

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

▶ **FILE #:** 2-C-12-UR

AGENDA ITEM #: 26

AGENDA DATE: 2/9/2012

▶ **APPLICANT:** JOHN MARK HURST

OWNER(S): John Mark Hurst

TAX ID NUMBER: 77 L E 003

JURISDICTION: County Commission District 6

▶ **LOCATION:** Northeast side of Howard Bennett Way, north of W. Emory Rd.

▶ **APPX. SIZE OF TRACT:** 12022 square feet

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via Howard Bennett Wy., a private joint permanent easement with a pavement width that varies between 10' to 12' within a right-of way that varies in width between 25' and 50'

UTILITIES: Water Source: Hallsdale-Powell Utility District

Sewer Source: Hallsdale-Powell Utility District

WATERSHED: Beaver Creek

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

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Duplex

HISTORY OF ZONING: The property was zoned RA (Low Density) residential in 1996. Two duplexes have previously been approved in 1998 and 2003 via the use on review process

SURROUNDING LAND USE AND ZONING:
 North: Duplex / RA residential
 South: Detached dwelling / RA residential
 East: Detached dwelling / RA residential
 West: Vacant lot / RA residential

NEIGHBORHOOD CONTEXT: This site is part of a five lot subdivision that was approved by MPC in 1997. Two duplexes have been built in this subdivision with the other lots still being vacant. This development is surrounded by detached dwellings that have been built in the A or RA zones.

STAFF RECOMMENDATION:

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

1. Prior to obtaining an occupancy permit, widen Howard Bennett Way to provide a minimum of a 20 foot wide all weather driving surface
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dep
4. A revised site plan depicting the conditions of approval must be submitted to MPC staff for certification prio

to obtaining a building permit

With the conditions noted, this plan meets the requirements for approval in the RA zone and the other requirements for approval of a use on review.

COMMENTS:

This applicant is proposing to build a duplex in the Howard Bennett Subdivision. When this five lot subdivision was approved, Mr. Bennett noted that it was his intention to construct a duplex on each lot. MPC has approved separate use on reviews in 1996 and 1998 that permitted the two existing duplexes in this development.

At the time the subdivision was approved, the joint permanent easement was required to have a 20 foot wide all weather driving surface. Initially this condition was met by providing a gravel roadway. Subsequently, pavement has been added that is only 10 to 12 feet wide. Grass and other vegetation has grown up in the remainder of the roadway. Under the supervision of the Knox County Dept. of Engineering and Public Works, this applicant will need to rehab this access to insure that it is capable of accommodating two-way traffic.

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

1. Public water and sewer utilities are in place to serve this development.
2. The traffic impact of the proposed duplex will not be noticeable
3. The duplex is compatible with the scale and intensity with the surrounding development and zoning pattern.

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

1. With the recommended conditions, the proposed development is consistent with all requirements of the RA zoning district, as well as other criteria for approval of a use on review.
2. The proposed use 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 neighborhood where it is proposed. The use will not draw substantial additional traffic through residential areas.

