



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

▶ **FILE #:** 12-D-08-UR **AGENDA ITEM #:** 50
 POSTPONEMENT(S): 12/11/2008 **AGENDA DATE:** 1/8/2009

▶ **APPLICANT:** SAMUEL ANDREW JOHNSON
 OWNER(S): SAMUEL ANDREW JOHNSON

TAX ID NUMBER: 123 F G 010
 JURISDICTION: City Council District 1
 ▶ **LOCATION:** Northwest side of Judith Dr., north of Grandin Dr.
 ▶ **APPX. SIZE OF TRACT:** 14000 square feet
 SECTOR PLAN: South City
 GROWTH POLICY PLAN: Urban Growth Area
 ACCESSIBILITY: Access is via Judith Dr., a local street with a 20' pavement width within a 40' right-of-way.
 UTILITIES: Water Source: Knoxville Utilities Board
 Sewer Source: Knoxville Utilities Board
 WATERSHED: Goose Creek

▶ **ZONING:** R-1 (Low Density Residential)
 ▶ **EXISTING LAND USE:** Vacant land
 ▶ **PROPOSED USE:** Duplex
 6.25 du/ac
 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: This property is located in an established low density detached residential neighborhood that has developed under the R-1 (Low Density Residential) zoning district.

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant's representative.

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. The subject parcel is approximately 14,000 square feet. The applicant must either obtain a variance to reduce the minimum lot area for a duplex from the Knoxville Board of Zoning Appeals or obtain additional square footage from adjoining property to meet the 15,000 square foot

minimum requirement. The site plan identifies two off-street parking spaces for each unit located in front of the duplex.

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: 1 (public and private school children, ages 5-18 years)

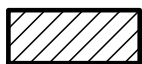
Schools affected by this proposal: Mooreland Heights Elementary, South-Doyle Middle, and South-Doyle High.

- 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 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.



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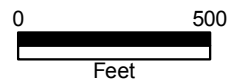


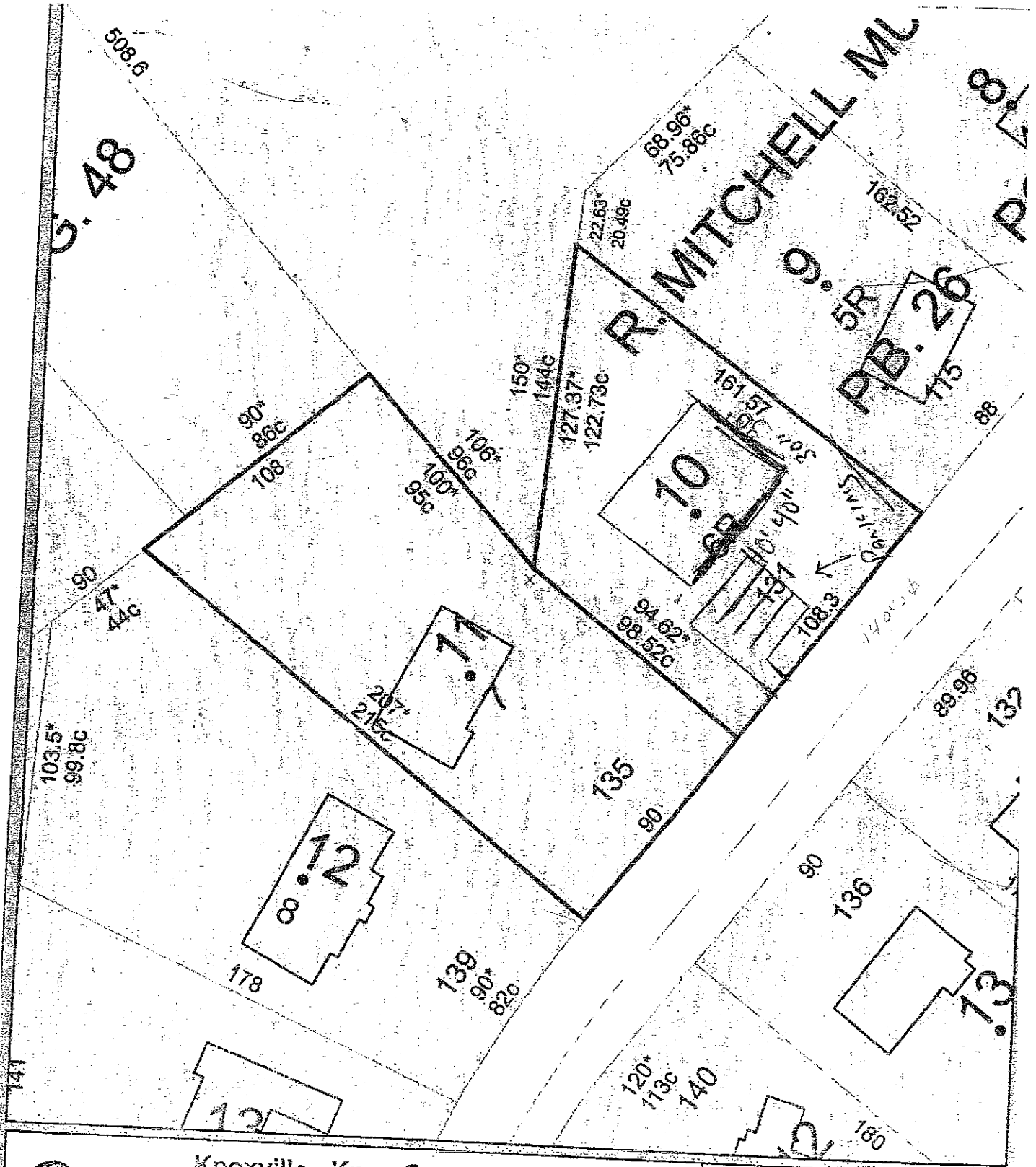
Duplex in R-1 (Low Density Residential)

