

▶ **FILE #:** 4-C-13-UR

AGENDA ITEM #: 33

AGENDA DATE: 4/11/2013

▶ **APPLICANT:** **RONNIE PHILLIPS**

OWNER(S): Ronnie Phillips

TAX ID NUMBER: 70 C B 017

JURISDICTION: City Council District 4

▶ **LOCATION:** **North side of Washington Pk., west of Alice Bell Rd.**

▶ **APPX. SIZE OF TRACT:** **3.85 acres**

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Washington Pk., a minor arterial with a pavement width of 21' - 24' within a 40' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Love Creek

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

▶ **EXISTING LAND USE:** **Detached dwelling**

▶ **PROPOSED USE:** **Duplex**
 .72 du/ac

HISTORY OF ZONING: The property was zoned RP-1 in 2012 (7-G-12-RZ)

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

South: Church / R-1 residential

East: Detached dwellings / R-1 residential

West: Detached dwellings / R-1 residential

NEIGHBORHOOD CONTEXT: The site is located in an area that has been developed with detached dwellings. A church is located on the south side of Washington Pk., across from this site.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a duplex at this location as shown on the site plan subject to 7 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Certification by the applicant's engineer that 400' of unobstructed sight distance exists in both directions at the proposed driveway intersection with Washington Pk. can be provided. Certification is to be noted on the site plan prior to obtaining a site development / building permit
3. Meeting all applicable requirements of the Knoxville Department of Engineering.
4. Installation of landscaping as shown on the landscape plan within six months of the issuance of occupancy permit for this project.

5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
6. An overall site plan must be prepared for this 3.85 acre site before any future development will be considered for the remainder of this property
7. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to obtaining any building permits.

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

COMMENTS:

The applicant is proposing to construct a duplex on this 3.85 acre site. The property was zoned RP-1 (Planec Residential) last year. The staff is recommending approval of this request because the duplex will have direct access to an arterial street. It is located across the street from a non-residential use (church).

Staff has concerns regarding the sight distance at the driveway's intersection with Washington Pk. It appears that an existing Magnolia tree that is located off site will restrict the sight distance. The applicant will need to be able to certify that a minimum of 400 feet of unobstructed sight distance can be provided at Washington Pk prior to obtaining any permits from the City. Staff believes the sight distance requirement can be met if some of the lower limbs on the tree can be removed. Since the tree is located on an adjoining property, the applicant will need to obtain the consent of that property owner before removing the limbs.

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

1. With the establishment of the required sight distance at the driveway the traffic impact of this development will be minimal.
2. All utilities are in place to serve this site.

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

1. With the recommended conditions, the proposal meets all requirements of the RP-1 zoning as well as the general criteria for approval of a use-on-review.
2. The proposed duplex is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas since the development is located on a collector street. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The East City Sector Plan proposes low density residential uses for the site. The development as proposed complies with the Sector Plan and the current zoning of the site (RP-1).
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)

