



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

▶ **FILE #:** 2-F-09-UR **AGENDA ITEM #:** 50  
POSTPONEMENT(S): 2/12/2009-3/12/2009 **AGENDA DATE:** 4/9/2009

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

TAX ID NUMBER: 122 D F 5 & 6.02

JURISDICTION: County Commission District 9

▶ **LOCATION:** West side of Spruce Dr., north of Edington Rd.

▶ **APPX. SIZE OF TRACT:** 20250 square feet

SECTOR PLAN: South City

GROWTH POLICY PLAN: Urban Growth Area (Outside City Limits)

ACCESSIBILITY: Access is via Spruce Dr., a local street with a 18' pavement width within a 40' right-of-way (adjacent to railroad right-of-way).

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Goose Creek

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Duplex residential units

8.696 du/ac

HISTORY OF ZONING: None noted

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

South: Residences / RA (Low Density Residential)

East: Railroad right-of-way & warehouse / I-4 (Heavy Industrial)

West: Residences / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: This property is located in a primarily low density residential area developed under RA zoning directly to the west of a railroad right-of-way and industrial area.

**STAFF RECOMMENDATION:**

▶ **APPROVE the development plan for up to 2 duplexes with each duplex on an individual lot, subject to the following 5 conditions:**

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.
3. Vehicular access for this development shall only be by the shared access driveway designated on the approved development plan.
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Prior to issuance of any building permit, providing documentation to Planning Commission Staff that a shared access easement has been recorded for the shared access driveway approved for this development.

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

**COMMENTS:**

The applicant is proposing to construct two duplexes on adjoining parcels zoned RA (Low Density Residential). Under the RA zoning regulations, duplexes may be considered as a use permitted on review. The minimum lot size for a duplex in the RA zoning district is 12,000 square feet. Since the two subject parcels are both only 10,125 square feet, the applicant needed to obtain variances from the Knox County Board of Zoning Appeals to reduce the required lot size for both duplexes in order to proceed with this request. The Knox County Board of Zoning Appeals approved the variance requests on March 25, 2009.

While there are two existing lots involved with this development, due to sight distance constraints, the site plan has been revised with a proposed shared access drive that is located to maximize sight distance in both directions along Spruce Dr.

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

1. The proposed duplexes 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 duplexes are 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 with the approved variances. 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 approved lot size variances.

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

1. The South City Sector proposes low density residential uses for this site. While the proposed density of 8.69 du/ac exceeds the low density designation, the minimum lot size requirement in the RA zoning district for a duplex allows a higher density. The density was also increased by the approval of the variances by the Knox County Board of Zoning Appeals.
2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan