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

Petitioner: Johnson, Samuel Andrew

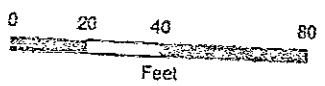
Map No: 123
Jurisdiction: City





Knoxville - Knox County - KUB
Geographic Information System

Parcels: 123FG011, 123FG010



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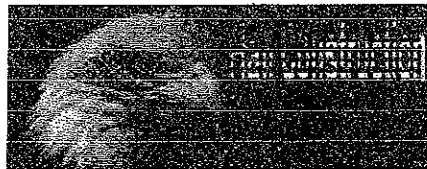
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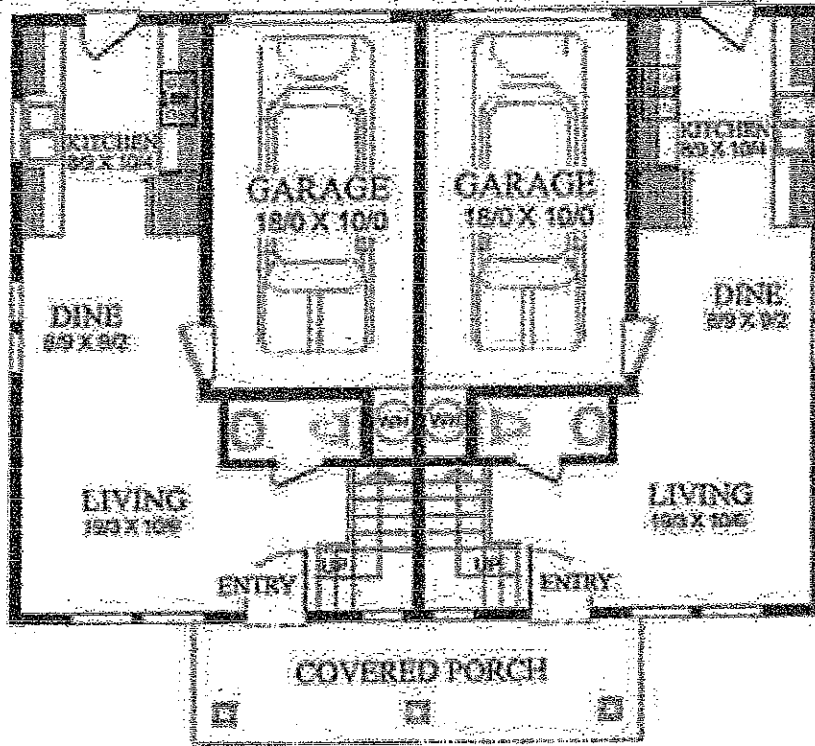
Levels: 2
Square Footage: 1970
Bedrooms: 3
Bedrooms: 1.5