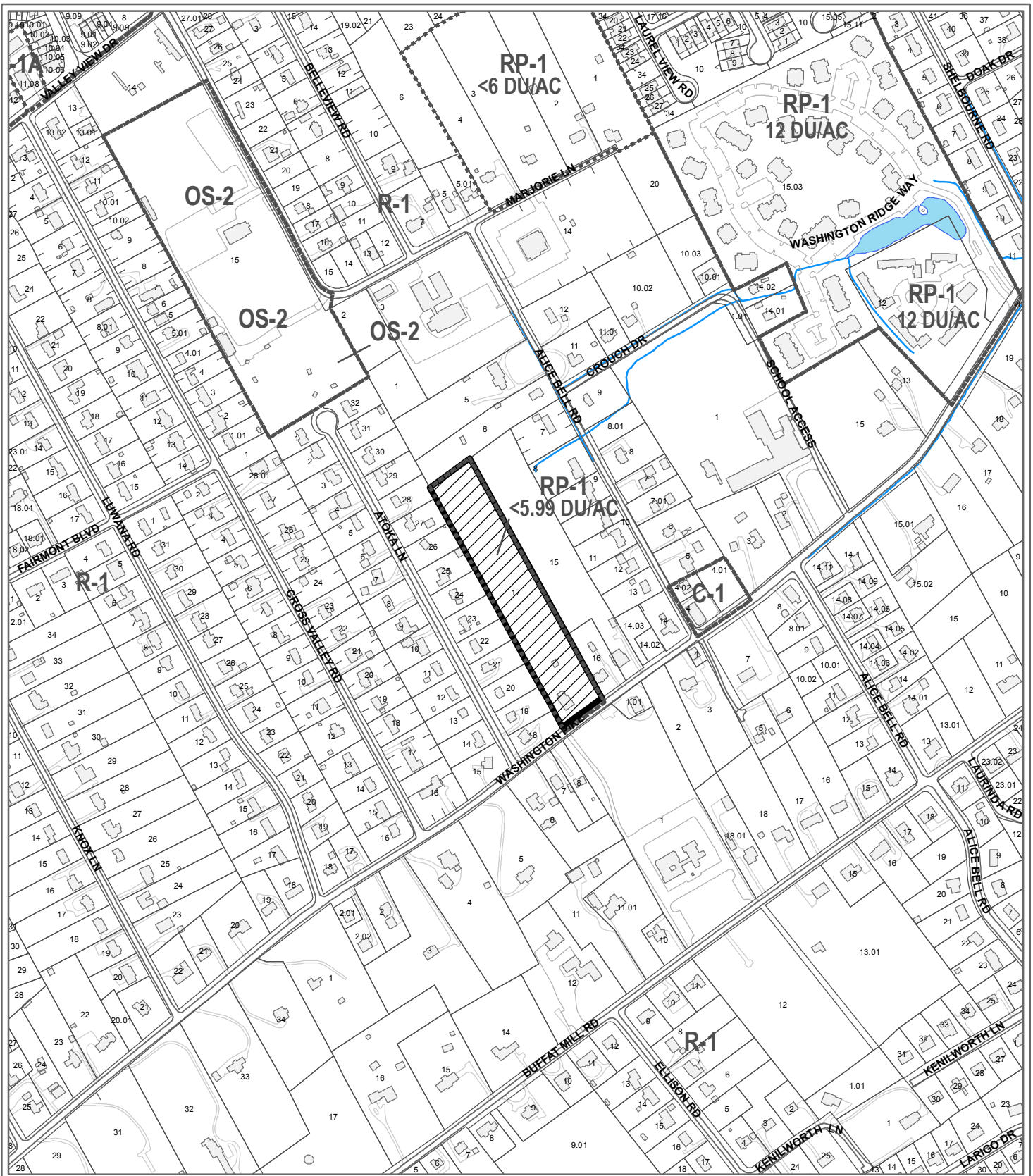
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



**4-C-13-UR
USE ON REVIEW**



Duplex in RP-1 (Planned Residential)

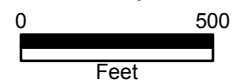
Original Print Date: 3/26/2013
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

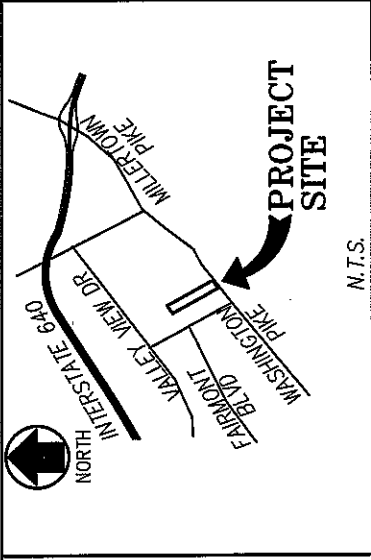
Revised:

