

▶ **FILE #:** 8-A-08-UR

AGENDA ITEM #: 74

AGENDA DATE: 8/14/2008

▶ **APPLICANT:** TRENT CROSS
 OWNER(S): TRENT & JESSICA CROSS

TAX ID NUMBER: 68 N H 015

JURISDICTION: City Council District 3

▶ **LOCATION:** North side of Britton Dr., northwest side of Clover Rd.

▶ **APPX. SIZE OF TRACT:** 20000 square feet

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Britton Dr., a local street with a pavement width of 18' within a 40' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

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

▶ **EXISTING LAND USE:** Duplex

▶ **PROPOSED USE:** Duplex

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Knox County Library / O-1 office

South: Detached residences / R-1 residential

East: Detached residences / R-1 residential

West: Detached residences / R-1 residential

NEIGHBORHOOD CONTEXT: Zoning in the area consists of R-1 residential and O-1 office. Development in the area consists of detached dwellings with professional and business offices and a Knox County Library in the area zoned O-1.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a duplex at this location as shown on the development plan subject to 2 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Department of Engineering

COMMENTS:

The applicant has submitted this request for a use on review for a duplex after having been cited by the City of Knoxville for doing the renovations to this structure without having obtained the needed building permits. The applicant states that when he acquired this property the existing dwelling was being used as an illegal four-plex. He has been renovating the structure for use as a duplex. The renovations to the structure have been

essentially completed.

The Knoxville One Year Plan states "within areas designated for low density residential use, a duplex should be allowed where one of five stated conditions exist. One of the five appropriate conditions is that a duplex should be permitted when it will provide a desirable buffer between residential and non-residential areas. In this case, the site backs up to O-1 (Office, Medical and Related Services) zoning. The adjoining O-1 zoned area is developed with business and professional offices and a branch of the Knox County Library. The staff believes the proposed duplex will be an appropriate transitional use and will not detract from the surrounding residential character.

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

1. Public water and sewer utilities are in place to serve this development.
2. The proposed duplex will have minimal impact on street and schools.
3. The proposed duplex 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. The proposal is consistent with all requirements of the R-1 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 draw substantial additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan the Northwest City Sector Plan propose Low Density Residential use for this site.
2. The proposed use conforms with the one of the conditions within the Knoxville One Year Plan that identify appropriate locations for a duplex.

ESTIMATED TRAFFIC IMPACT 15 (average daily vehicle trips)