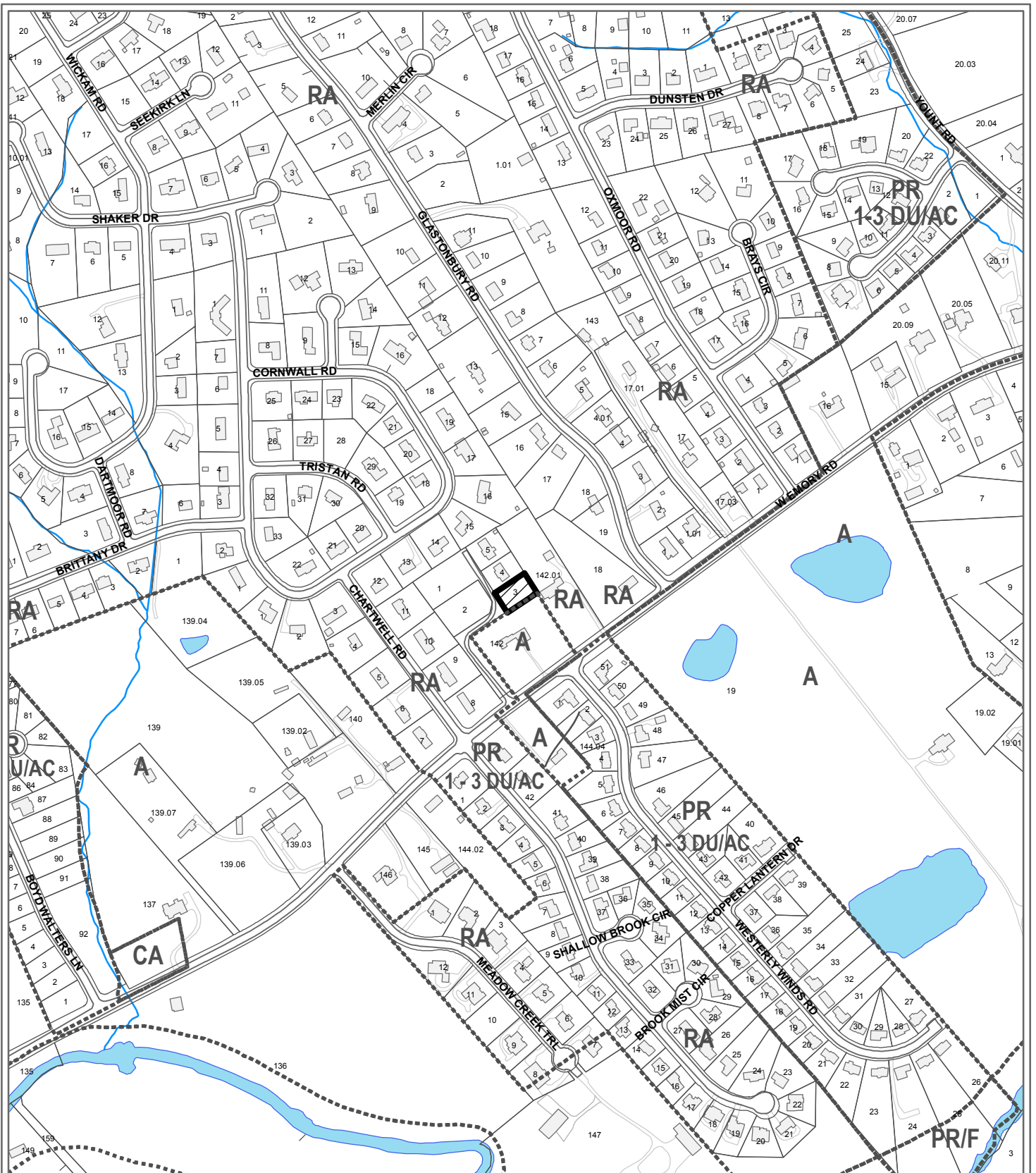
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes LDR (Low Density Residential) use for this site.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: Not calculated.

ESTIMATED STUDENT YIELD: Not applicable.

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.



**2-C-12-UR
USE ON REVIEW**



Duplex in RA (Low Density Residential)

Original Print Date: 1/24/2012
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