Petitioner: Phillips, Ronnie

Map No: 70

Jurisdiction: City





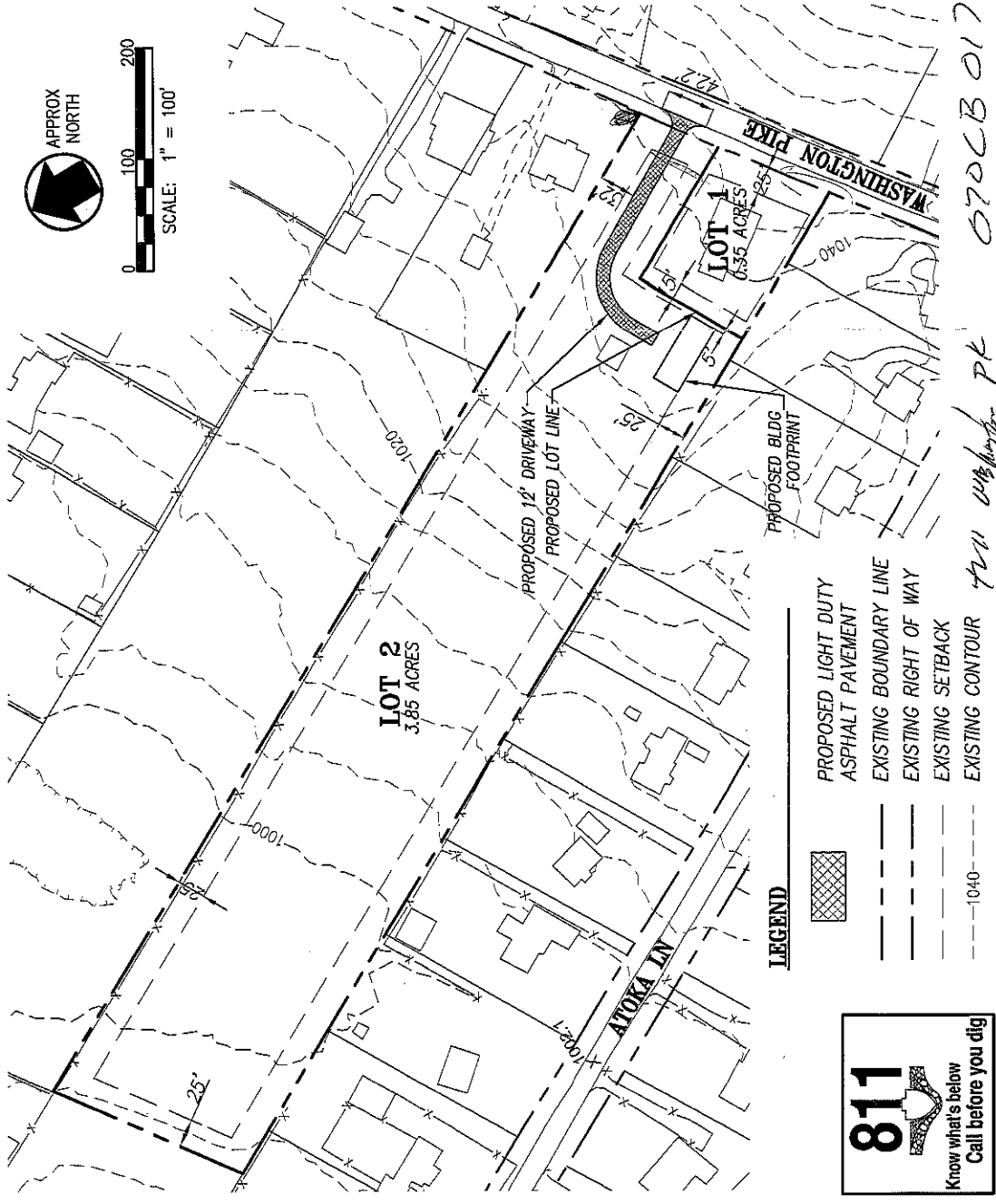
GENERAL NOTES:

