

▶ **FILE #:** 12-B-12-UR

**AGENDA ITEM #:** 29

**AGENDA DATE:** 12/13/2012

▶ **APPLICANT:** REX L. RICHARDS

OWNER(S): Rex Richards

TAX ID NUMBER: 83 H A 00701

JURISDICTION: City Council District 6

▶ **LOCATION:** South side of Beaman Lake rd., east of Yellowstone Rd.

▶ **APPX. SIZE OF TRACT:** 22500 square feet

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Beaman Lake Rd., a local street with a pavement 16' to 18' wide in a right-of-way that varies from 40' to 50' in width.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Holston and French Broad

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

▶ **EXISTING LAND USE:** Detached dwelling

▶ **PROPOSED USE:** Duplex

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / R-1 residential

South: Golden Age Retirement Village / RP-1 residential

East: Detached dwellings / R-1 residential

West: Detached dwellings / R-1 residential

NEIGHBORHOOD CONTEXT: The site is located along the edge of an area that is developed with detached dwellings. To the south of the site apartments are in place that cater to the elderly. Zoning in the area is R-1 and RP-1 residential.

**STAFF RECOMMENDATION:**

▶ **APPROVE the request for a duplex at this location as shown on the site plan subject to 4 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Fire Marshall's office
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Meeting all applicable requirements of the Knoxville Department of Engineering

With conditions noted this request meets the requirements for a duplex in the R-1 district and the other criteria for approval of a use on review

**COMMENTS:**

The applicant is proposing to convert an existing house into a duplex. It is located on a street that contains a number of detached dwellings, however; the site backs up an apartment complex for the elderly.

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

1. The proposed duplex will have minimal impact on local services since all utilities are available to serve this site.
2. Traffic generated from this type facility is minimal and will have little or no additional impact on Beaman Lake Rd.

**CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE**

1. With the recommended conditions, the proposed duplex meets the standards for development as required by the R-1 zoning district and all other requirements of the Zoning Ordinance.
2. The proposed duplex is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

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

1. The East City Sector Plan and One Year Plan identifies this property as being designated for low density residential use.

**ESTIMATED TRAFFIC IMPACT 28 (average daily vehicle trips)**

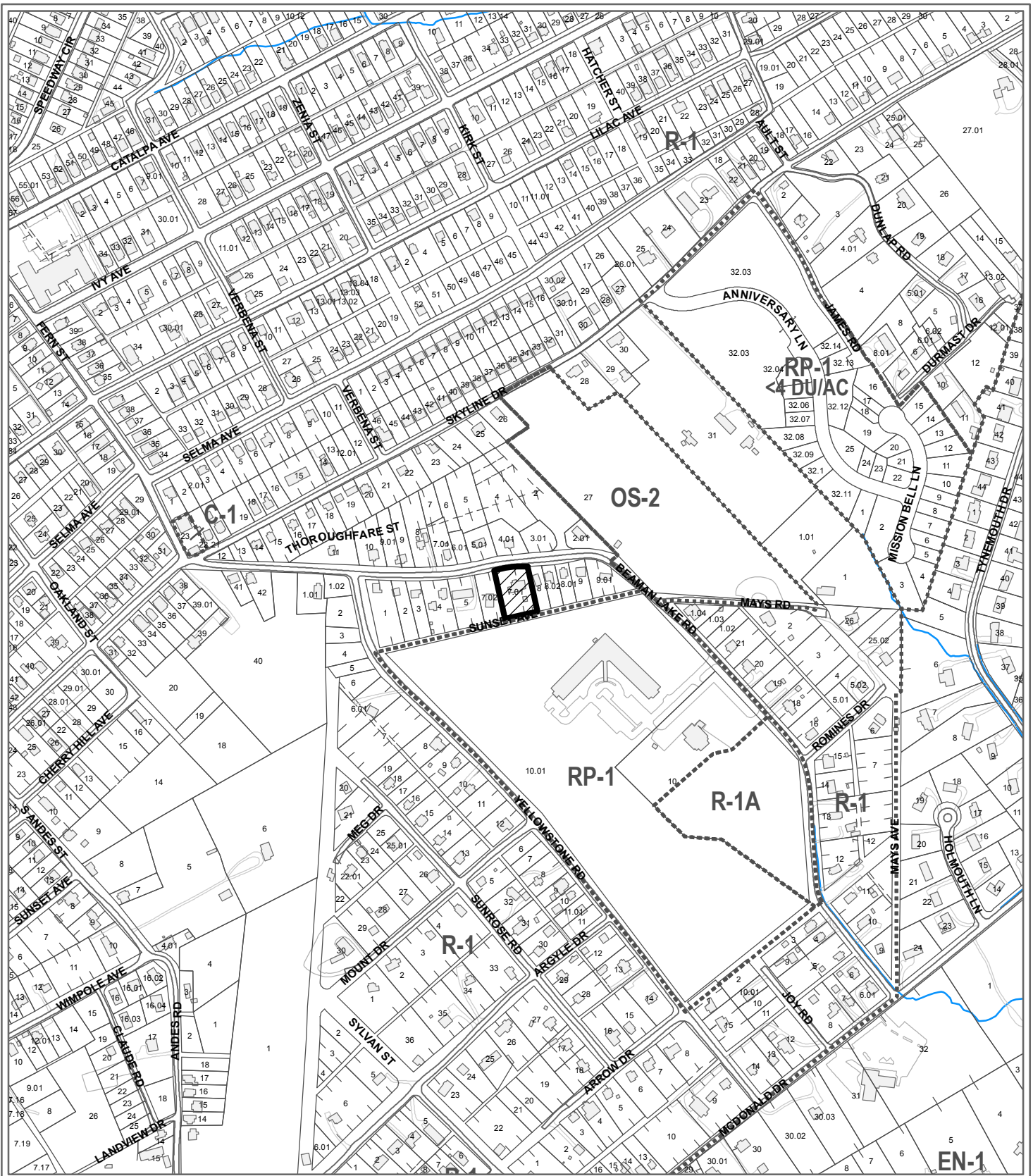
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Sarah Moore Greene Magnet, Carter Middle, and Austin East 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.



