

▶ **FILE #:** 6-B-09-UR

AGENDA ITEM #: 47

AGENDA DATE: 6/11/2009

▶ **APPLICANT:** DAVID HATFIELD

OWNER(S): DAVID HATFIELD

TAX ID NUMBER: 93 I B 003

JURISDICTION: City Council District 3

▶ **LOCATION:** North side of Dewine Circle, southwest side of Dewine Rd.

▶ **APPX. SIZE OF TRACT:** 0.53 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Dewine Rd., a minor collector street with a 20' pavement width within a 50' right-of-way and Dewine Circle, a local street with a 17' pavement width within a 45' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Duplex
 2.53 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: The site is located in an area that is predominantly detached residential housing.

STAFF RECOMMENDATION:

▶ **DENY the request for a duplex on an individual lot within the R-1 (Low Density Residential) zoning district based on the following finding:**

1. The duplex is not compatible with the character of the neighborhood where it is proposed since it is located in the center of this established detached housing neighborhood.

COMMENTS:

The applicant is proposing to construct a duplex on a 0.53 acre (23,086 square feet) parcel located within the R-1 (Low Density Residential) zoning district. Under the R-1 zoning regulations, duplexes may be considered as a use permitted on review. The minimum lot size for a duplex in the R-1 zoning district is 15,000 square feet.

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.
3. The proposed duplex will have a negative impact on the neighborhood since it will introduce duplex development into an established detached housing neighborhood.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The duplex is not compatible with the character of the neighborhood (established detached housing) where it is proposed and therefore is not consistent with the general standards for uses permitted on review.
2. While the proposed development plan meets the lot area and dimensional requirements for a duplex, the access and parking layout does not comply with the recent changes to the Knoxville Zoning Ordinance regarding parking in the front yards. There is enough area on the property to develop a layout that would comply with the new standards.
3. A possible option available to the applicant is the resubdivision of the lot into two lots for the development of a detached residence on each.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest City Sector Plan identifies this property as low density residential which allows consideration of a density up to 5.99 du/ac. At a proposed density of 3.77 du/ac the proposed duplex is consistent with the Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 28 (average daily vehicle trips)

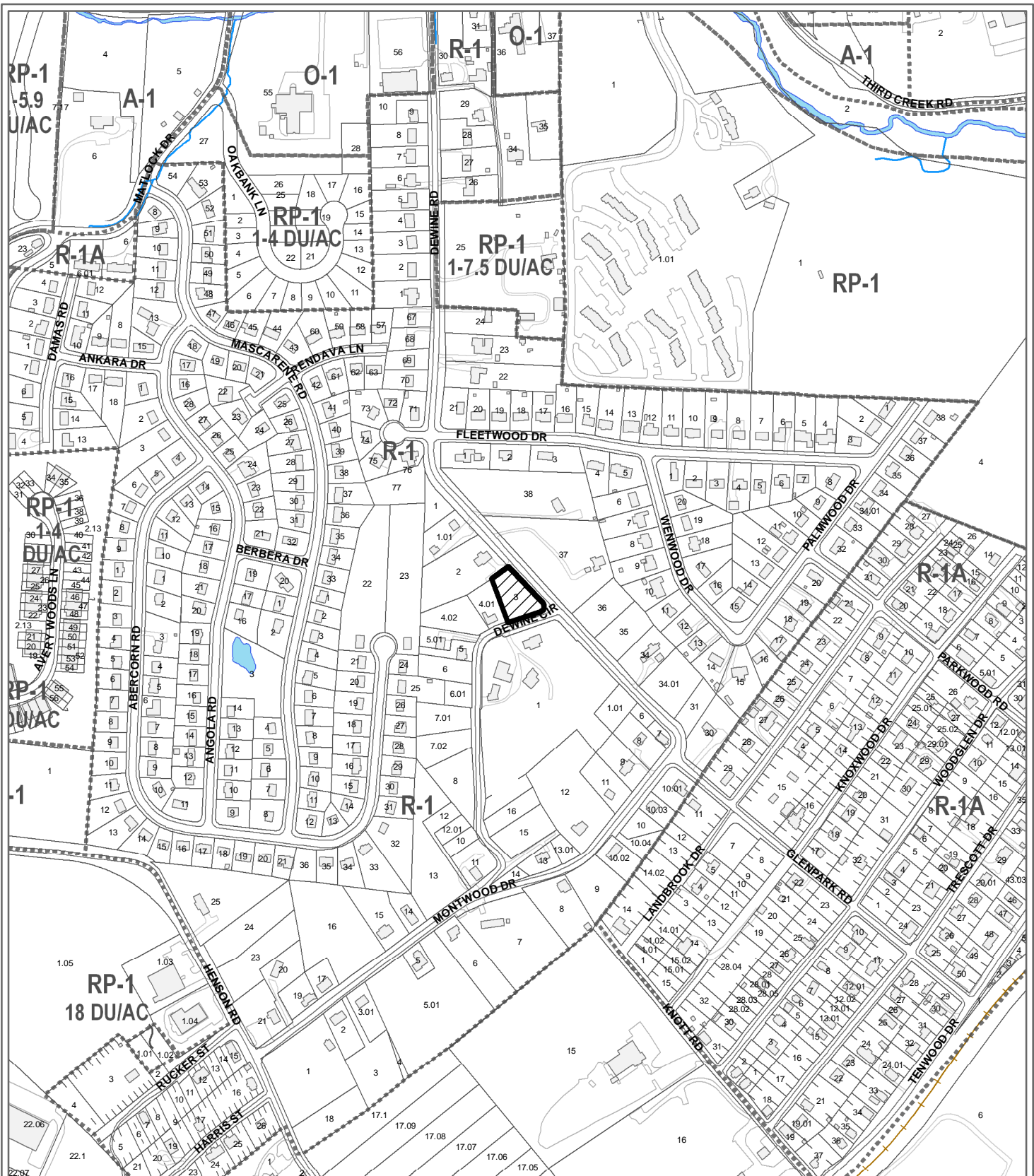
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