1. THE BOUNDARY AND TOPOGRAPHIC DATA SHOWN IS PER KGIS.
2. PROPERTY CONCERNED REFLECTS PARCEL 17 AS SHOWN ON KNOX COUNTY CLT TAX MAP 70. ZONING FOR THE PROPERTY IS RP-1 <5.99 DU/AC (PLANNED RESIDENTIAL)
3. AREA OF PROPOSED DEVELOPMENT = 4.2± ACRES.
4. PROPERTY OWNER:
THE RONNIE LEE AND SAYURI YAMAGUCHI-PHILLIPS
REVOCABLE LIVING TRUST
8317 MECKLENBURG CT
KNOXVILLE, TN 37923
5. PERMETER SLOPES SHALL BE LANDSCAPED AND ARE NOT TO EXCEED 2:1 (H:V) UNLESS PROPER STABILIZATION IS PROPOSED.
6. UNLESS NOTED OTHERWISE, DIMENSIONS ARE TAKEN FROM OUTSIDE FACE OF BUILDING AND/OR FACE OF CURB.
7. TRAFFIC CONTROL DEVICES AND PAVEMENT MARKINGS SHALL CONFORM TO THE FEDERAL HIGHWAY ADMINISTRATIONS "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."
8. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KNOXVILLE APPROVED SETBACKS.
9. PROPOSED LANDSCAPE PLAN WILL COMPLY WITH THE CITY OF KNOXVILLE TREE PROTECTION ORDINANCE.

4-C-13-02

USE ON REVIEW

CLT MAP 70, PARCEL 17
CITY BLOCK #33780
ZONING IS RP-1 <5.99 DU/AC
AREA= 4.2± ACRES



DRAWN BY	LED
CHECKED BY	BRS
DATE	02-25-2013
SCALE	1"=100'
CCI PROJ. NO.	

RONNIE PHILLIPS
4211 KINGSTON PIKE
KNOXVILLE, TENNESSEE

811

Know what's below
Call before you dig!

Cannon & Cannon, Inc.

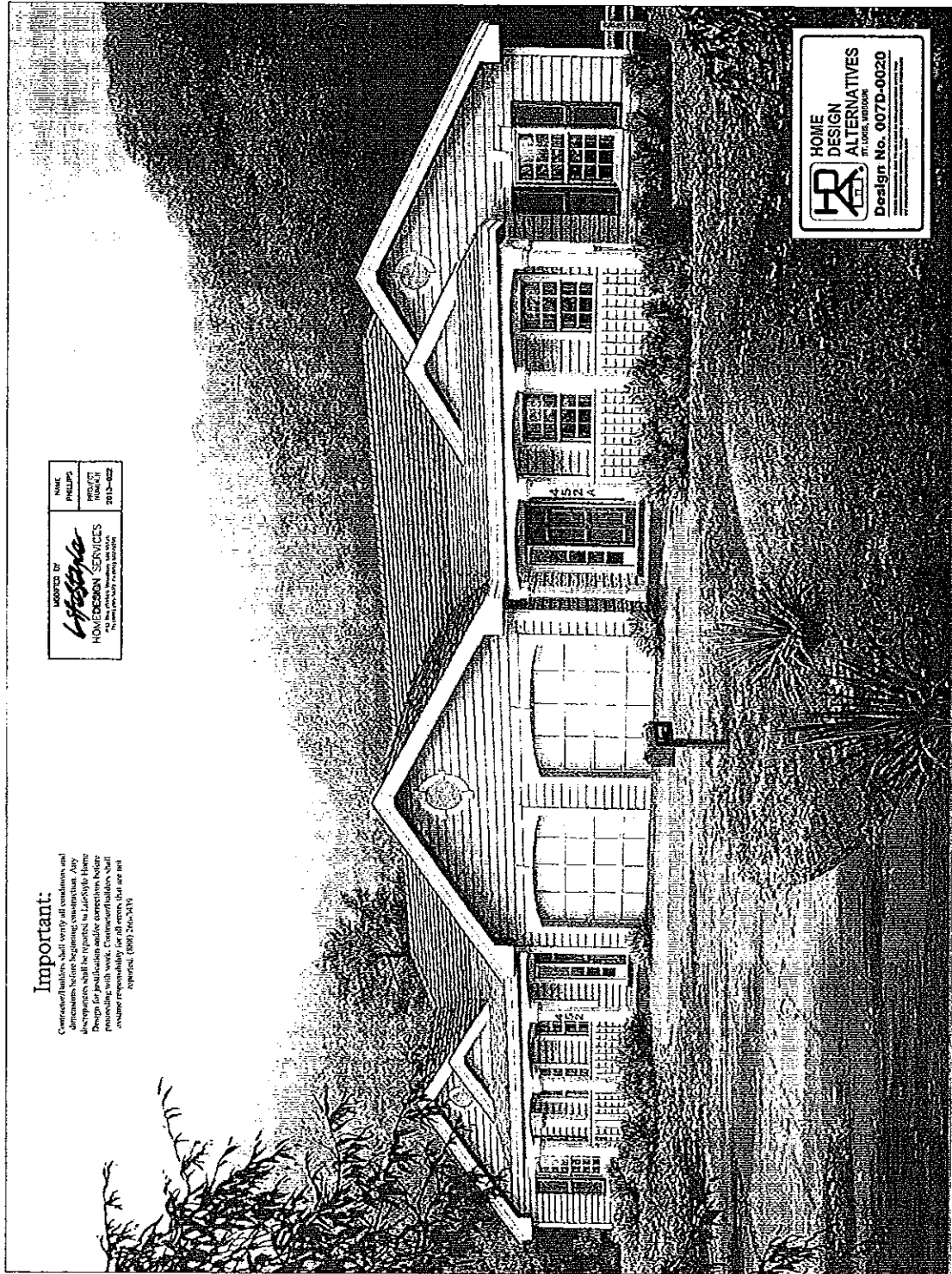
Consulting Engineers • Field Surveyors
6350 Kingston Pike
Knoxville, Tennessee 37919
Telephone: (865) 670-8355 • Fax: (865) 670-8866
www.cannon-cannon.com