**ESTIMATED TRAFFIC IMPACT 53 (average daily vehicle trips)**

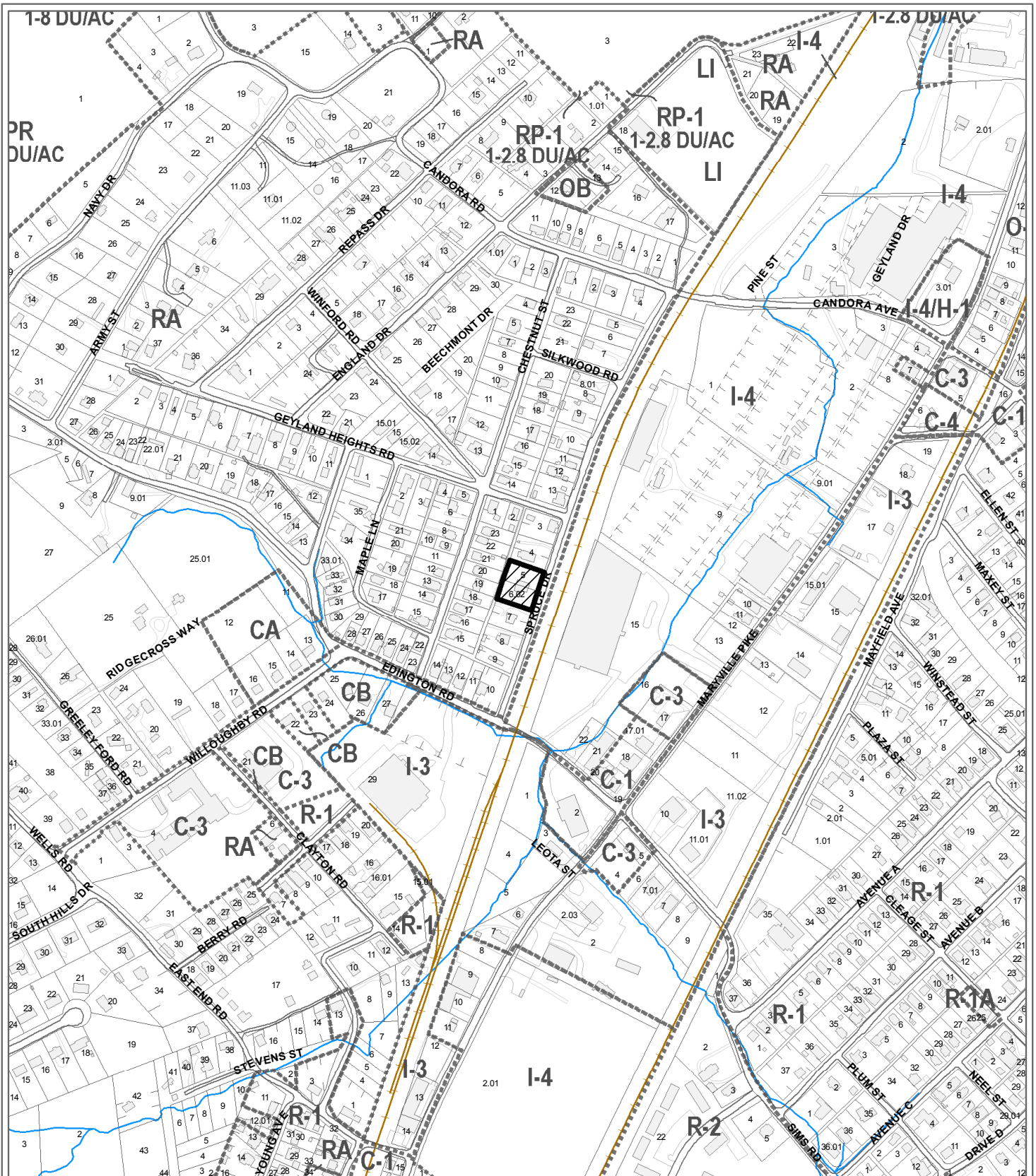
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public and private school children, ages 5-18 years)**

Schools affected by this proposal: Mount Olive Elementary, South-Doyle Middle, and South-Doyle 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 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.



**2-F-09-UR  
USE ON REVIEW**



Duplex residential units in RA (Low Density Residential)

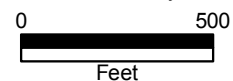
Original Print Date: 1/23/2009  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Revised:

Petitioner: Proffitt, Sheila

Map No: 122

Jurisdiction: County



# Spruce Dr. Duplex for Sheila Proffitt Spruce Drive (Lot 5 & 6) Knoxville, TN 37920

**OWNERS**  
P.O. Box 23233  
1111 England Drive  
Knoxville, TN 37920  
PHONE: (615) 574-534  
E-MAIL: sheilaproffitt@aol.com

**ARCHITECT**  
Odle & Young Architects, Inc.  
545 Westport Avenue  
Knoxville, Tennessee 37920  
CONTACT: Jim Odle  
PHONE: (615) 522-2500  
FAX: (615) 522-5596  
E-MAIL: info@odleyoung.com

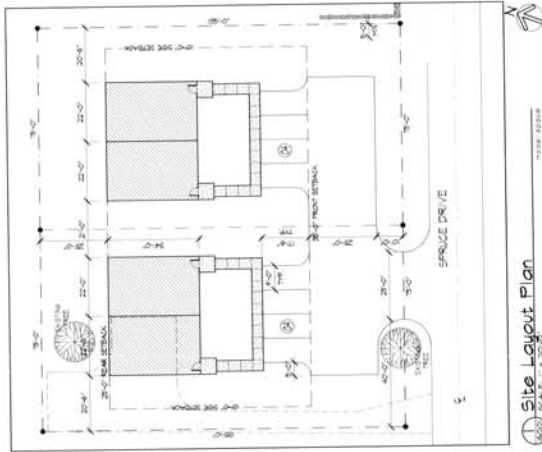
- DRAWINGS INDEX**
- 5001 Project Information & Site Plan
  - 5002 Residential Notes
  - A01 Duplex Floor Plan, Foundation, Framing & Utility Plan
  - A02 Building Elevations, Sections & Details