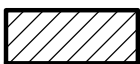
Schools affected by this proposal: Pond Gap Elementary, Northwest Middle, and West High.

- 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.



**6-B-09-UR
USE ON REVIEW**



Duplex in R-1 (Low Density Residential)

Original Print Date: 5/20/2009
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

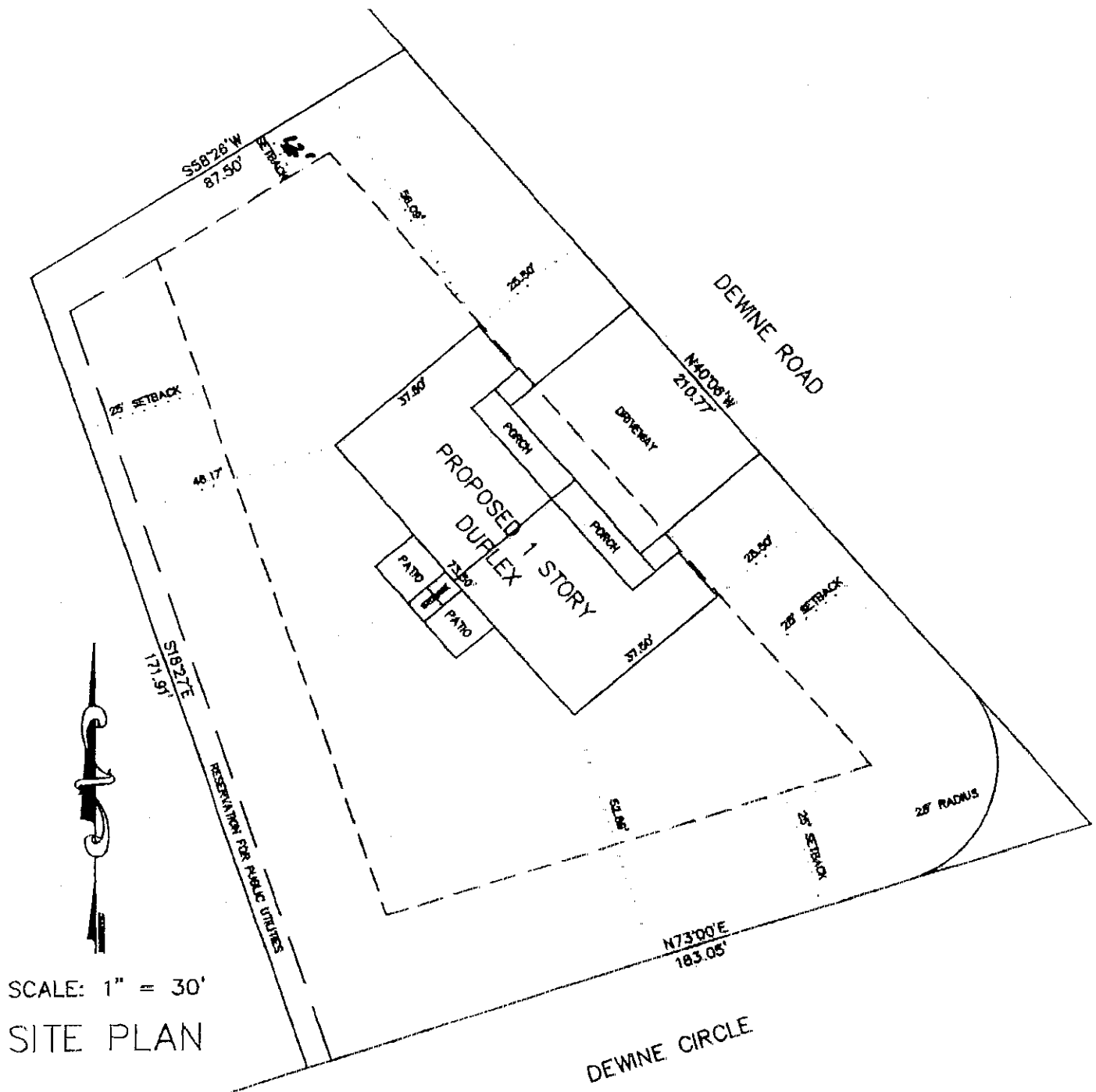
Revised:

Petitioner: Hatfield, David

Map No: 93

Jurisdiction: City





6-B-09-UR



Toll Free 1-888-596-4353

PID: 200-26

Exterior of Plan 335-267: 1121 Sq. Ft.



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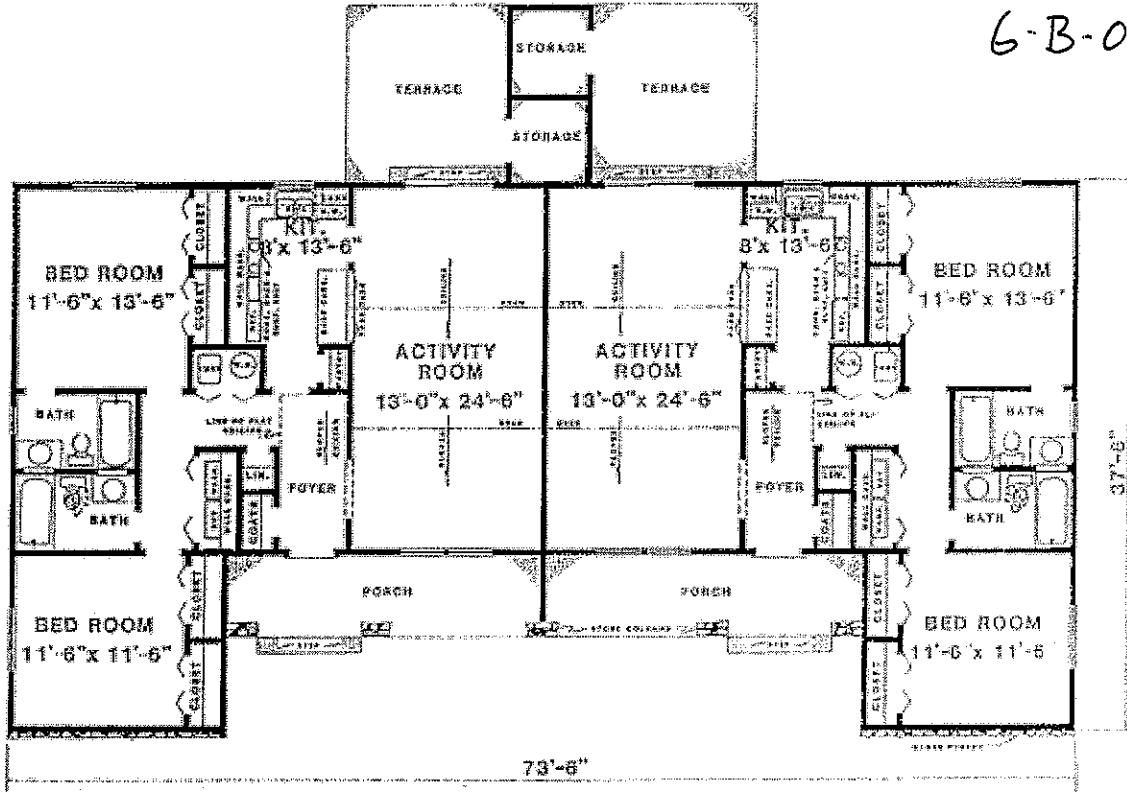


Toll Free 1-888-596-4353

PID: 200-26

Main Level of Plan 335-267: 1121 Sq. Ft.

G-B-09-UR



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