

▶ **FILE #:** 10-B-11-UR **AGENDA ITEM #** 17

POSTPONEMENT(S): 10/13/2011 **AGENDA DATE:** 11/10/2011

▶ **APPLICANT:** JASON STEPHENS

OWNER(S): Jason Stephens

TAX ID NUMBER: 109 A F 013

JURISDICTION: City Council District 1

▶ **LOCATION:** North side of Jonathan Ave., east side of Sam Houston St.

▶ **APPX. SIZE OF TRACT:** 6300 square feet

SECTOR PLAN: South City

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

ACCESSIBILITY: Access is via Jonathan Ave. and Sam Houston St. local streets with a 16' pavement width within a 40' righ-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Tennessee River

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

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Duplex

13.8 du/ac

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Vacant lots / R-1 (Low Density Residential)

South: Vacant lots / R-1 (Low Density Residential)

East: Residences / R-1 (Low Density Residential)

West: Vacant lots / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The site is located in an older residential neighborhood that has developed under the R-1 (Low Density Residential) zoning. There are still several undeveloped lots in the area.

**STAFF RECOMMENDATION:**

▶ **WITHDRAW** as requested by the applicant.

**COMMENTS:**

The applicant is requesting approval for a duplex on a corner lot at the intersection of Jonathan Ave. and Sam Houston St. in South Knoxville. The minimum lot size for a duplex is 15,000 square feet. The existing lot is approximately 6300 square feet.

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)

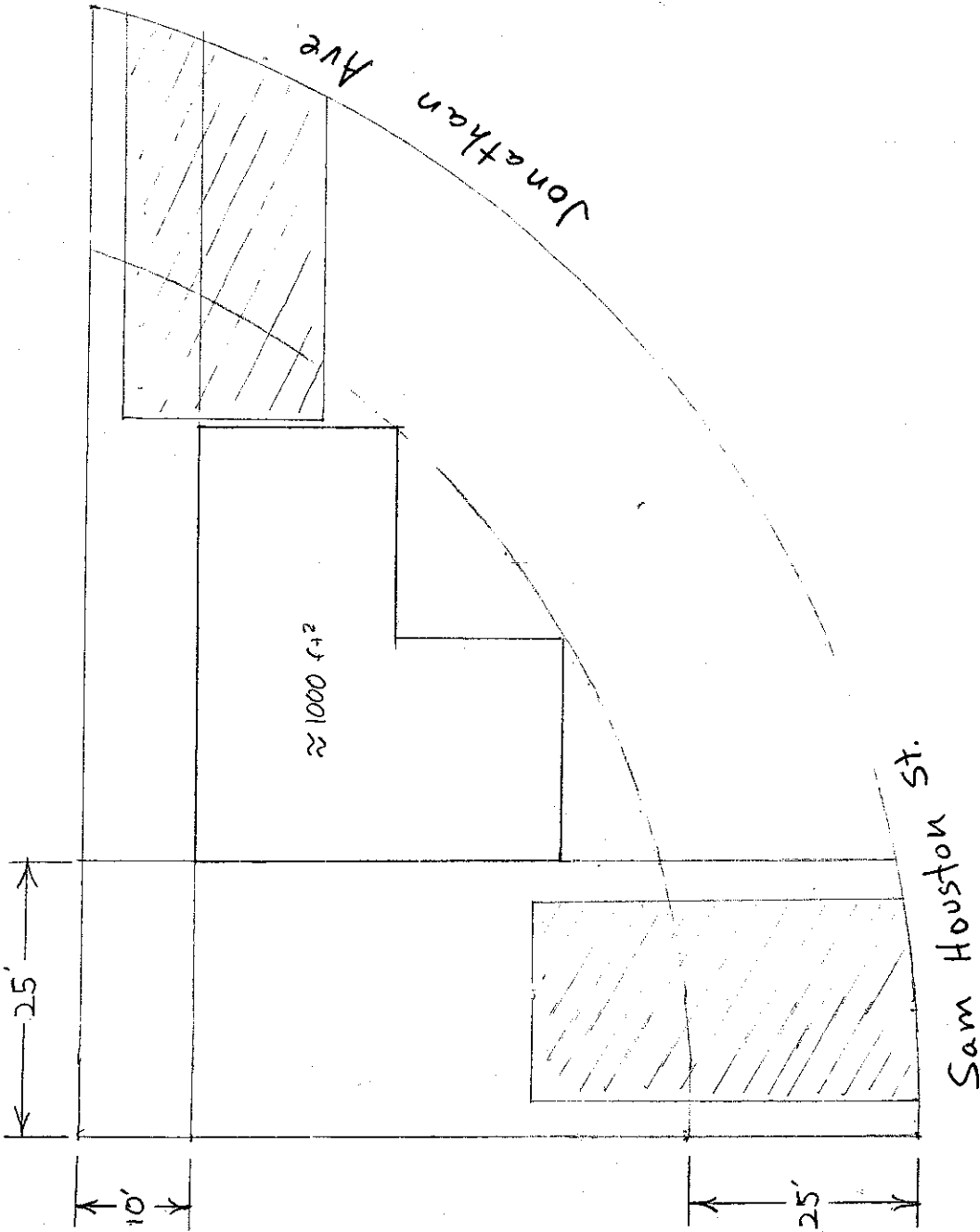
Schools affected by this proposal: South Knoxville Elementary, South-Doyle Middle, and South-Doyle High.

- 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.



10-B-11-UR



JASON STEPHENS

SCALE 1/16" = 1'

DUPLEX PROPOSAL

JONATHAN AVE