**FACILITY AND CODE COMPLIANCE INFORMATION**

- |   |  |
|---|--|
| <b>PANEL DESCRIPTION</b>                | Panel 5: 22220008  |
| <b>PROPERTY ZONE</b>                    | RA   |
| <b>PERMIT SIZE</b>                      | 78'-0" x 107'-0"   |
| <b>BUILDING SQUARE FOOTAGE</b>          | 148 sq. ft. (148 sq. ft. per unit @ 74 sq. ft. per unit) |
| <b>FLOOR LEVELS</b>                     | 01   |
| <b>CONSTRUCTION CLASSIFICATION</b>      | 2-208  |
| <b>CONSTRUCTION CLASSIFICATION</b>      | 2-208  |
| <b>ASSEMBLY OCCUPANCY</b>               | RESIDENTIAL  |
| <b>GROUND LOAD</b>                      | 200 psf (1) 30 psf (2) 30 psf (3) 30 psf                 |
| <b>WIND WINDS</b>                       | 30 mph   |
| <b>SEISMICITY LUMINATION</b>            | None   |
| <b>MINIMUM TRAVEL DISTANCE TO DRIVE</b> | 1'-0"  |
| <b>FIRE EXITS</b>                       | 1 - AND, DR. GARAGE                                      |

**ABBREVIATIONS**

- |    |                    |    |                 |    |              |
|----|--------------------|----|-----------------|----|--------------|
| AL | ALUMINUM           | AT | ASBESTOS        | BR | BRICK        |
| AS | ASBESTOS           | CC | CONCRETE        | BT | BRASS        |
| AW | AWNING             | CD | CEILING         | CH | CHINA GLASS  |
| BA | BALCONY            | CG | CORNER          | CL | CLADDING     |
| BC | BRICK              | CP | CORNER POST     | CM | COMMON       |
| BD | BRICK DORMER       | CS | CORNER STAIR    | CN | COMMON       |
| BE | BELLY              | CT | CORNER TRIM     | CP | CORNER POST  |
| BF | BELLY FEED         | CV | CONCRETE VENEER | CR | CORNER RAIL  |
| BG | BELLY GUTTER       | CH | CHINA GLASS     | CS | CORNER STAIR |
| BH | BELLY HOLE         | CM | COMMON          | CT | CORNER TRIM  |
| BI | BELLY INLET        | CN | COMMON          | CP | CORNER POST  |
| BJ | BELLY JOIST        | CS | CORNER STAIR    | CR | CORNER RAIL  |
| BK | BELLY KICK         | CV | CONCRETE VENEER | CT | CORNER TRIM  |
| BL | BELLY LAMP         | CM | COMMON          | CP | CORNER POST  |
| BM | BELLY MOUNT        | CN | COMMON          | CR | CORNER RAIL  |
| BN | BELLY NAIL         | CV | CONCRETE VENEER | CT | CORNER TRIM  |
| BO | BELLY OILING       | CM | COMMON          | CP | CORNER POST  |
| BP | BELLY PANEL        | CN | COMMON          | CR | CORNER RAIL  |
| BQ | BELLY QUOTE        | CV | CONCRETE VENEER | CT | CORNER TRIM  |
| BR | BELLY RAIL         | CM | COMMON          | CP | CORNER POST  |
| BS | BELLY SHED         | CN | COMMON          | CR | CORNER RAIL  |
| BT | BELLY TIE          | CV | CONCRETE VENEER | CT | CORNER TRIM  |
| BV | BELLY VENT         | CM | COMMON          | CP | CORNER POST  |
| BW | BELLY WALL         | CN | COMMON          | CR | CORNER RAIL  |
| BX | BELLY X-CUT        | CV | CONCRETE VENEER | CT | CORNER TRIM  |
| BY | BELLY YIELD        | CM | COMMON          | CP | CORNER POST  |
| BZ | BELLY ZONE         | CN | COMMON          | CR | CORNER RAIL  |
| CA | CERAMIC TILE       | CV | CONCRETE VENEER | CT | CORNER TRIM  |
| CB | CERAMIC BRICK      | CM | COMMON          | CP | CORNER POST  |
| CC | CONCRETE           | CN | COMMON          | CR | CORNER RAIL  |
| CD | CERAMIC DOME       | CV | CONCRETE VENEER | CT | CORNER TRIM  |
| CE | CERAMIC ENAMEL     | CM | COMMON          | CP | CORNER POST  |
| CF | CERAMIC FINISH     | CN | COMMON          | CR | CORNER RAIL  |
| CG | CERAMIC GLASS      | CV | CONCRETE VENEER | CT | CORNER TRIM  |
| CH | CERAMIC HINGE      | CM | COMMON          | CP | CORNER POST  |
| CI | CERAMIC INSULATION | CN | COMMON          | CR | CORNER RAIL  |
| CJ | CERAMIC JACKET     | CV | CONCRETE VENEER | CT | CORNER TRIM  |
| CK | CERAMIC KICK       | CM | COMMON          | CP | CORNER POST  |
| CL | CERAMIC LAMP       | CN | COMMON          | CR | CORNER RAIL  |
| CM | CERAMIC MOUNT      | CV | CONCRETE VENEER | CT | CORNER TRIM  |
| CN | CERAMIC NAIL       | CM | COMMON          | CP | CORNER POST  |
| CO | CERAMIC OILING     | CN | COMMON          | CR | CORNER RAIL  |
| CP | CERAMIC PANEL      | CV | CONCRETE VENEER | CT | CORNER TRIM  |
| CQ | CERAMIC QUOTE      | CM | COMMON          | CP | CORNER POST  |
| CR | CERAMIC RAIL       | CN | COMMON          | CR | CORNER RAIL  |
| CS | CERAMIC SHED       | CV | CONCRETE VENEER | CT | CORNER TRIM  |
| CT | CERAMIC TIE        | CM | COMMON          | CP | CORNER POST  |
| CU | CERAMIC UNIT       | CN | COMMON          | CR | CORNER RAIL  |
| CV | CONCRETE VENEER    | CM | COMMON          | CP | CORNER POST  |
| CW | CERAMIC WALL       | CN | COMMON          | CR | CORNER RAIL  |
| CX | CERAMIC X-CUT      | CV | CONCRETE VENEER | CT | CORNER TRIM  |
| CY | CERAMIC YIELD      | CM | COMMON          | CP | CORNER POST  |
| CZ | CERAMIC ZONE       | CN | COMMON          | CR | CORNER RAIL  |