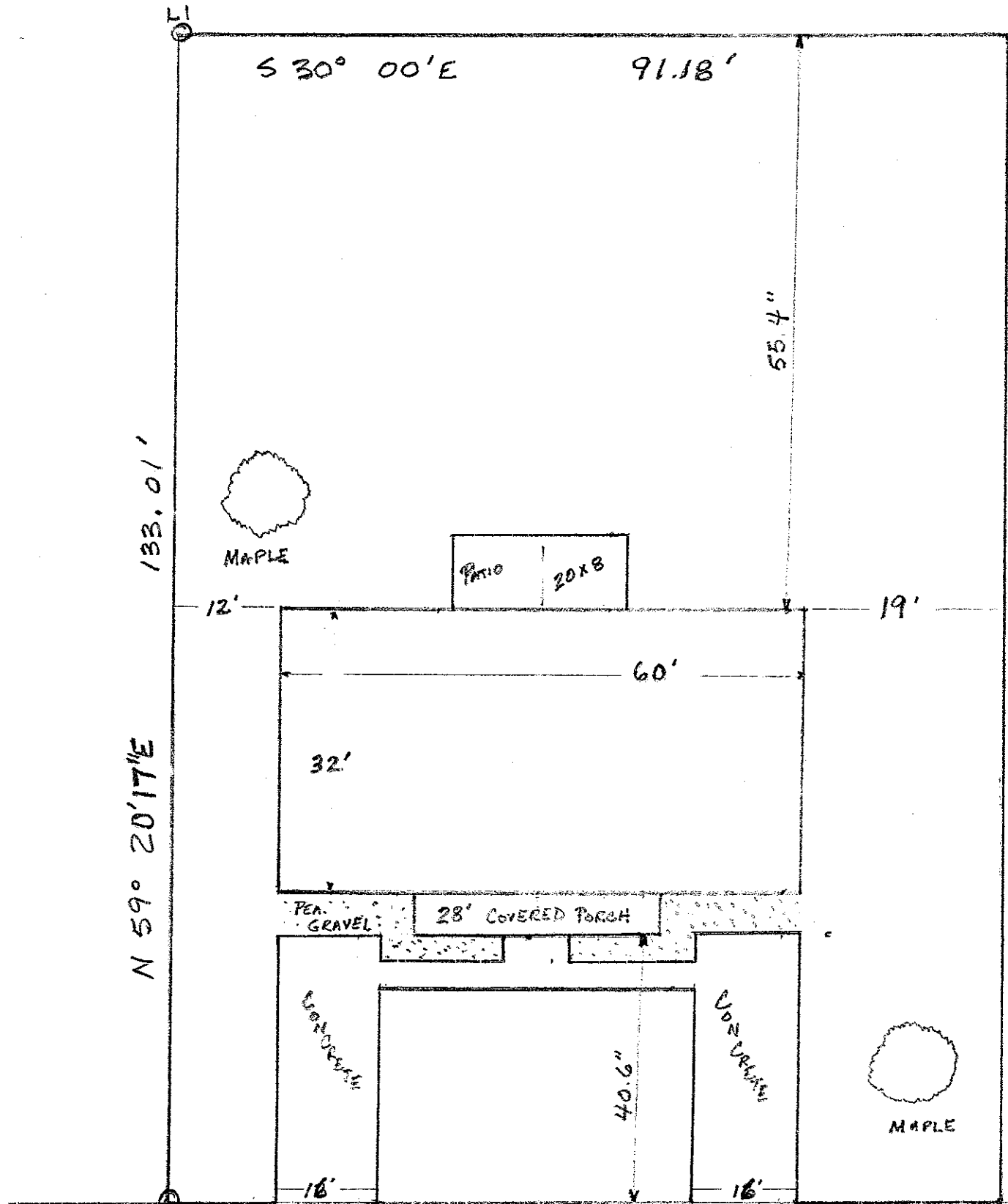
Revised:

Petitioner: Hurst, John Mark

Map No: 77

Jurisdiction: County





2-C-12-42

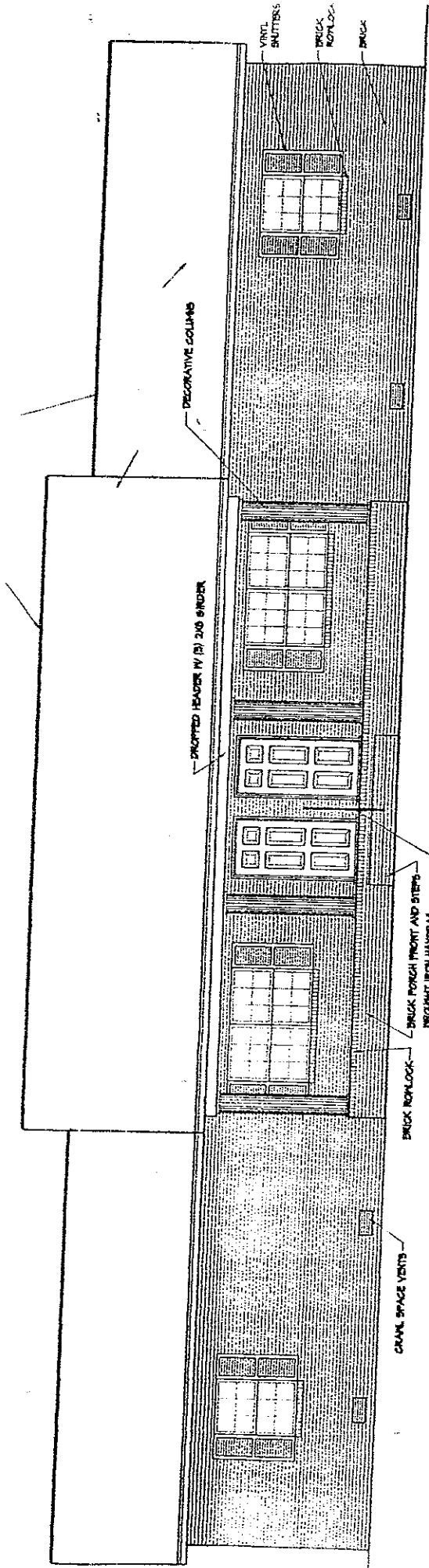
HOWARD BENNETT WAY

$\frac{1}{16}'' = 1'-0''$ SCALE

LOT 3R

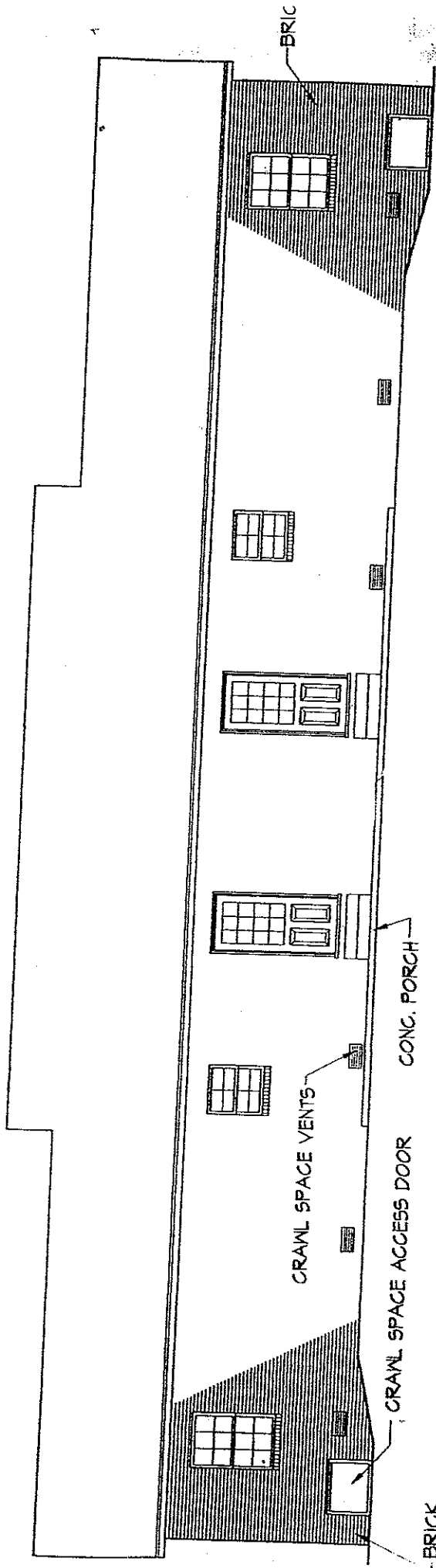
MARK HURST
938.6495

20-YR
DIMENSIONAL
SHINGLES



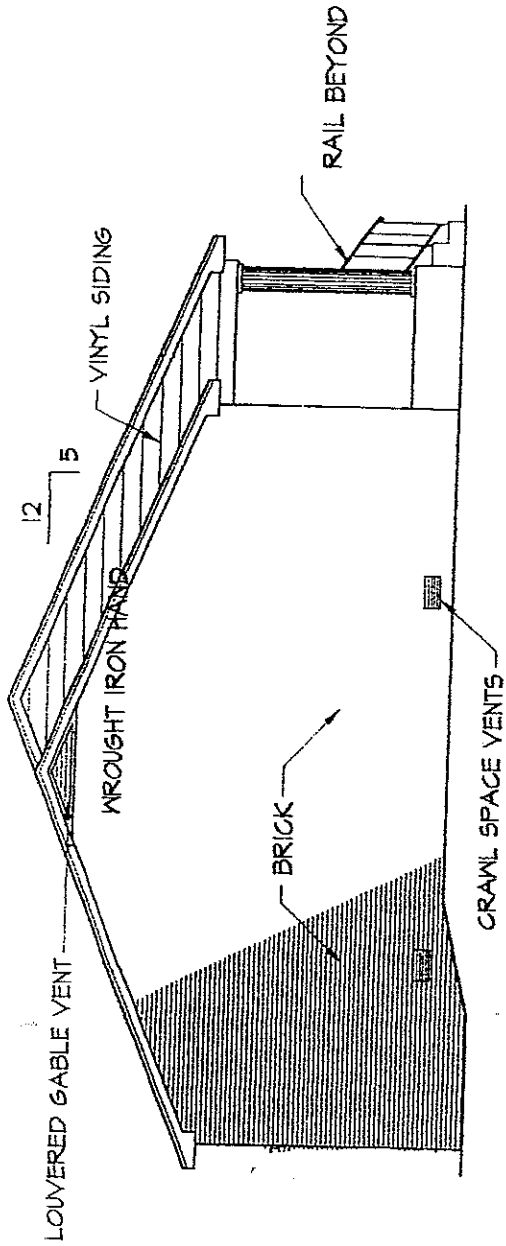
FRONT ELEVATION
1/4"=1'-0"

