



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

▶ **FILE #:** 11-B-12-UR

AGENDA ITEM #: 23

AGENDA DATE: 11/8/2012

▶ **APPLICANT:** **ROBERT JUST**

OWNER(S): Jason Macisaac

TAX ID NUMBER: 70 H B 015

JURISDICTION: City Council District 4

▶ **LOCATION:** **Northwest side of Tecoma Dr., northeast of Whittle Springs Rd.**

▶ **APPX. SIZE OF TRACT:** **3750 square feet**

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Tecoma Dr., a local street with a 20' pavement width within a 40' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** **RP-1 (Planned Residential)**

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

▶ **PROPOSED USE:** **Detached dwelling**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / RP-1 (Planned Residential)

South: Residences / RP-1 (Planned Residential)

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

West: Residences / RP-1 (Planned Residential)

NEIGHBORHOOD CONTEXT: The site is located in an established residential neighborhood.

STAFF RECOMMENDATION:

▶ **APPROVE the request for one detached dwelling unit on Tax Parcel 070HB015, subject to 5 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Department.
3. Meeting the minimum building setback requirements of a 25' front yard, 5' side yard and 15' rear yard.
4. Obtaining required approvals and recording a final plat that establishes this deeded parcel as a lot of record prior to obtaining a building permit for this property.
5. Meeting all applicable requirements of the Knoxville Engineering Department.

With the conditions noted, this plan meets the requirements for approval of a use on review in the RP-1 district

COMMENTS:

The applicant is requesting a use on review approval to allow a detached dwelling unit on a deeded parcel of approximately 3750 square feet. In the RP-1 (Planned Residential) zoning district, a house is permitted subject to use on review development plan approval. The house that was located on this site has been removed. Since this tax parcel is not a platted lot of record, the City of Knoxville Plans Review & Inspections Division is requiring the applicant to obtain a use on review approval prior to issuing a building permit for a new house.

The Planning Commission's development approval will establish minimum setback requirements for this lot. The recommended minimum building setback requirements for this lot are: 25' front yard, 5' side yard and 15' rear yard. The Knoxville Zoning Ordinance allows a house to be constructed on a lot created by deed provided the owner obtains approval and records a final plat that establishes the property as a lot of record. Staff's recommended conditions address this requirement.

While the development plan submitted by the applicant would meet the proposed minimum setback requirements, it does not meet the minimum parking requirements of two spaces with a dimension of 9' x 17.5' for each space. The garage space within the residence does not qualify since the building is only 16' deep. The depth of the residence would have to be increased to allow for one space within the building or move the building back an additional foot to allow for two spaces in front. The site development also needs to take into consideration that obtaining approval of the final plat of the property will either require the dedication of additional right-of-way along Tecoma Dr. or obtaining a variance from the Planning Commission from the right-of-way requirements.

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

- 1. The proposed detached dwelling unit will have minimal impact on local services since all utilities are in place to serve this site.
- 2. The proposed residential use is compatible with the existing residential development in the area and will have minimal impact on schools and streets.

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

- 1. The proposed use meets the standards for development within the RP-1 (Planned Residential) district and all other requirements of the Zoning Ordinances.
- 2. The proposed use is consistent with the general standards for uses permitted on review: It 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 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 designate this property for low density residential use which is consistent with the detached residence.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT 15 (average daily vehicle trips)