Plan SUN-7090

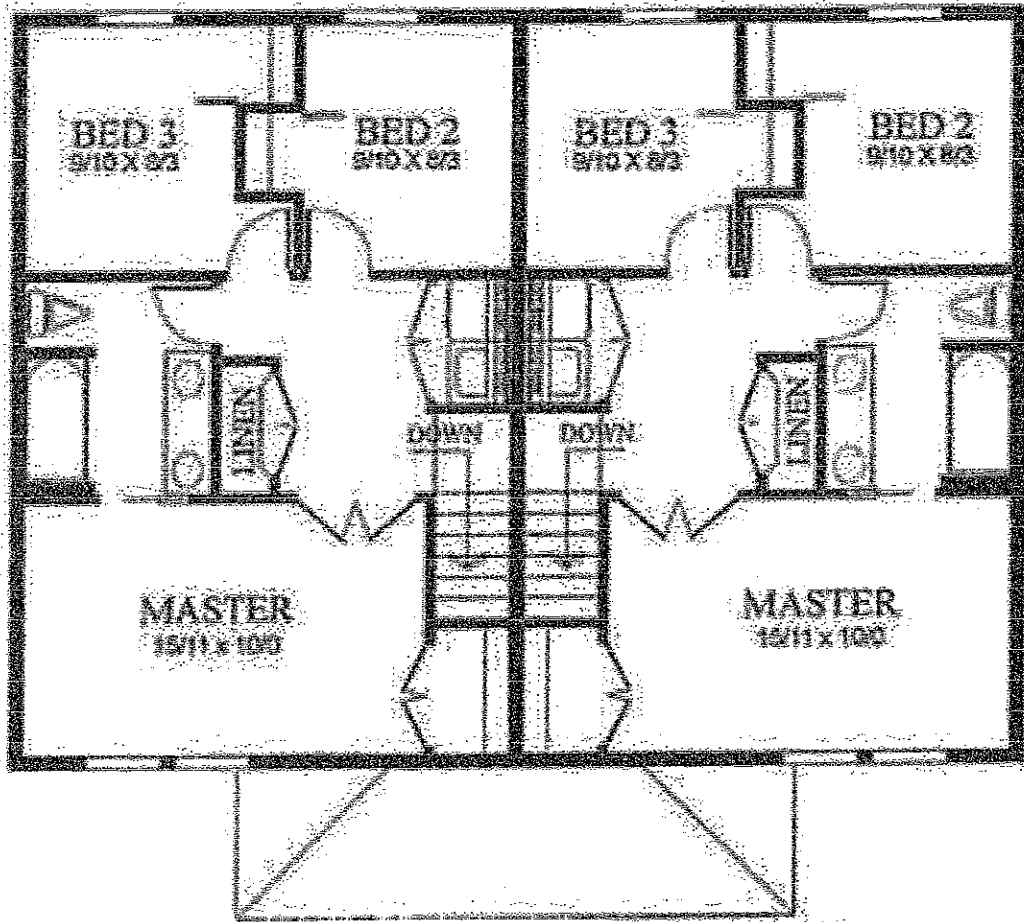
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MAIN FLOOR
402 SQ. FT. EA. SIDE

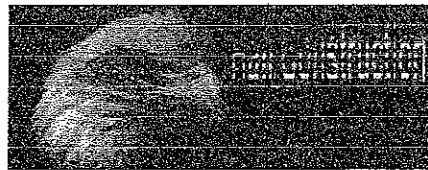


Plan SUN-7090

12-D-08-UR



UPPER FLOOR
583 SQ. FT. EA. SIDE



Plan SUN-7090