

▶ **FILE #:** 2-I-07-UR **AGENDA ITEM #:** 59
 POSTPONEMENT(S): 2/8, 4/12, 10/11-2/14/08 **AGENDA DATE:** 3/13/2008

▶ **APPLICANT:** **SHELIA PROFFITT**
 OWNER(S): SHELIA PROFFITT

TAX ID NUMBER: 69 E B 03101
 JURISDICTION: City Council District 4
 ▶ **LOCATION:** **North side of Mineral Springs Av., east of Whittle Springs Rd.**
 ▶ **APPX. SIZE OF TRACT:** **2.82 acres**
 SECTOR PLAN: East City
 GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)
 ACCESSIBILITY: Access is via Mineral Springs Ave., a local street with 18' of pavement within a 40' right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: First Creek

▶ **ZONING:** **RP-1 (Planned Residential) & O-1 (Office, Medical & Related Services)**
 ▶ **EXISTING LAND USE:** **Vacant land**
 ▶ **PROPOSED USE:** **1 detached dwelling**
 .34 du/ac
 HISTORY OF ZONING: The property was zoned RP-1 @ 1du/ac in 2006
 SURROUNDING LAND USE AND ZONING: North: Vacant land / C-6 commercial
 South: Detached dwellings / O-1 office & RP-1 residential
 East: Detached dwellings / RP-1 residential
 West: Detached dwellings / RP-1 residential
 NEIGHBORHOOD CONTEXT: This steeply sloping wooded site is part of an older residential area that has been redeveloping with office uses under RP-1 and O-1 zoning.

STAFF RECOMMENDATION:

- ▶ **APPROVE the request for one detached dwelling on this 2.82 acre site as shown on the development plan subject to 6 conditions**
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
 2. Eastablishing a front, side and rear building setbacks in conformance with the requirements of the Knoxville Zoning Ordinance
 3. Meeting all applicalbe requirements of the Knoxville Engineering Dept.
 4. Review and approval of a detailed grading and drainage plan for the entire site, including the O-1zoned area, prior to commencing any grading on this site
 5. Connection to sanitary sewer and meeting all other applicalbe requirements of the Knox County Health Dept
 6. A revised site pplan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to the issuance of any grading or building permits

COMMENTS:

The applicant is requesting a use on review to permit one house on a this 2.82 acre site that is located on the north side of Mineral Springs Av. Access to the house is shown to be from a driveway that will be contained on this site. With the grading required for the construction of the house, driveway and other potential development on the O-1 zoned property to the south, staff has concerns regarding the storm drainage from this site. Due to a lack adequate ditches or other drainage facilities, area residents have stated that storm drainage in the area is already a problem in the vicinity of this site. Staff will require that a detailed grading and drainage plan be reviewed and approved by the Knoxville Engineering Dept. prior to the commencement of any grading on this site. At the time this property was rezoned to PR (Planned Residential) in 2006, staff noted that the site was very steep. Development of a site as steep as this should only be done after thorough study of the potential impacts are completely understood by all concerned.

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

1. The proposed detached dwelling will have no impact on schools and streets.
2. With the control of the storm drainage, development of this site as proposed should have little impact on the surrounding properties.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed dwelling is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in is 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 any additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