- SITE PLAN NOTES**
1. BASELINE INFORMATION: SURVEYING INFORMATION AND SITE DATA SHALL BE BASED ON THE SURVEYING INFORMATION PROVIDED BY THE OWNER AND THE SURVEYOR'S RECORD DRAWINGS AND PLANS. THE SURVEYOR'S RECORD DRAWINGS AND PLANS SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
  2. ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE DETERMINED BY THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE FOR THE UTILITIES.
  3. ALL UTILITIES SHALL BE LOCATED AND DEPTH SHALL BE DETERMINED BY THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE FOR THE UTILITIES.
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**GENERAL NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCES AND THE CITY OF KNOXVILLE DEPARTMENT OF PUBLIC WORKS PERMITS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCES AND THE CITY OF KNOXVILLE DEPARTMENT OF PUBLIC WORKS PERMITS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE.
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**OWNER'S REPRESENTATION:** THE OWNER REPRESENTS THAT THE SITE IS FREE FROM ALL ENCLINING INTERESTS AND THAT THE OWNER HAS OBTAINED ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE.

**ARCHITECT'S REPRESENTATION:** THE ARCHITECT REPRESENTS THAT THE DRAWINGS AND PLANS ARE PREPARED IN ACCORDANCE WITH THE CITY OF KNOXVILLE ZONING ORDINANCES AND THE CITY OF KNOXVILLE DEPARTMENT OF PUBLIC WORKS PERMITS. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF KNOXVILLE.



**ODLE & YOUNG ARCHITECTS, INC.**  
1345 WASHINGTON AVENUE  
KNOXVILLE, TN 37920  
TEL: (615) 522-2500  
FAX: (615) 522-5596  
WWW.ODLEYOUNG.COM

**Spruce Drive  
Duplex Residences  
Lots 5 & 6  
1311 Spruce Drive  
Knoxville, Tennessee 37920**

DATE	03-24-2009
DATE	03-24-2009
DATE	03-24-2009
DATE	03-24-2009
DATE	03-24-2009
DATE	03-24-2009
DATE	03-24-2009
DATE	03-24-2009

PROJECT #	000209
PROJECT NAME	Spruce St Duplex
PROJECT TYPE	RESIDENTIAL
PROJECT LOCATION	1311 SPRUCE DRIVE
PROJECT DATE	03/24/09
PROJECT DRAWN BY	J. ODLE
PROJECT CHECKED BY	J. ODLE
PROJECT DATE	03/24/09