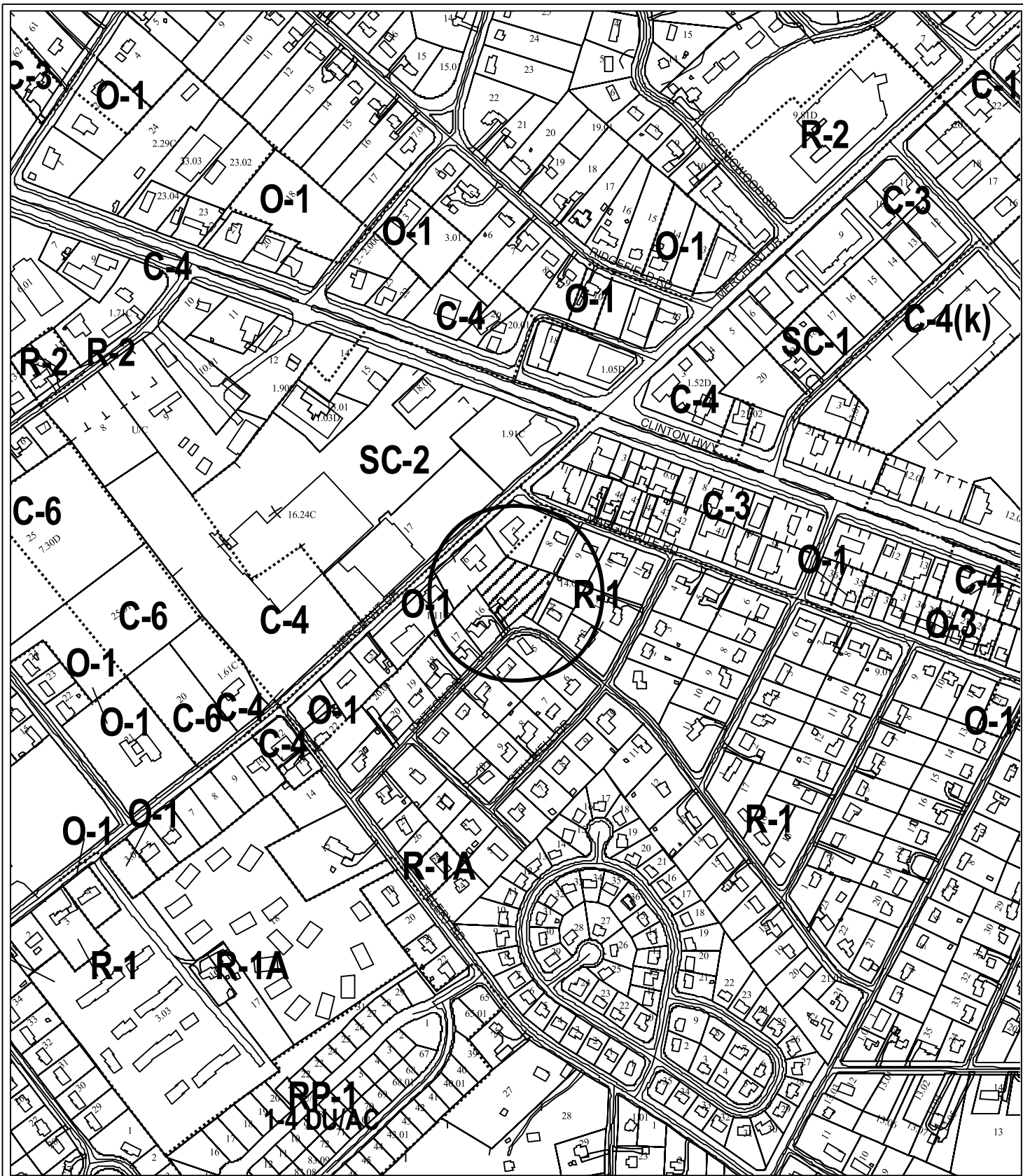
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 0 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell 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.



8-A-08-UR
 USE ON REVIEW

Petitioner: Trent Cross
 Map No: 68
 Jurisdiction: City

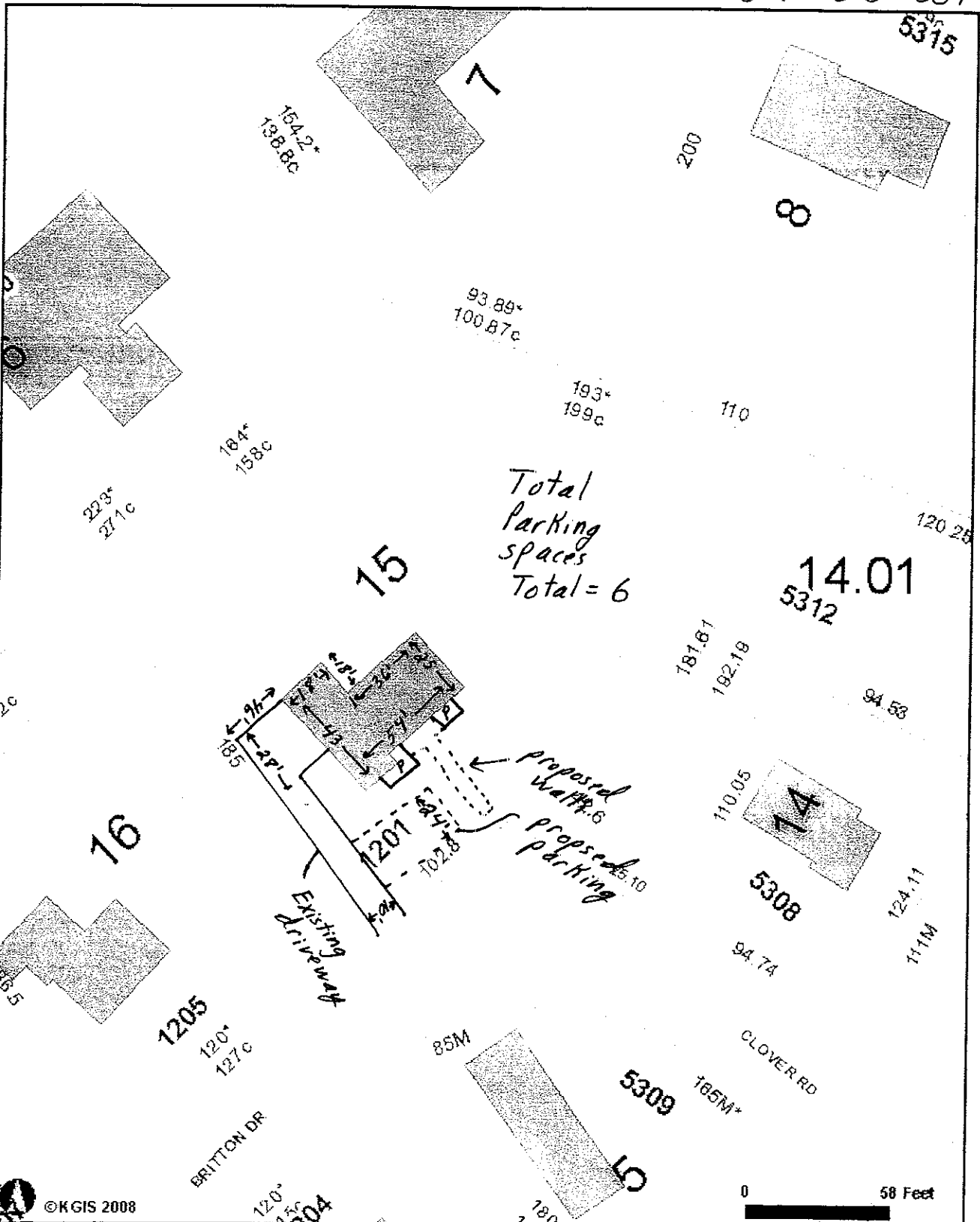
 Duplex in R-1 (Low Density Residential)