2-6-12-UR

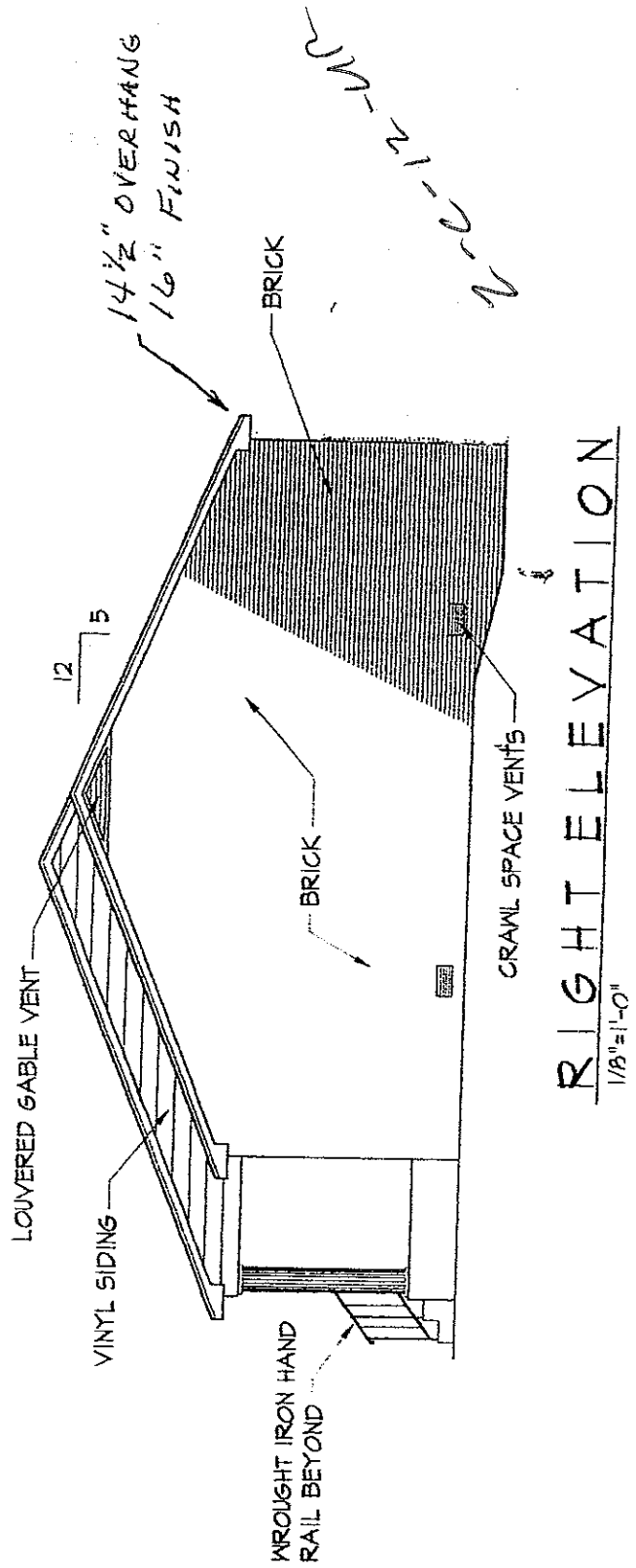


REAR ELEVATION
1/8"=1'-0"