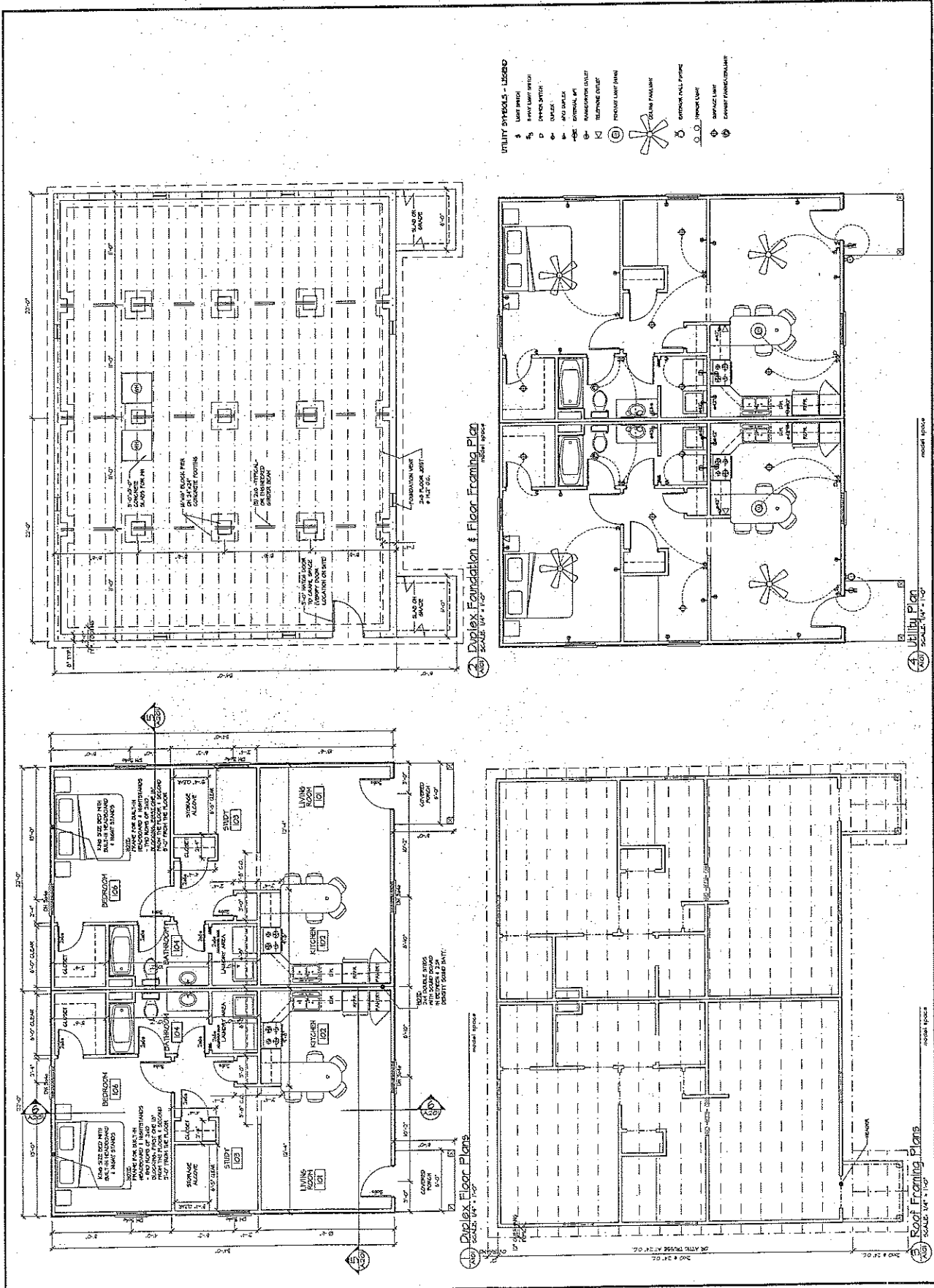


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 1545 Western Ave.  
 Knoxville, TN 37921  
 865-523-0266 Fax  
 www.oyarchitects.com

**ODLE & YOUNG ARCHITECTS, INC.**

**Duplex Residences**  
 Lots 5 & 6  
 1911 Spruce Drive  
 Knoxville, Tennessee 37920

NO. 1	DATE	ISSUE FOR
NO. 2	DATE	ISSUE FOR
NO. 3	DATE	ISSUE FOR
NO. 4	DATE	ISSUE FOR
NO. 5	DATE	ISSUE FOR
NO. 6	DATE	ISSUE FOR
NO. 7	DATE	ISSUE FOR
NO. 8	DATE	ISSUE FOR
NO. 9	DATE	ISSUE FOR
NO. 10	DATE	ISSUE FOR
NO. 11	DATE	ISSUE FOR
NO. 12	DATE	ISSUE FOR
NO. 13	DATE	ISSUE FOR
NO. 14	DATE	ISSUE FOR
NO. 15	DATE	ISSUE FOR
NO. 16	DATE	ISSUE FOR
NO. 17	DATE	ISSUE FOR
NO. 18	DATE	ISSUE FOR
NO. 19	DATE	ISSUE FOR
NO. 20	DATE	ISSUE FOR



2-F-09-UR

2-F-09-UR

2-F-09-UR

February 27, 2009

Knoxville/Knox County Metropolitan Planning Commission  
ATTN: Thomas Brechko, AICP  
Suite 403, City/County Building  
400 Main Street  
Knoxville, TN 37902



RE: Duplexes in RA (Low Density Residential Zone/ Use on Review Application  
2-F-09-UR

Mr. Brechko

I am writing to address your concerns as stated in your letter of January 20, 2009 as today I am submitting a revised Use on Review concept. As you are already aware, I have submitted a variance request regarding the lot size that will be decided in the March 25<sup>th</sup> variance committee meeting Chaired by Commissioner Paul Pinkston, 9<sup>th</sup> District Commissioner. However, I would like to discuss the other items you listed in your letter.