Original Print Date: 07/21/08 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



8-A-08-UR

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KGIS Map

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July 7, 2008

Dear MPC,

Thank you for your time in reviewing this matter of Use on Review. To give a little back ground on the building under review, I will bring you up to date on the current changes to the property.

Upon acquiring the property located at 1201 Britton Lane, it has been my intentions to beautify and rehabilitate the run down and ill cared for house into a productive and beautiful addition to the neighborhood. When the house was first acquired, it was covered in cedar siding which was unsightly and in need of repair, the yard was overgrown, litter covered the area, numerous trees were in danger of not only falling on the house but on other structures as well, serious electrical issues were found with over 7 distribution boxes located in the house, and 2 illegal apartments were located in the basement/crawlspace area of the house which essentially made the building into an illegal 4-plex.

Over the course of the last few months, the outside of the property has completely been cleared of all dangerous trees, trash, and junk metal and automobile parts. The house's wiring has been brought up to current code. The cedar siding has been removed, and new vinyl siding has been installed. The basement/crawlspace area has been completely stripped down to the block walls to ensure no more apartments or living quarters can be placed there. All windows and door ways into the basement/crawlspace have been blocked over with only 2 access areas provided for repairs to plumbing, electrical, and foundation for the upstairs living areas. As by the proof of the photos submitted to you, the sheetrock has been professionally refinished, lockdown hardwood flooring has been installed in all room except the kitchen, bathroom, and utility areas where ceramic tile has been installed. All interior doors have been replaced; new kitchen cabinets have been installed, as well as all broken or damaged windows. A current 2x6 fire resistant wall already separates the proposed duplex with a planned wall in the basement area and attic area as per the building codes.

Currently the area has 6 parking spaces while still maintaining the beauty of the building and its site. The block walls of the basement/crawlspace are currently under the process of having stucco applied to match the vinyl siding and add to the beauty of the building. This is along with the planned addition of a new roof with the removal of the unsightly and no longer used chimney and new gutters.

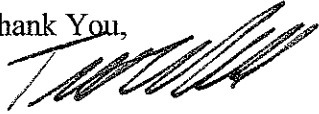
Being able to convert this currently structurally sound building into a duplex would not only help beautify the neighborhood, but also help the city of Knoxville as a whole. I already have one tenant who has agreed to sign a long term lease that is currently residing in Campbell Co. and works as a nurse walking distance from the building. This lady wants to become a resident of Knoxville, which will not only increase the tax base but also bring in an educated individual to the North Knoxville area. Also other professional individuals have contacted me about long term leases on the other proposed duplex.