Konnie Phillips
4.C.13-UW

Important:
Contractors/builders shall verify all conditions and dimensions before beginning construction. Any discrepancies shall be reported to Lifestyle Home Design Services immediately. Contractors/builders shall assume responsibility for all errors that are not reported. (888) 266-3476

DESIGNED BY
Lifestyle
HOME DESIGN SERVICES
No time for this is available

NAME	PHILIPS
PROJECT	4.C.13-UW
DATE	10/10/12



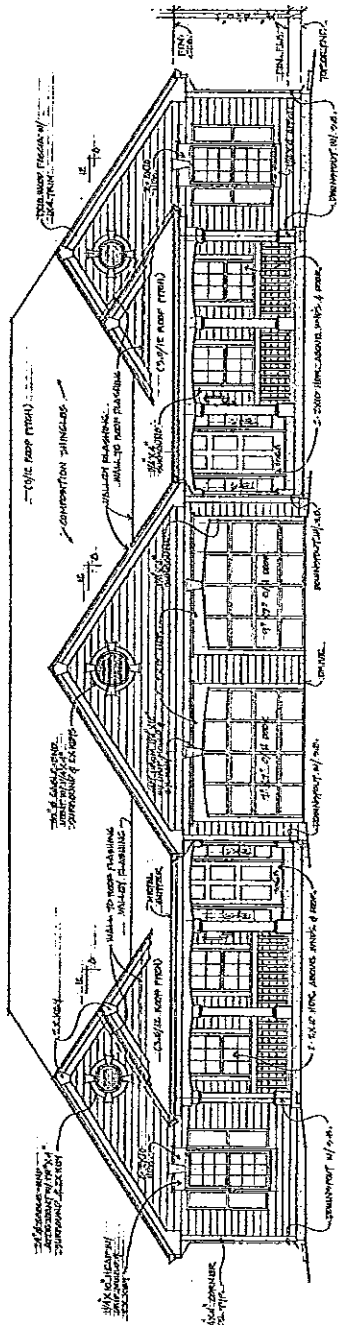
HOME DESIGN ALTERNATIVES
FT. LAUDERDALE, FLORIDA
Design No. 007D-002D

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

THIS DRAWING IS THE PROPERTY OF THE DESIGNER AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.



