



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

▶ **FILE #:** 12-C-08-UR

AGENDA ITEM #: 47

AGENDA DATE: 12/11/2008

▶ **APPLICANT:** RALPH SMITH / PROFESSIONAL LAND SYSTEMS

OWNER(S): KCDC

TAX ID NUMBER: 82 N B 024 & PART OF 025

JURISDICTION: City Council District 6

▶ **LOCATION:** Northwest side of Louise Ave., northeast of S. Chestnut St.

▶ **APPX. SIZE OF TRACT:** 12675 square feet

SECTOR PLAN: East City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Louise Ave., a local street with a 25' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Williams Creek

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Duplex

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Used car dealership & night club / C-3 (General Commercial)

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

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

West: Proposed duplexes / R-1A (Low Density Residential) & C-3 (General Commercial)

NEIGHBORHOOD CONTEXT: This property is located in an area with a mix of commercial and residential uses developed under R-1, R-1A and C-3 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a duplex in the R-1 & R-1A zoning districts, subject to the following 5 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. Obtaining a variance from the Knoxville Board of Zoning Appeals to reduce the minimum duplex lot area from 15,000 sq. ft. to 12,675 sq. ft. (12-H-08-VA).

With the conditions noted, this request meets the requirements for approval of a duplex in the R-1/R-1A 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 & R-1A (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 contains 12,675 square feet. The applicant has requested a variance to reduce the minimum lot area for a duplex from the Knoxville Board of Zoning Appeals, and this variance is scheduled to be heard on 12/18/08. Each unit fronts along Louise Ave. The applicant is proposing to provide 2 off-street parking spaces for each unit. Those parking spaces will be accessed from the 15' wide alley located along the rear of the property.

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, with the approval of the lot size variance.

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. The current R-1A zoning permits duplexes by right.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

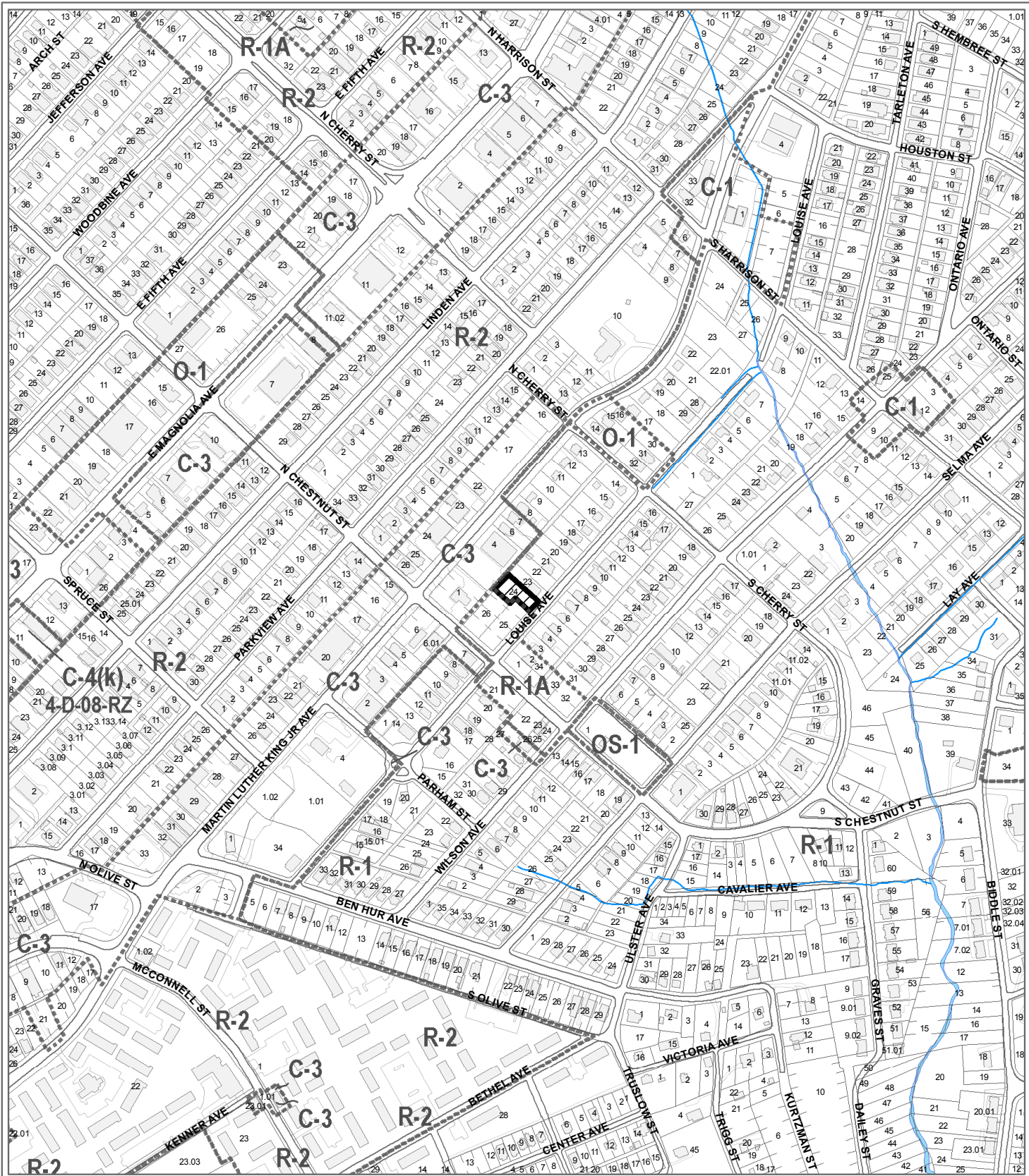
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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)