I have enclosed three KGIS maps which help to illustrate my points. In item one of your letter you state that duplexes "...would be an inappropriate introduction of duplexes into a predominately detached single residential neighborhood." It is true that there aren't any duplexes presently in the area known as Geyland Heights. However, rather than building duplexes, it was the custom in this neighborhood which dates back to the early 1900's, that multiple dwellings were placed on one lot. I have circled six examples of multiple living structures on one lot within this neighborhood. Thus, the neighborhood maintains many instances where more than one family resides on one lot (see attachment A.) And, not only has the neighborhood lived under these conditions, this one lot/two home practice, these multiple homes in many instances exists on single lots where a single lot in Geyland Heights Subdivision is approximately 50 x 100 or 5000 square feet which is less than one-half of the size of my lots. In addition to this one lot/multiple homes practice, the neighborhood has allowed several homes to be divided into apartments.

Attachment B which again is a KGIS map of the Geyland Heights subdivision illustrates examples of three houses that have been divided into multi-unit apartments. On England Drive, two such houses exist, and on Spruce Drive, the road in which I hope to build, one house such house exists. In addition to the house on Spruce Drive being divided into an upstairs and downstairs apartment, it also possesses a second detached dwelling. Thus, the house on Spruce Drive has three residential dwellings on two lots with an approximate lot size square footage of 10,000 square feet. And lastly, there is the example of the development already located in the surrounding five block area. KGIS map



2-F-09-42

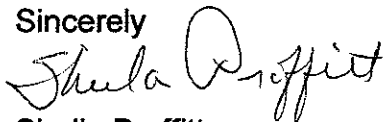
attachment labeled "C" illustrates the close proximity of the two large existing multistory apartment structures and the third project that has just gotten underway.

Points labeled one, two and four locate on attachment "C" illustrate the three large apartment and condominium developments in the immediate area of my proposed duplexes and the Geyland Heights Subdivision. Location one depicts the UT housing structure called "Trails End" which is made up of approximately ten or more three story building consisting 1, 2, 3 and 4 bedroom furnished apartments. The point labeled two are the Woodlands Condos located on both side of Cherokee Trail. The Woodlands consists of 1, 2 and 3 bedroom two story or greater condominium buildings. And the point labeled number 4 is the new developed started this month. In comparison to the Trails End and Woodlands, my one bedroom duplexes are far more low density than either of the structures. And then, there is the matter of the driveways and parking listed as item 4 and 5 in your letter.

As you can see from the revised drawings submitted today, I have changed my plans concerning the driveways and the parking. Due to the nature of the economy, I will be building each duplex as a single unit and/or project. Therefore, I will be utilizing the existing driveways and placing as the code requires four parking spaces at each structure. As a result, the difficulties that developed from the previous plan of one big driveway with two access points no longer exists. And finally, the setbacks on the site plan have been corrected on the revised Use of Review by Jim Odle to reflect the requirements of the RA zoning as listed in item 3 in your letter.

I am submitting all this to you respectfully requesting that you might reconsider your decision to deny my requested Use on Review and to allow me to go forward in the building of two one bedroom furnished duplexes pending the outcome of my lot size variance committee outcome as the community of Vestal and Knoxville in general is in great need of high quality one-bedroom living spaces such as the four units I hope to build.