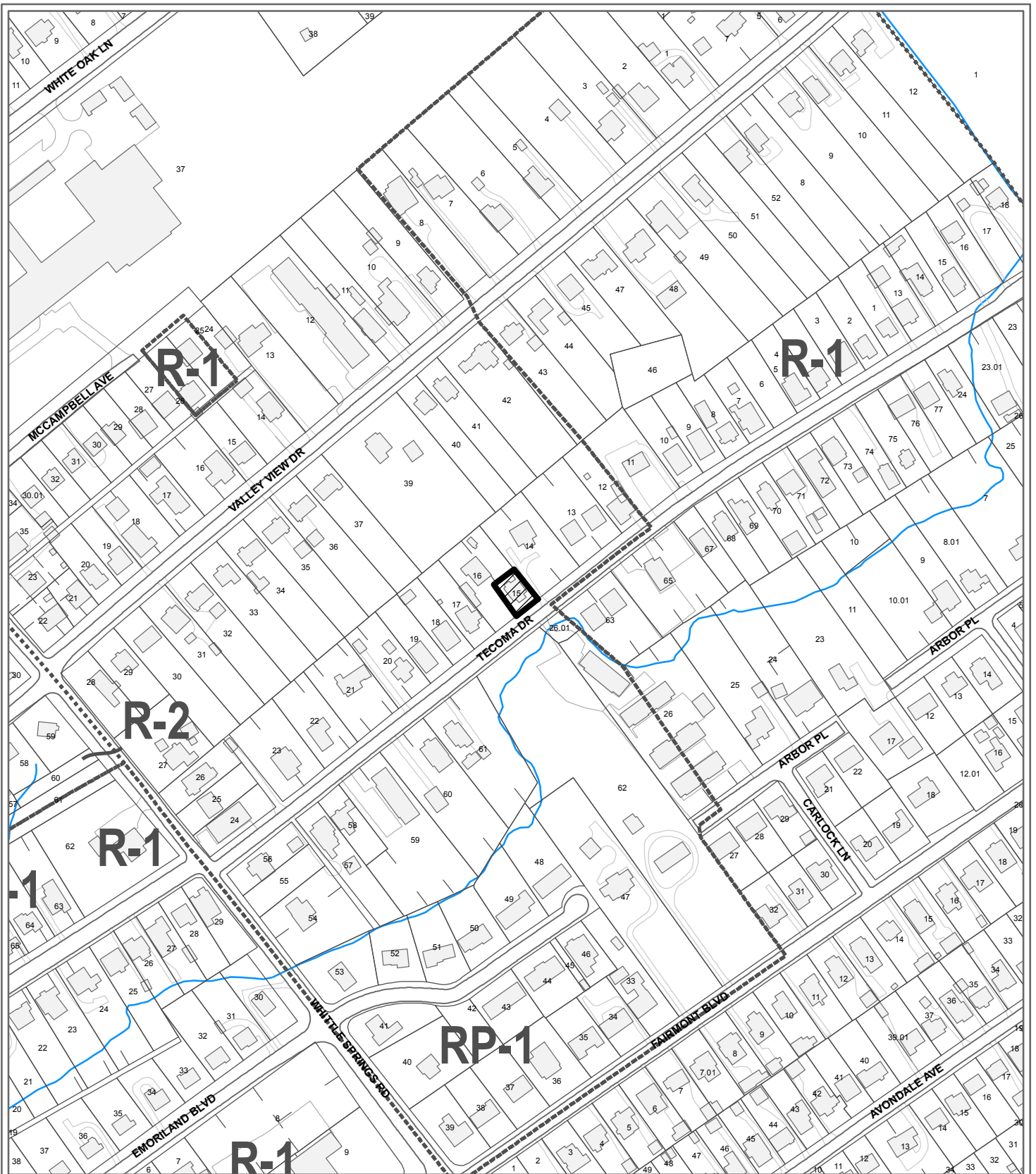
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: Spring Hill Elementary, Whittle Springs Middle, and Fulton High.

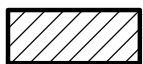
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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.