NO. DRAWING	NO. PROJECT	NO. SHEET
		4



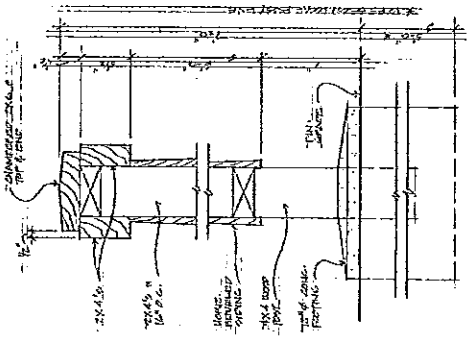
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

---(SHEET 4)---

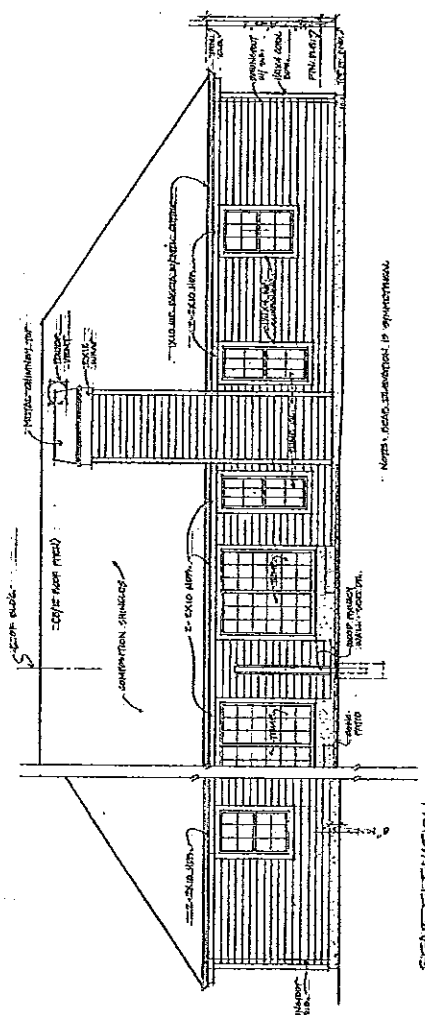
Important:

Contractors shall verify all dimensions and information before beginning construction. Any discrepancies shall be reported to the Designer. Design for installation and/or construction before proceeding with work. Client/contractors shall assume responsibility for all errors and omissions. (08/12/2013)

MADE BY
LifeStyle
HOME DESIGN SERVICES
1000 W. 10TH AVENUE
DENVER, CO 80202

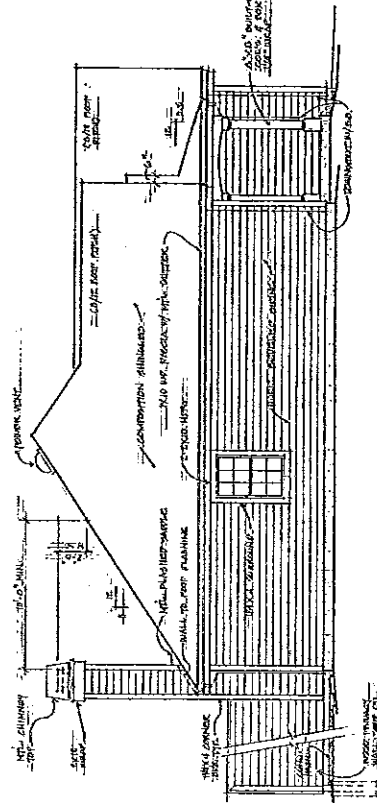


1 PRIVACY WALL DETAIL
SCALE: 1/2" = 1'-0"



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

---(SHEET 4)---



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"