Sincerely

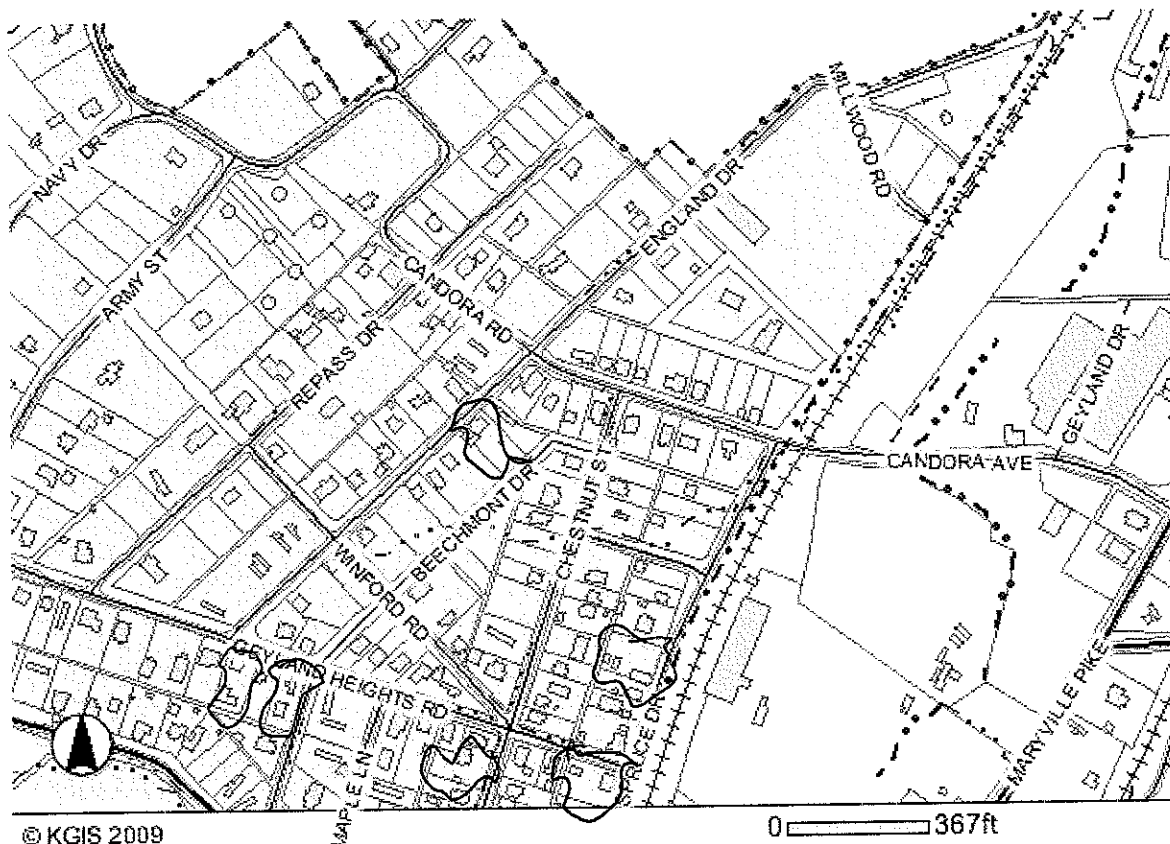


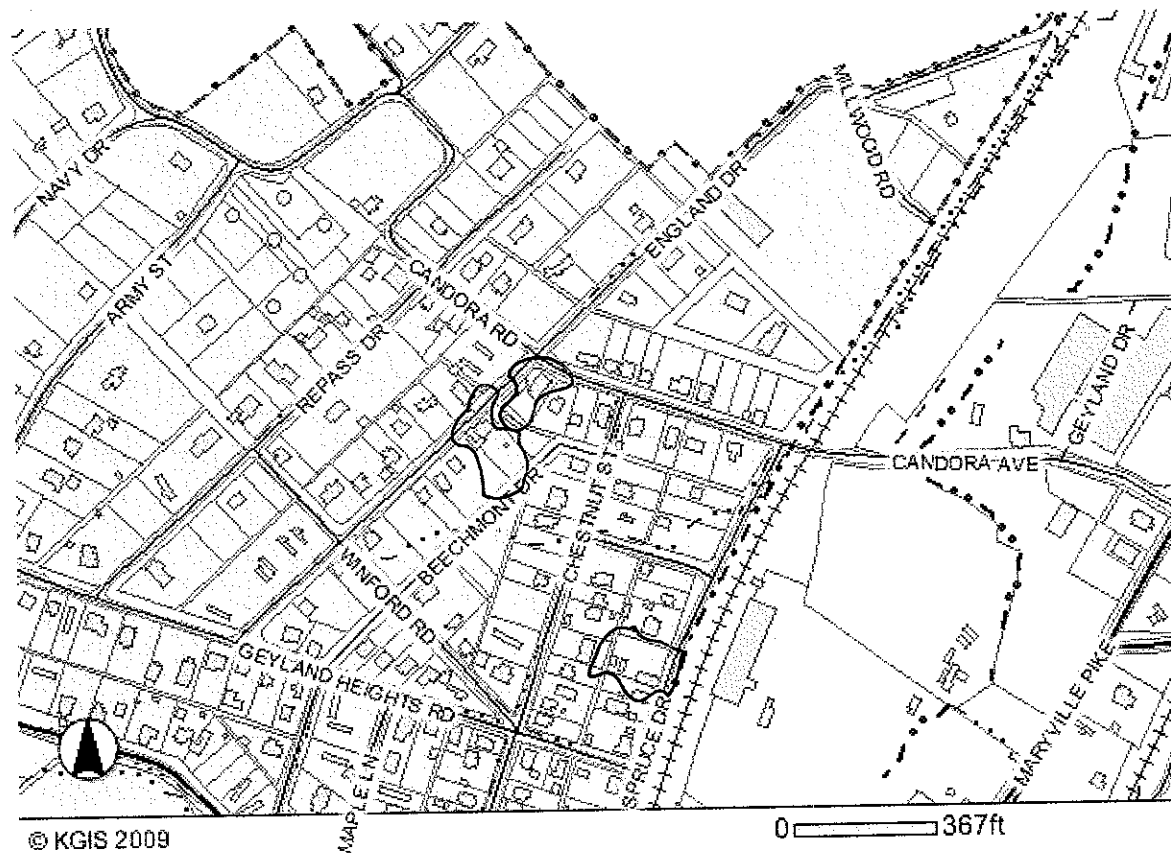
Sheila Proffitt  
PO Box 12922  
Knoxville, TN 37912-0922  
865-579-1514

