



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

▶ **FILE #:** 11-A-09-UR

AGENDA ITEM #: 48

AGENDA DATE: 11/12/2009

▶ **APPLICANT:** **PETRU HERMAN**

OWNER(S): ALINA HERMAN

TAX ID NUMBER: 105 O B 006

JURISDICTION: County Commission District 5

▶ **LOCATION:** **Southwest side of Sky Blue Dr., south of Middlebrook Pike.**

▶ **APPX. SIZE OF TRACT:** **28890 square feet**

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Sky Blue Dr., a local street with a 26' pavement width within a 50' right-of-way.

UTILITIES: Water Source: West Knox Utility District

Sewer Source: West Knox Utility District

WATERSHED: Ten Mile Creek & Turkey Creek

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

▶ **EXISTING LAND USE:** **Vacant lot**

▶ **PROPOSED USE:** **Duplex**
3.03 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: Residences / RA (Low Density Residential)

West: Residences / A (Agricultural) & RAE (Exclusive Residential)

NEIGHBORHOOD CONTEXT: The site is located near the entrance of an established detached residential subdivision.

STAFF RECOMMENDATION:

▶ **DENY the request for a duplex on an individual lot within the RA (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 near the entrance of an established detached residential neighborhood.

COMMENTS:

The applicant is proposing to construct a duplex on a 0.66 acre (28,890 square feet) parcel located within the RA (Low Density Residential) zoning district. 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

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 residential neighborhood. The majority of the neighborhood to the south is zoned RAE (Exclusive Residential) which does not allow duplexes.

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 use is not compatible with the character of the area where it is proposed.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan identifies this property as low density residential which allows consideration of a density up to 5 du/ac. At a proposed density of 3.03 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)

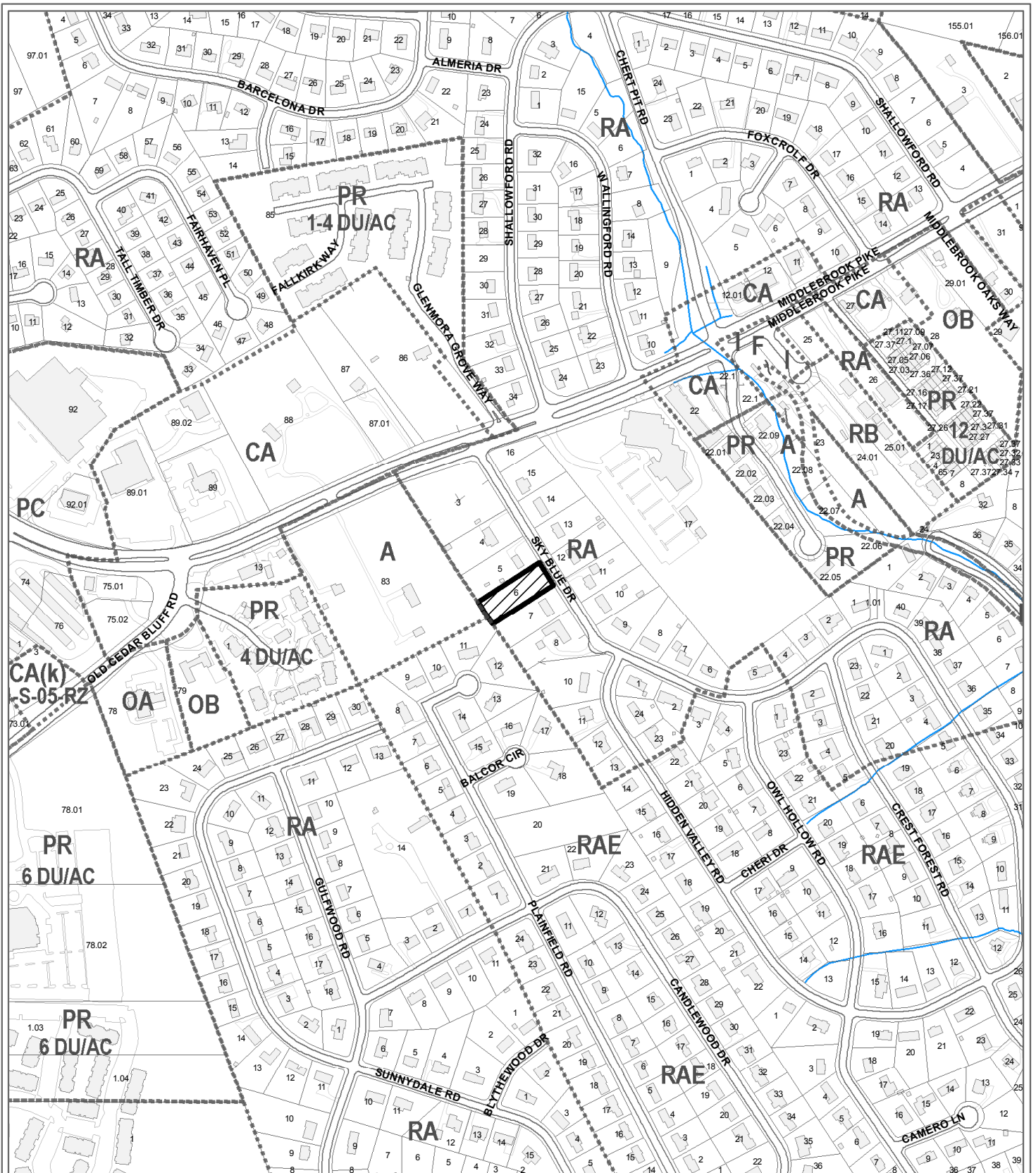
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