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

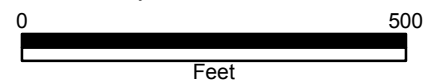
Petitioner: Just, Robert



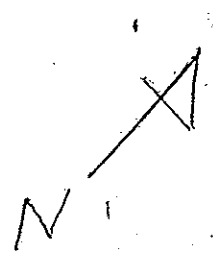
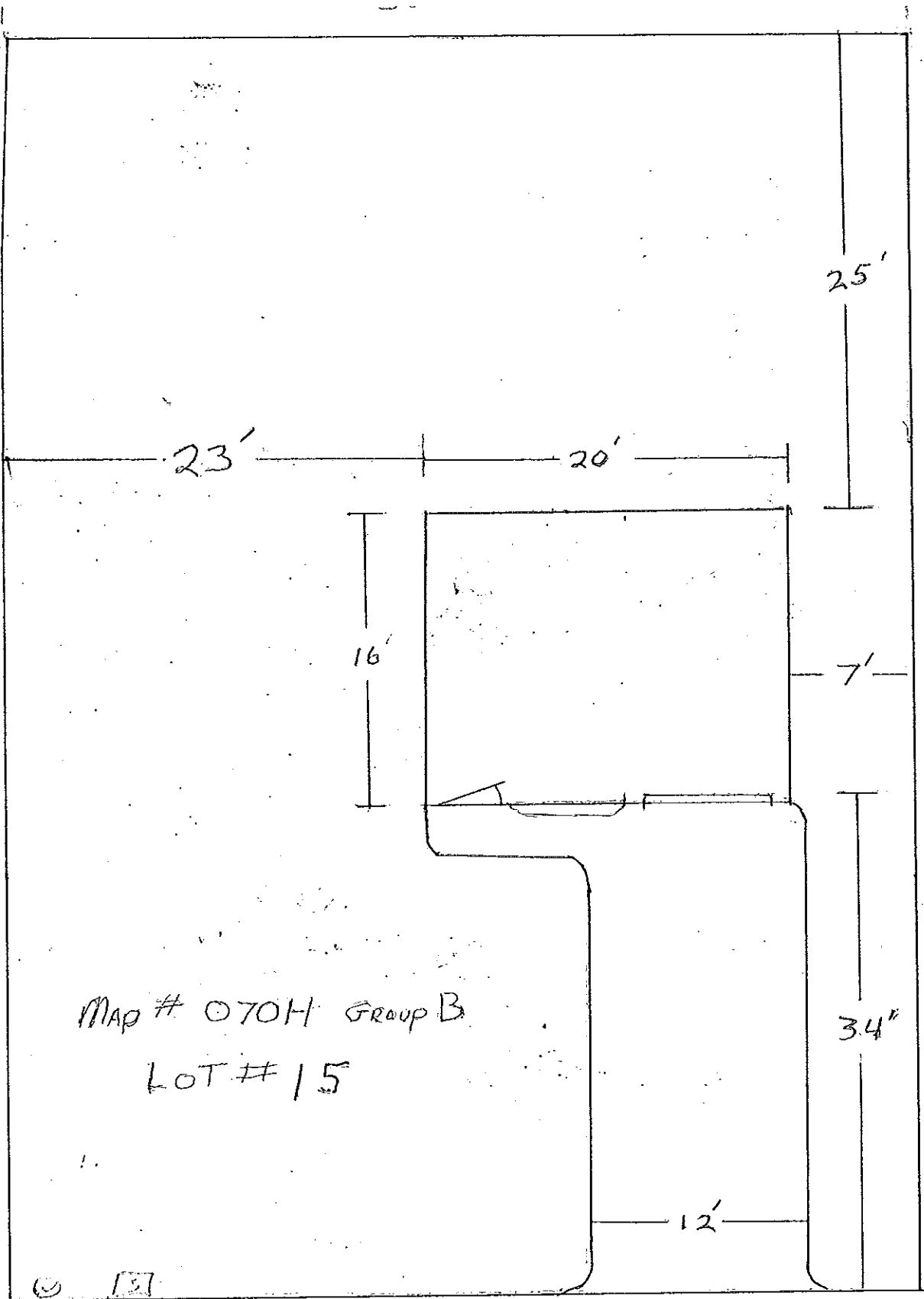
Detached residence in RP-1 (Planned Residential)

Map No: 70

Jurisdiction: City



Original Print Date: 10/25/2012 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



