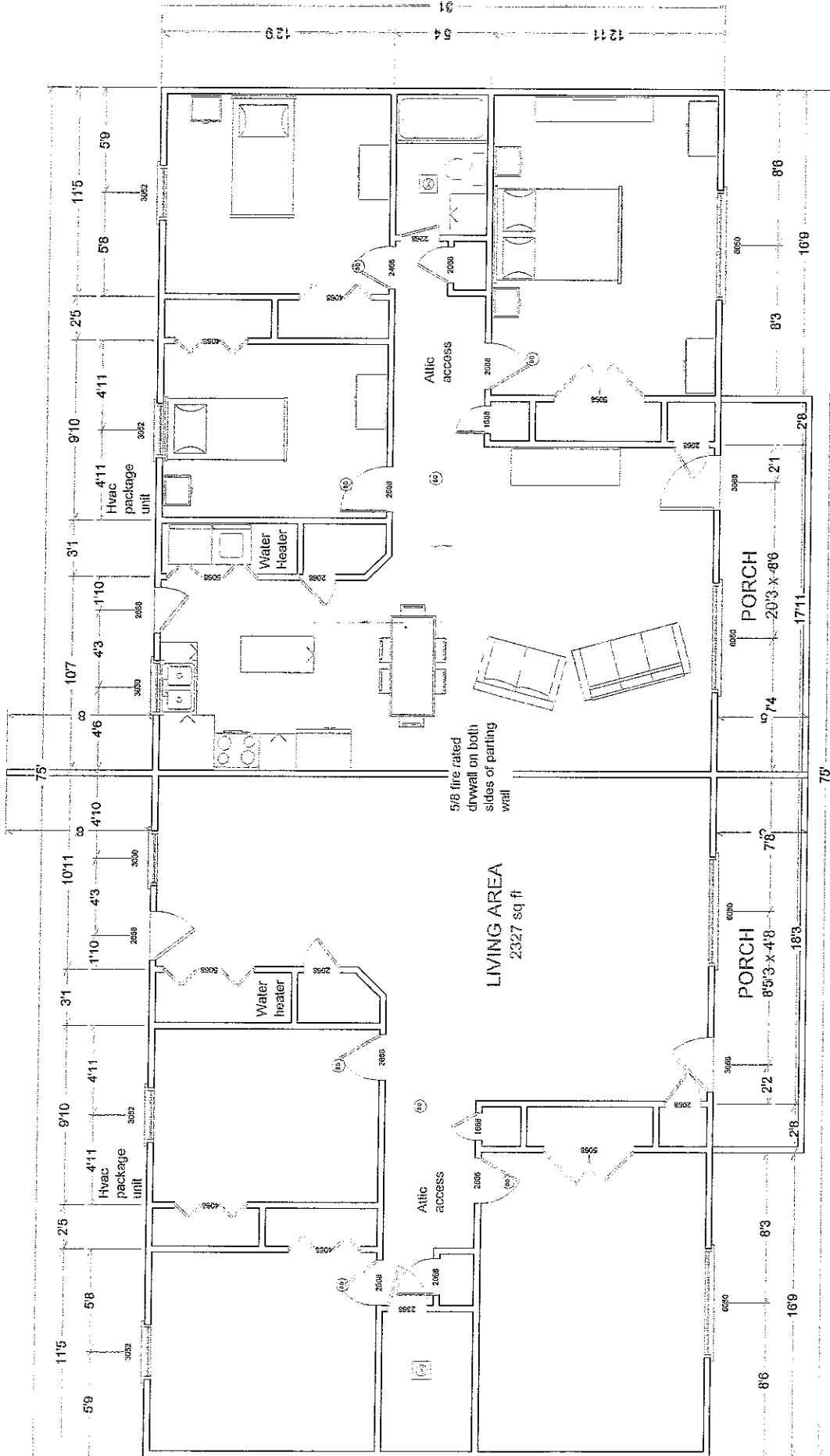
Original Print Date: 09/27/07 Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: John Hancock

Map No: 59

Jurisdiction: City





Anchor bolts 1/2 dia. X 9", 72" on center

10-G-07-WR