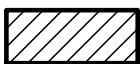
Schools affected by this proposal: Cedar Bluff Elem./Intermediate, Cedar Bluff Middle, and Hardin Valley Academy.

- 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.



**11-A-09-UR
USE ON REVIEW**



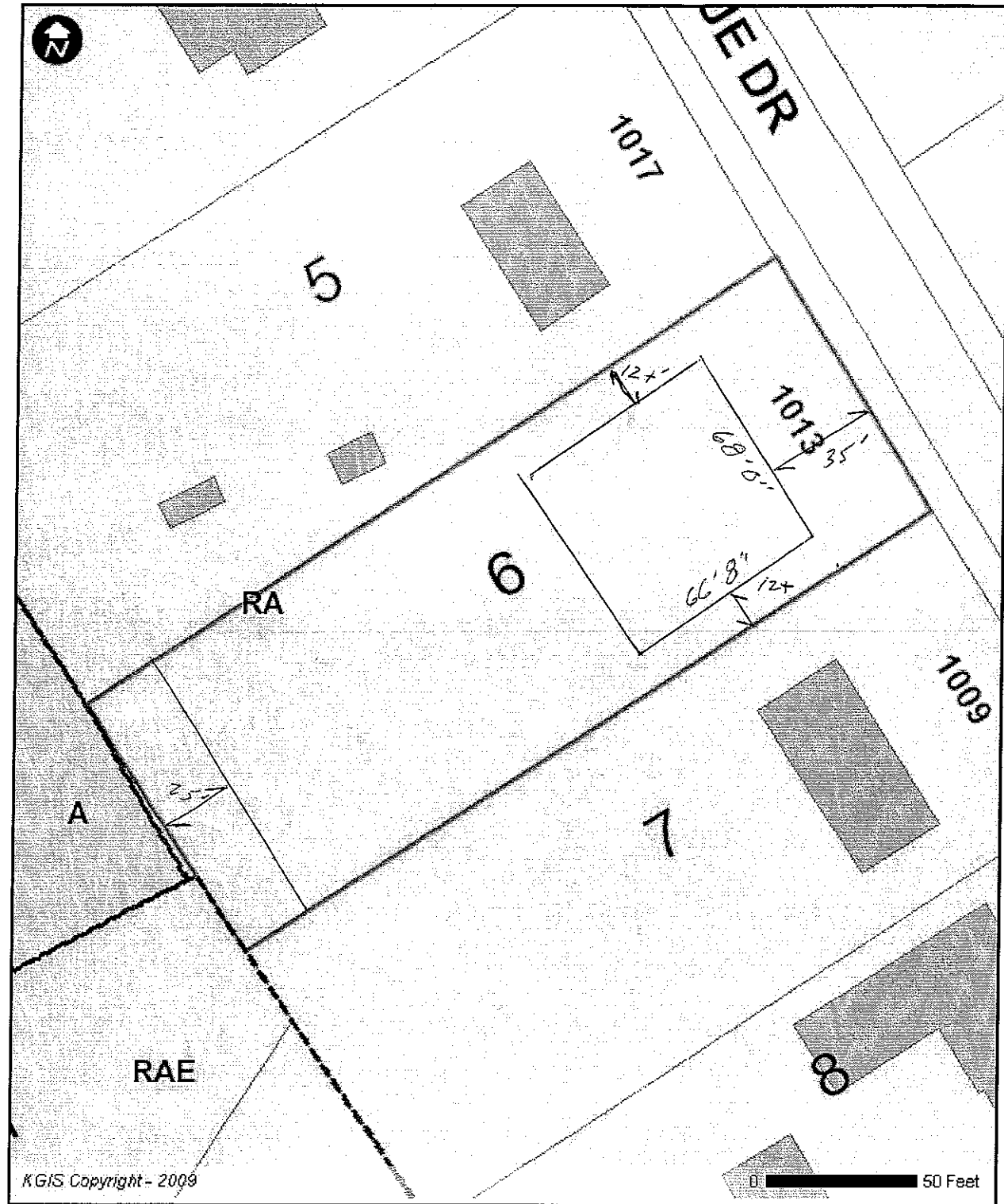
Duplex in RA (Low Density Residential)

Original Print Date: 10/26/2009 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Herman, Petru

Map No: 105
Jurisdiction: County





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11-A-09-UR

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Centre Grove (THD-NEH-7205)