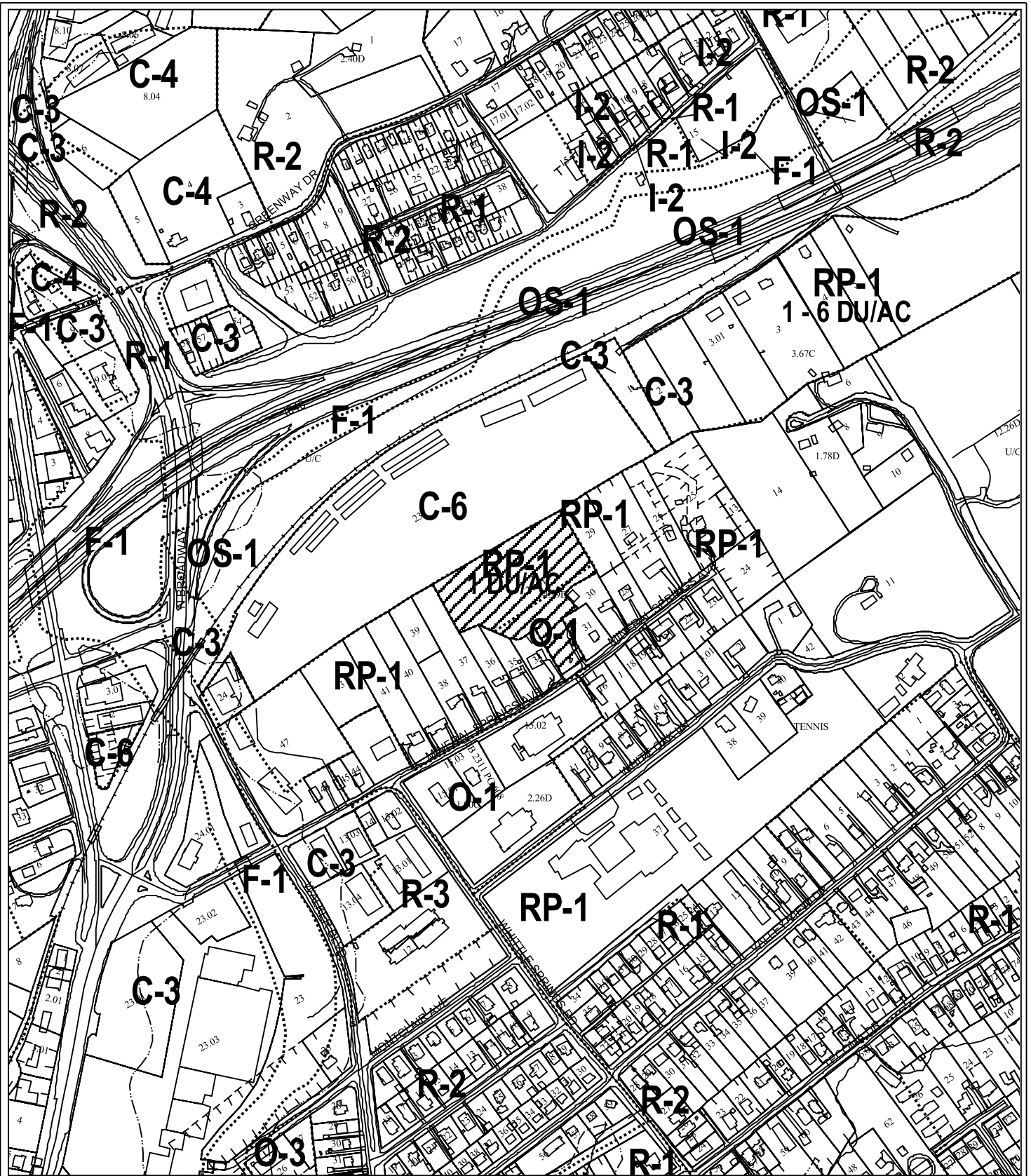
1. The North City Sector Plan identifies this property as low density residential.

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)

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.



2-I-07-UR
 USE ON REVIEW

 3 detached dwellings in RP-1 (Planned Residential) & O-1 (Office, Medical & Related Services)