Attachments (3)

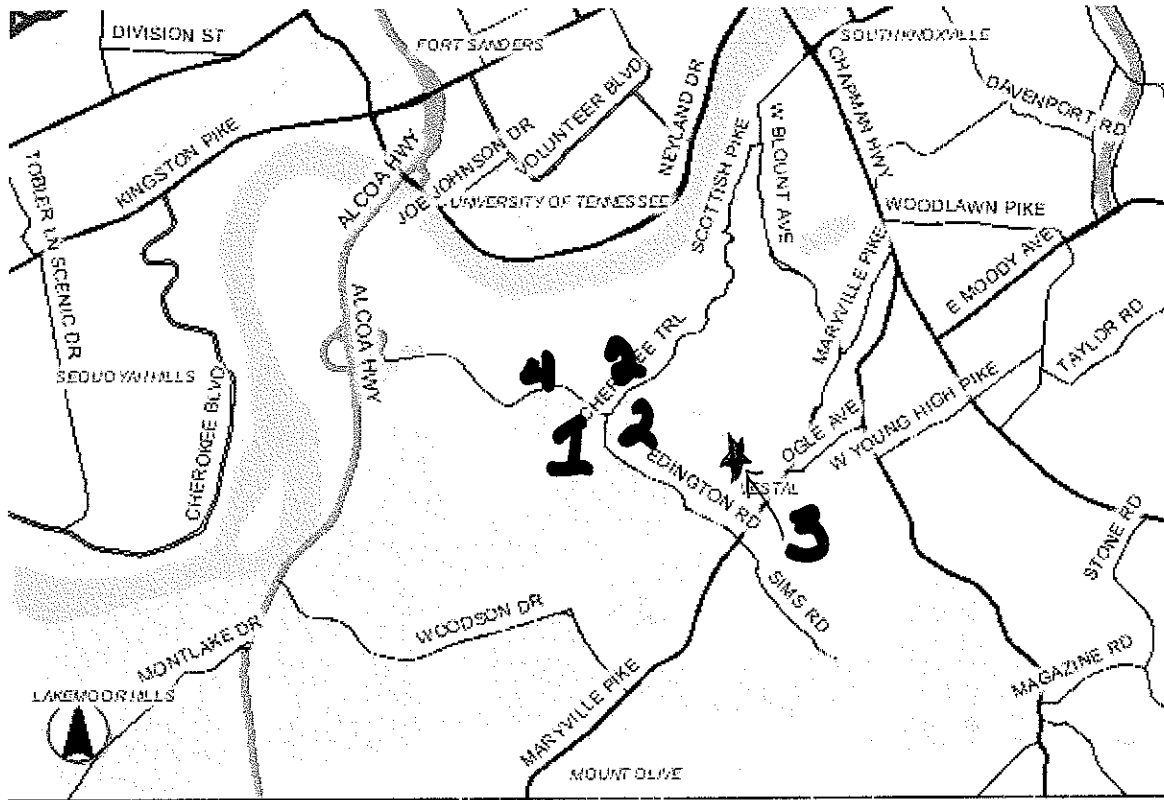
cc: Paul Pinkston, Commissioner 9<sup>th</sup> District  
J. Odle

"A"





"B"



“(C)”

1- UT Student Housing - Edington

1, 2, 3 + 4 bedroom apartments  
in 10 or more 3 ~~story~~ story Buildings.

2- Woodlands - Cherokee Trail

1, 2 + 3 bedroom Condo's  
10 or more 2 story Buildings.

3- My 2 lots on Spruce Drive

4- New Development underway.