176sq
320sq
496sq ft

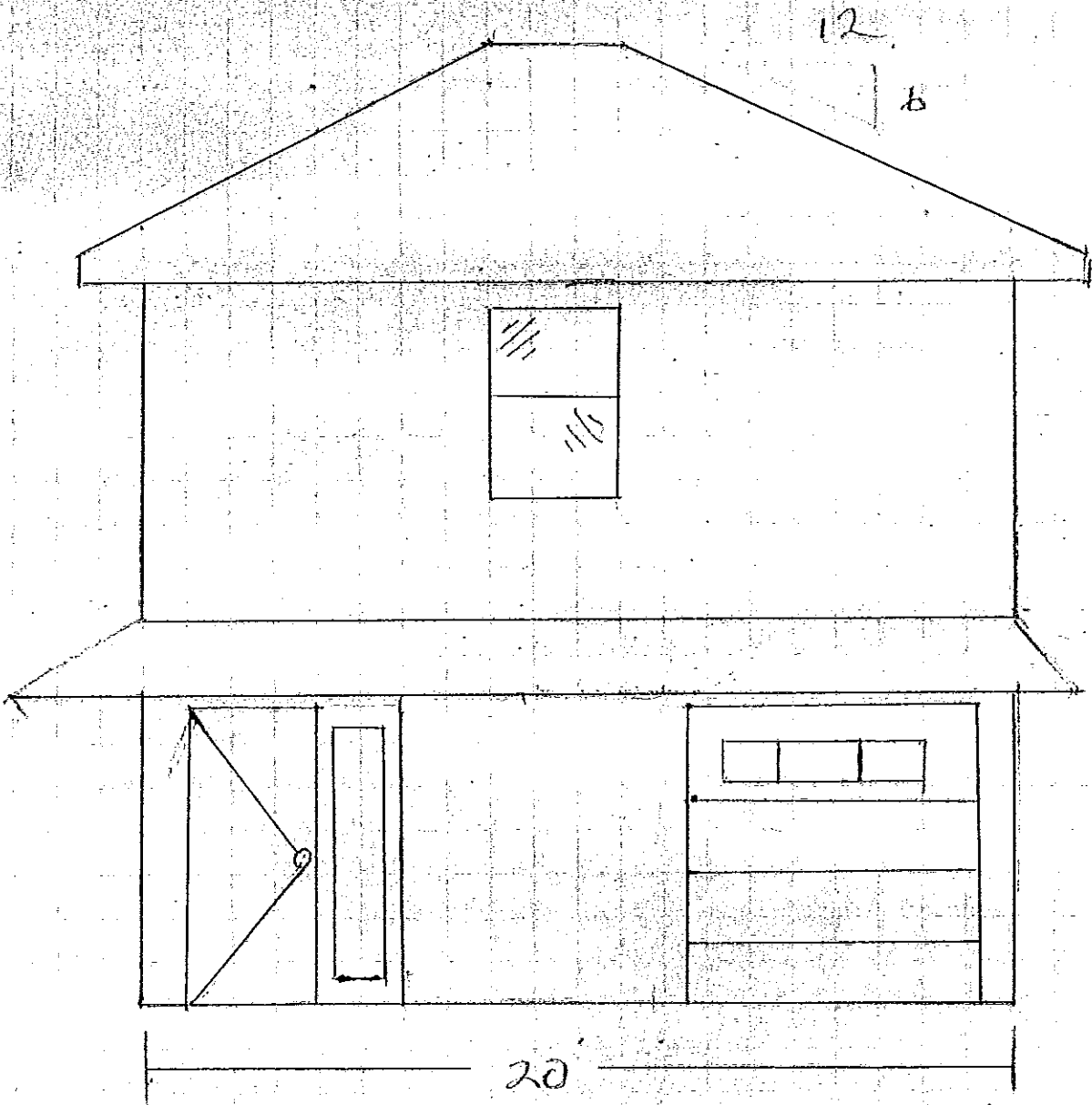
Map # 070H Group B
Lot # 15

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Rub

Tecoma Drive

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