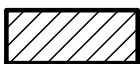
Schools affected by this proposal: Sarah Moore Greene Elementary, Vine Middle, and Austin East High.

- 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.



**12-C-08-UR
USE ON REVIEW**



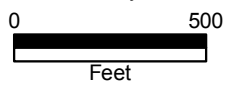
Duplex in R-1 (Low Density Residential) & R-1A (Low Density Residential)

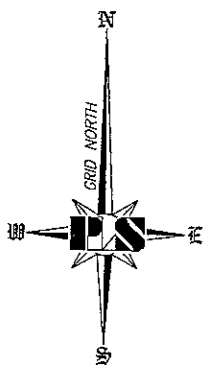
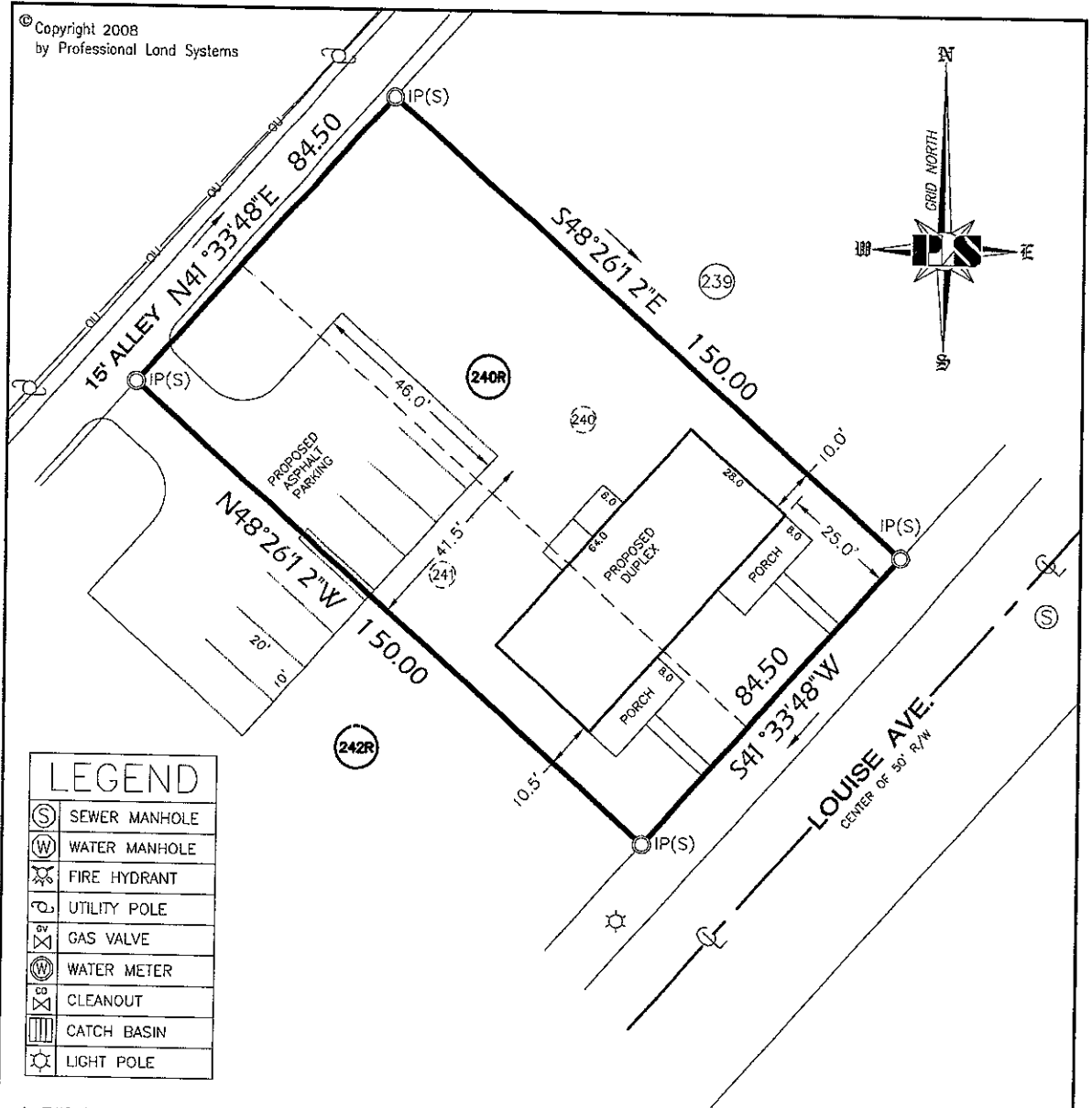
Original Print Date: 11/24/2008
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Ralph Smith / Professional Land Systems

Map No: 82
 Jurisdiction: City





LEGEND	
	SEWER MANHOLE
	WATER MANHOLE
	FIRE HYDRANT
	UTILITY POLE
	GAS VALVE
	WATER METER
	CLEANOUT
	CATCH BASIN
	LIGHT POLE

1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. SIGNIFICANT OBSERVABLE EVIDENCE OF UTILITIES IS SHOWN OTHER UTILITIES MAY EXIST AND NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF ANY UTILITIES WHICH ARE NOT VISIBLE FROM THE SURFACE.
3. SUBJECT TO UTILITY & DRAINAGE EASEMENTS OF 5' INSIDE INTERIOR LOT LINES; 10' INSIDE EXTERIOR LOT LINES AND ROADS

12-C-08-UR

11/3/08

CLIENT:
KCDC



SITE PLAN 240R EAST END ADDITION RESUB. PLAT PENDING	
COUNTY: KNOX DISTRICT: 1 CITY: KNOXVILLE WARD: 14	DATE: 10-27-2008 SCALE: 1"=30' DRAWN BY: NDF
Ned D. Ferguson, R.L.S. 205 Lamar Ave Clinton, TN 37716 Phone: (865) 457-4606 Fax: (888) 232-8718	
Professional Land Systems www.PLSurvey.com	
Quality and Innovation through Technology	

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon. This is to certify that the described property is not located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.