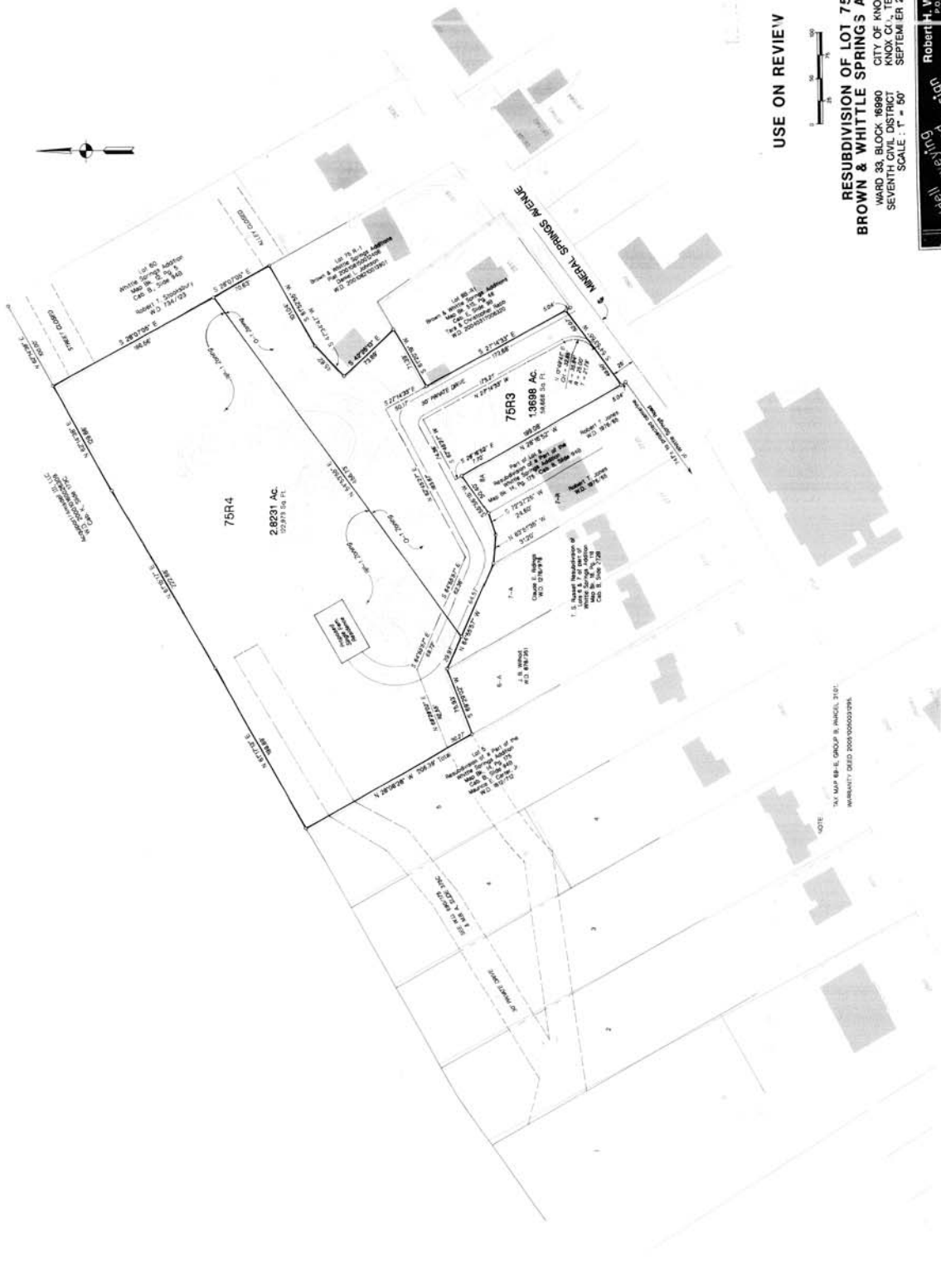
Original Print Date: 01/23/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Shelia Proffitt

Map No: 69

Jurisdiction: City





USE ON REVIEW



**RESUBDIVISION OF LOT 75 R-2
BROWN & WHITTLE SPRINGS ADDITONS**
WARD 33, BLOCK 16980
CITY OF KNOXVILLE
SEVENTH CIVIL DISTRICT
KNOX CO., TENNESSEE
SCALE: 1" = 50'
SEPTEMBER 22, 2006

Robert H. Waddell
Professional Surveyor
P.O. Box 11122
Knoxville, TN 37911
PHONE 629-5379

NOTE:
TAX MAP 68-E, GROUP B, PARCEL 2107,
WARRANTY DEED 20050060329A.