Contact The Designer: (866) 214-2242



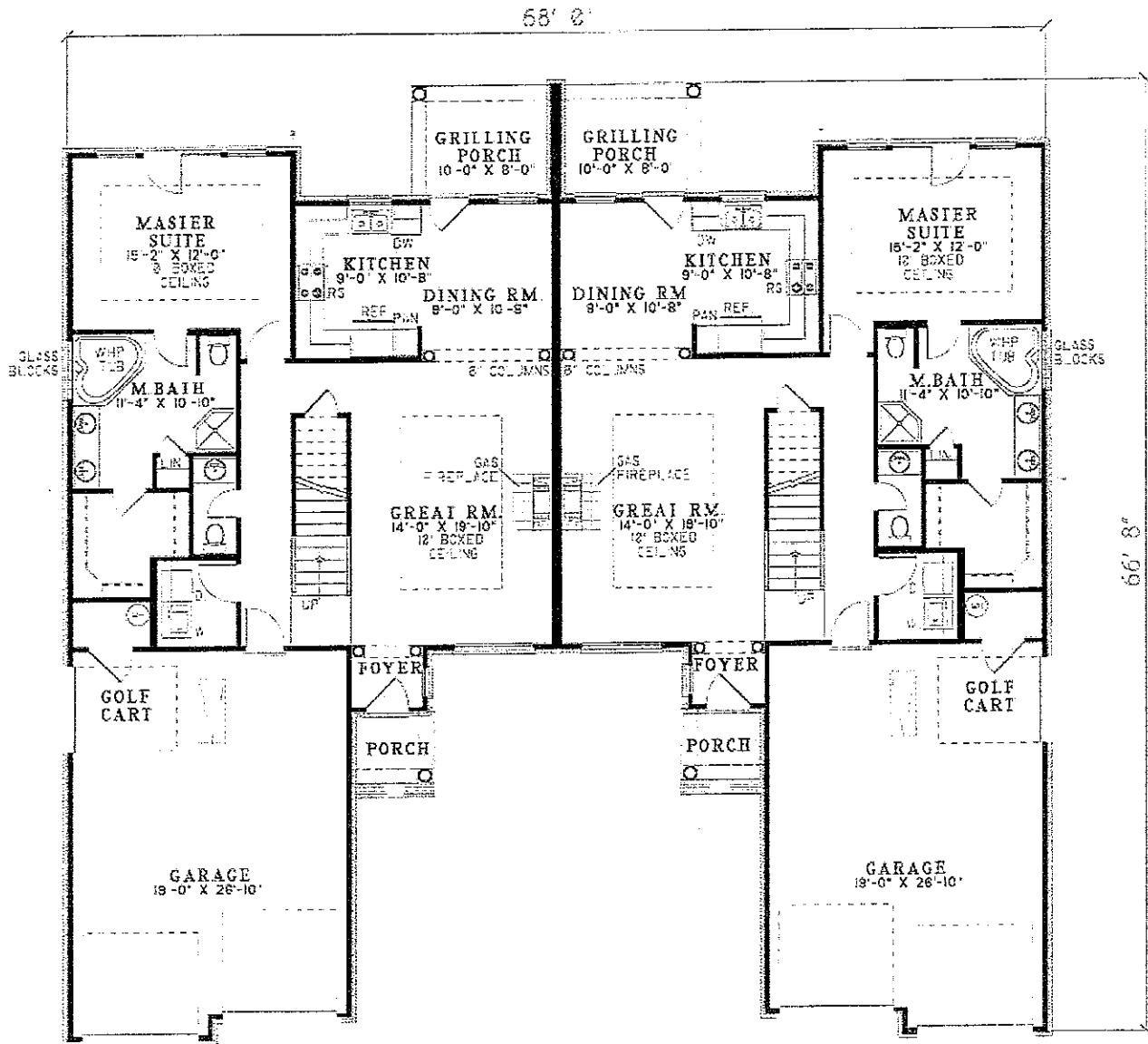
Stories: 2
Total Entire Building: 3218 s.f.
Total Living Per Unit: 1609 s.f.
First Floor: 1131 s.f.
Second Floor: 478 s.f.
Bedrooms: 3
Full Baths: 2 **Half Baths:** 1
Width: 68 ft
Depth: 66 ft. 8 in.
Foundation:
 Crawl Space Slab

Price: \$915.00 (Eight Sets)

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Elevation
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First Floor:

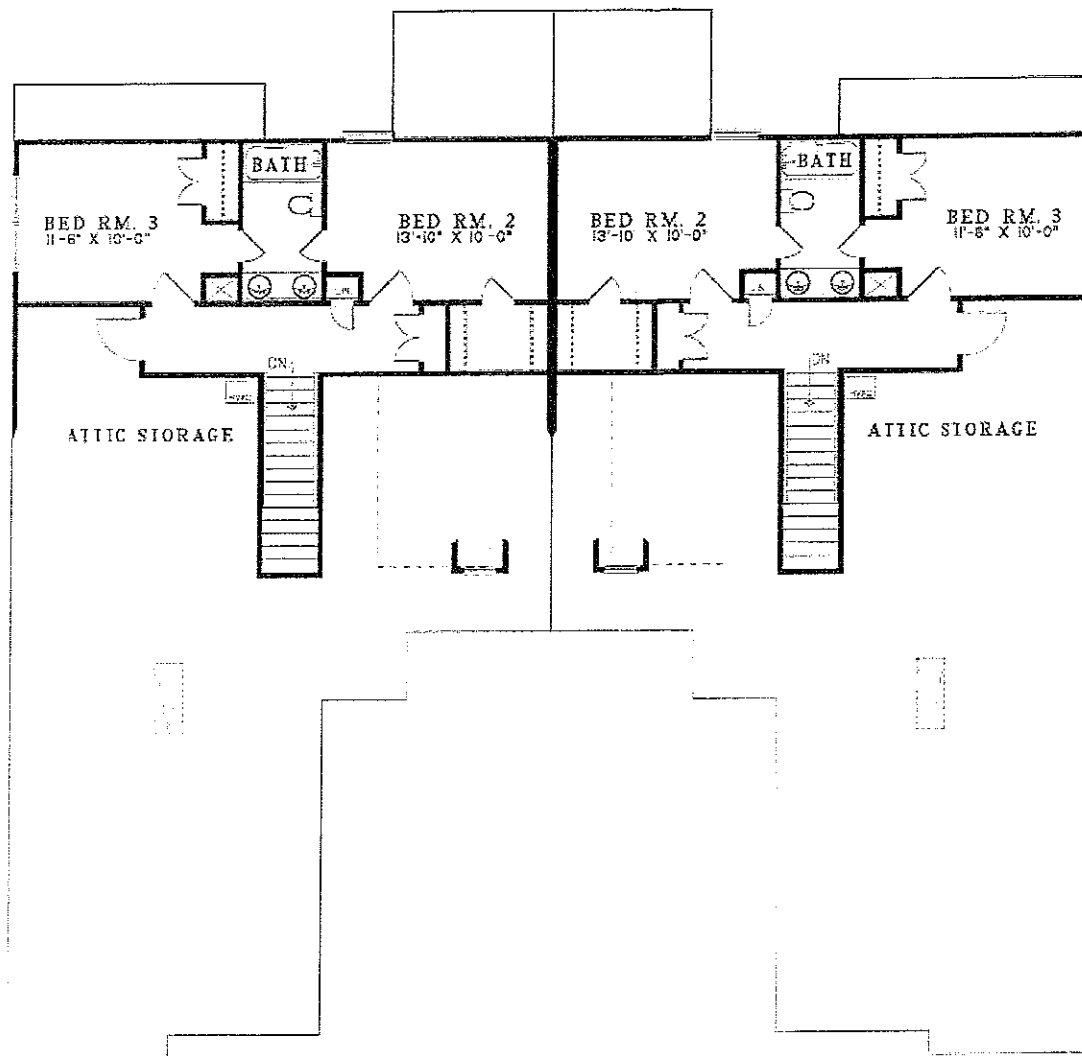


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Second Floor:



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From: Sarah Powell
To: Betty Jo Mahan
Date: 10/29/2009 1:31:20 PM
Subject: Fwd: Resident on Sky Blue Dr

>>> "Kelley, Angella C (KAI)" <kellejac2@y12.doe.gov> 10/29/2009 1:23:44 PM >>>
Hello,

I am writing to protest the building of a duplex across the street from my home on Sky Blue Dr. The homes in our neighborhood are and have been for 40 some years single dwelling homes. One resident for case (11-A-09-U) wants to build a duplex which is entirely out of character for our well established single dwelling neighborhood and secondly wants to build it closer to the road than established homes are currently sitting. This type of structure will decrease the value of the homes we have worked so hard to maintain and promote as a beautiful place to live. No one wants the value of their homes decreased. I am sure you feel the same about your home. Secondly it will lay the ground work for more of this type of structure to be built in our neighborhood. Finally it will break up the beauty of our neighborhood by throwing in a duplex in the middle of our homes. Please consider turning down the request for allowing this duplex to be built. Ask yourself, would you want a duplex sitting next door to your home that would undoubtedly decrease the value of your home???

Thanks

Angi Kelley
1004 Sky Blue Dr
Knoxville, TN 37923
951-2350