**12-B-12-UR  
USE ON REVIEW**

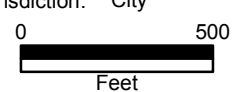


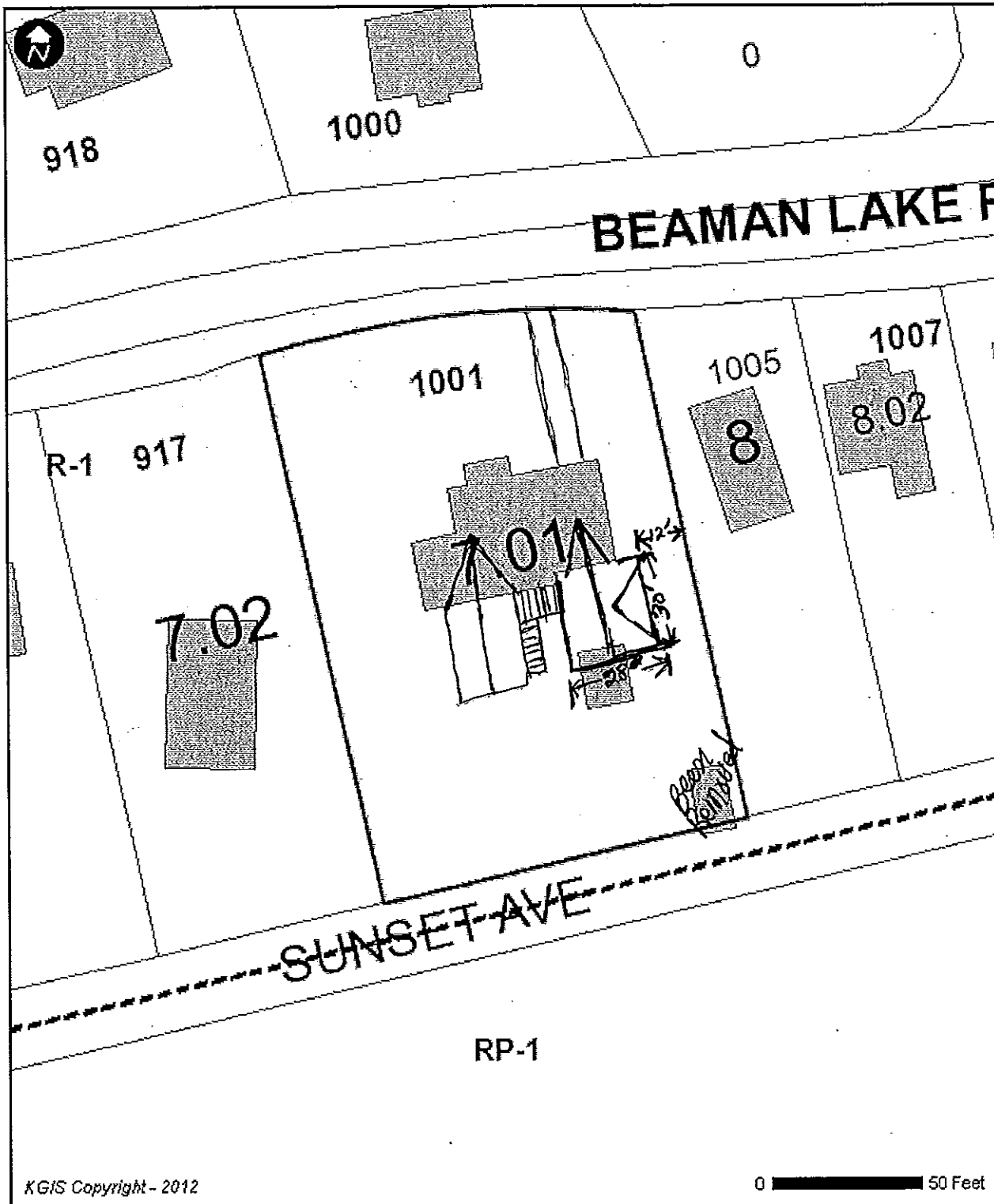
Duplex in R-1 (Low Density Residential)