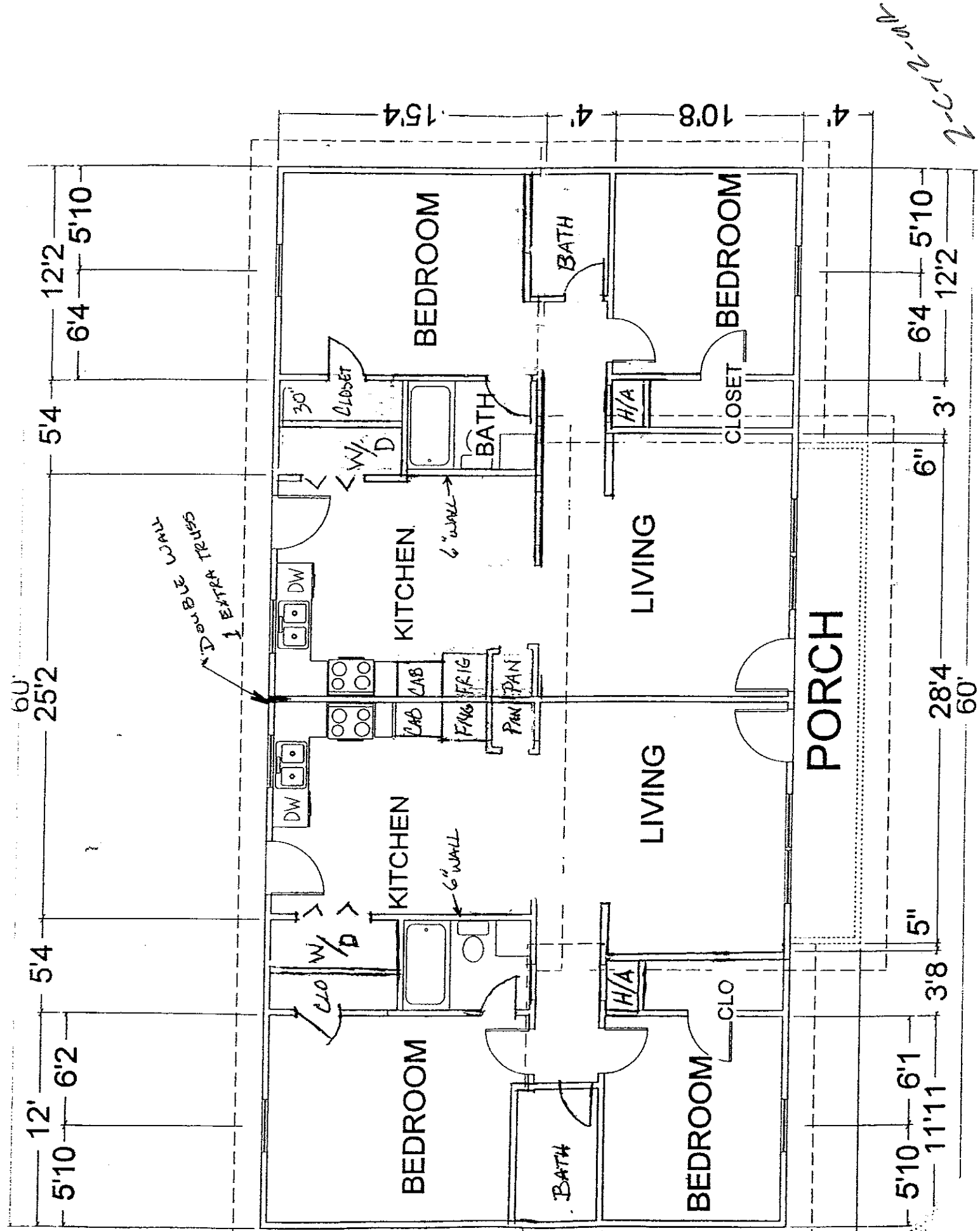
2-0-12-UP



LEFT ELEVATION
1/8"=1'-0"



RIGHT ELEVATION
1/8"=1'-0"



3' DEGREE CANT
1' EXTERIOR TRILLS

2-2-2-2-2-2