The amount of traffic in and out of the lot will not increase more than a single family residence. With only a two bedroom unit and a one bedroom unit, it would be reasonable to assume that a single family dwelling with 3 bedrooms would produce the same amount

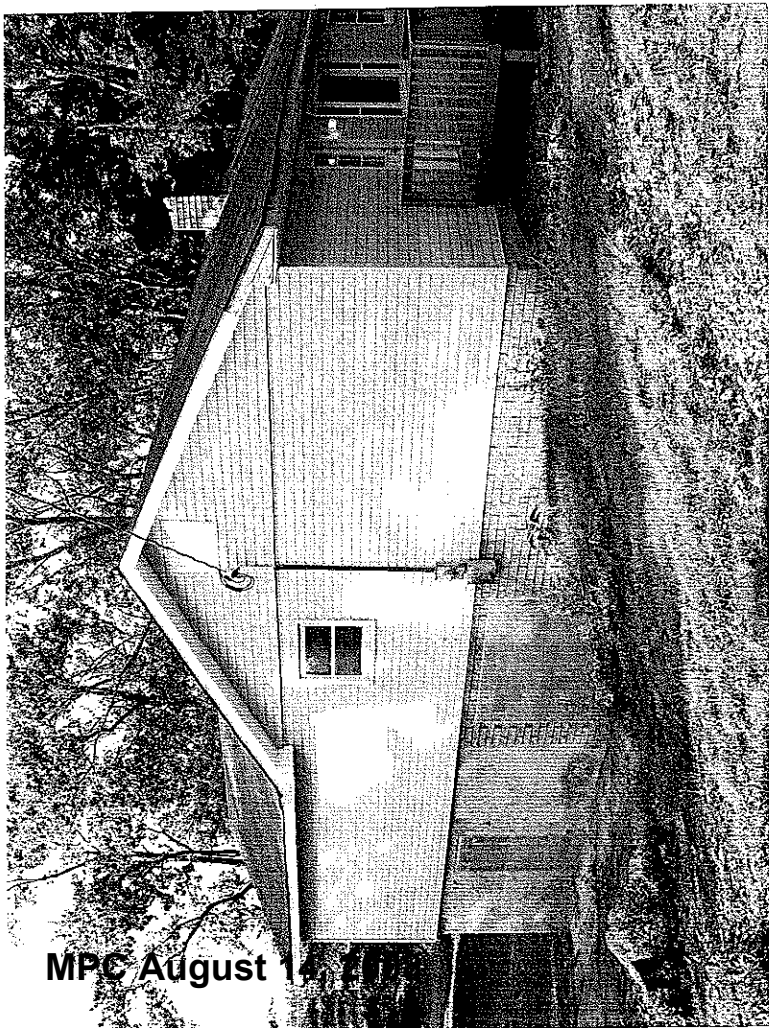
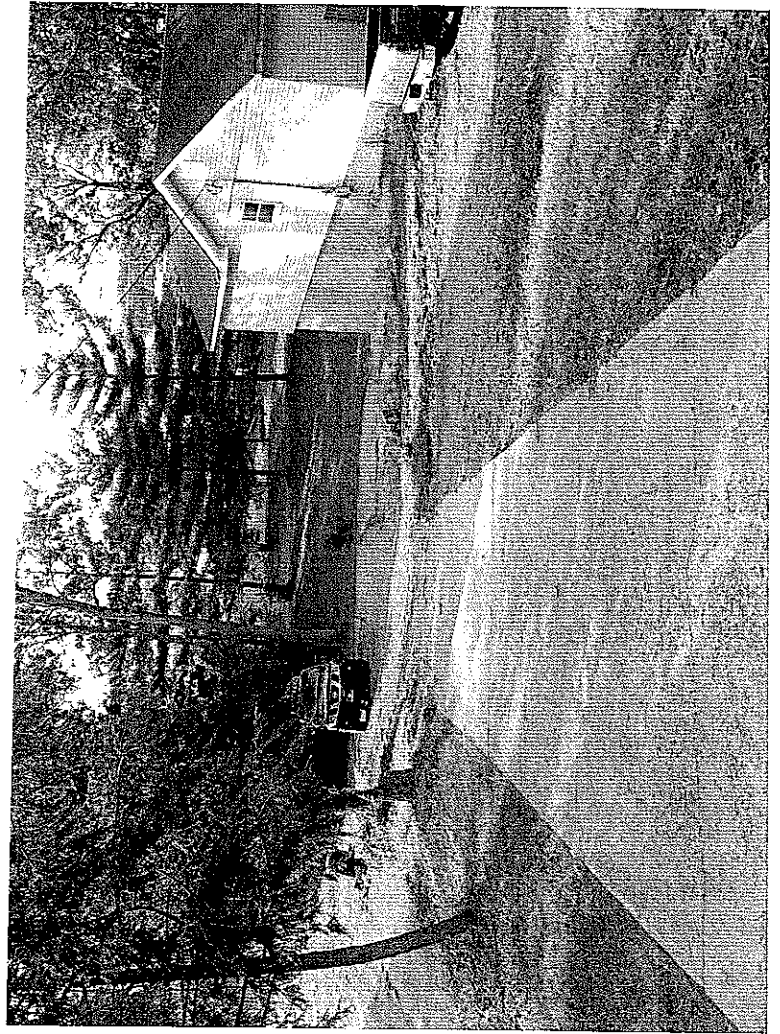
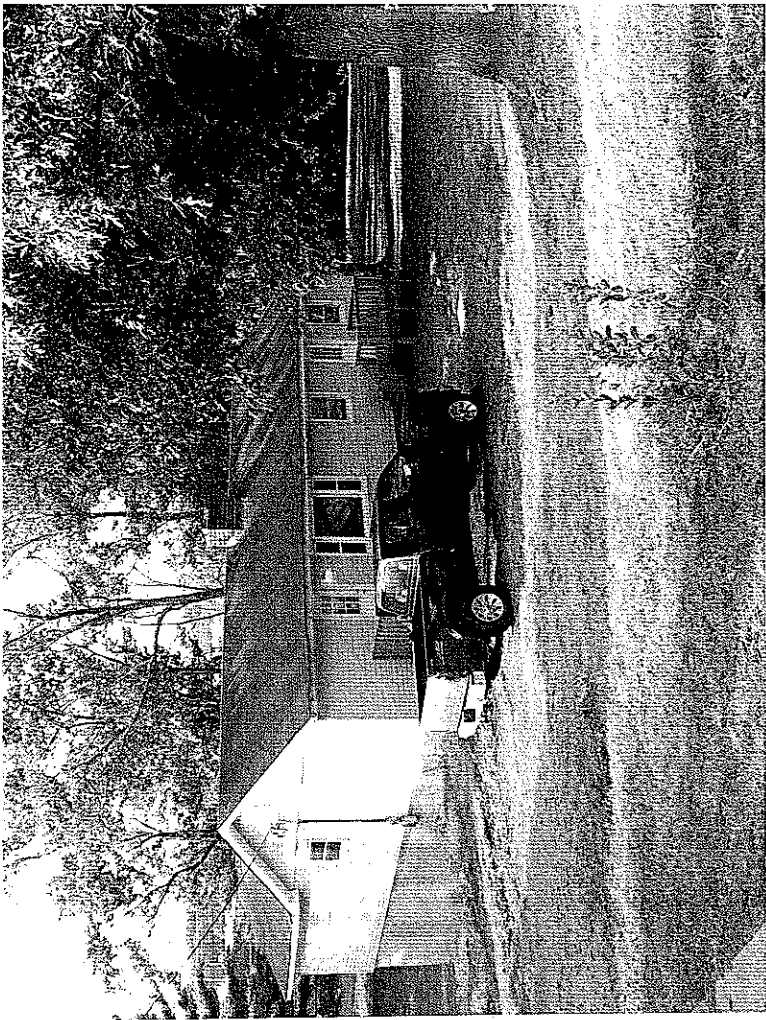
of traffic. Also the improvements already made to the lot and building has increased the value of not only the land itself, but those surrounding the area.

I sincerely appreciate your time in this matter and process. If I can be of any assistance please feel free to contact me at any time. I ask that you allow the conversion of this building into a duplex structure to both help hard working professional people and also the city of Knoxville.

Thank You,

A handwritten signature in black ink, appearing to read 'Trent W. Cross', written over a horizontal line.

Trent W. Cross, M.D.



MPC August 14, 2011

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