Original Print Date: 11/20/2012      Revised:  
Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

Petitioner: Richards, Rex L.

Map No: 83  
Jurisdiction: City

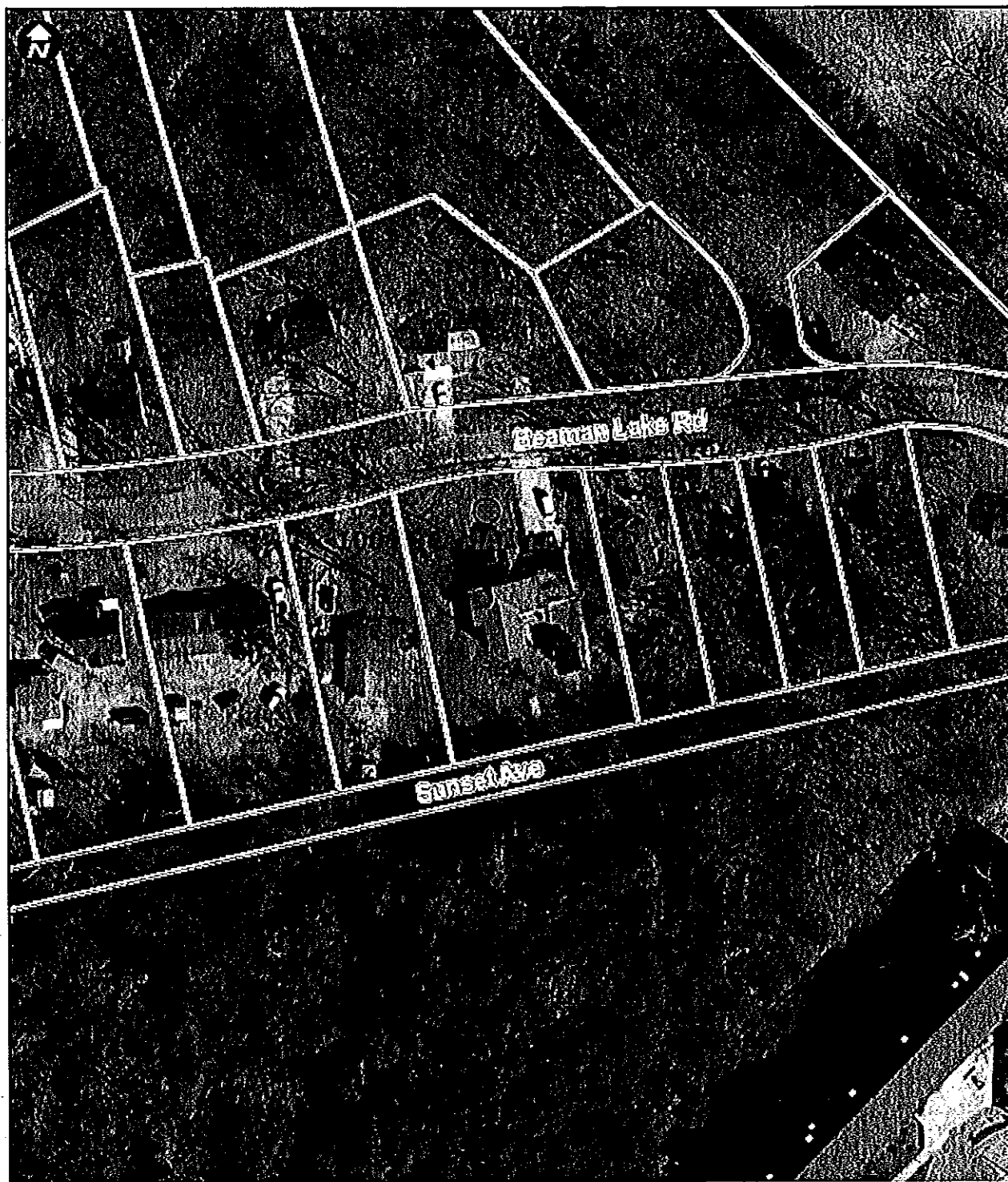




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