

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

▶ **FILE #:** 5-C-13-UR

**AGENDA ITEM #:** 35

**AGENDA DATE:** 5/9/2013

▶ **APPLICANT:** ANTHONY LIESER CONSTRUCTION

OWNER(S): Elido & Stephanie Curi

TAX ID NUMBER: 59 O A 008 & 009

JURISDICTION: City Council District 4

▶ **LOCATION:** North side of Valley View Dr., west of Luwana Rd.

▶ **APPX. SIZE OF TRACT:** 49054 square feet

SECTOR PLAN: East City

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

ACCESSIBILITY: Access is via Valley View Dr., a collector street with a pavement width of 20' within a 40' wide 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

▶ **PROPOSED USE:** 2 duplexes

3.54 du/ac

HISTORY OF ZONING: The property was zoned RP-1(Planned Residential) in the early 1970's

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

South: Detached dwellings / R-1 residential

East: Detached dwellings / R-1 residential

West: Detached dwellings / RP-1 residential

NEIGHBORHOOD CONTEXT: This site was included in a large general rezoning to RP-1 (Planned residential) that was done in the 1970's. Since that time numerous apartments and other types of attached and detached housing has been built in the area.

**STAFF RECOMMENDATION:**

▶ **APPROVE for one duplex on each parcel as shown on the site plan subject to 6 conditions**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining approval and recording of a plat of these properties prior to obtaining a 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 an occupancy permit for this project.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
6. 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 one duplex on each of the two properties identified in this request. Both duplexes units will be served by a single driveway from Valley View Dr. The buildings will be oriented so that the front of the unit faces the proposed driveway rather than Valley View Dr. This design is being proposed due to a spring in the area that keeps the ground in the western part of these lots saturated. To build in that area would require engineered footings and sump pumps to keep the crawl spaces dry.

Development in the Valley View Dr. area is best characterized as a mixture of various types and styles of attached and detached housing. The proposed duplexes will not be out of character with the other development found in the general area.

**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 Valley View Dr.

**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 RP-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 for medium density residential use which is consistent with the proposed density of 3.54 du/ac.
2. The site is within the City of Knoxville on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**ESTIMATED TRAFFIC IMPACT 53 (average daily vehicle trips)**

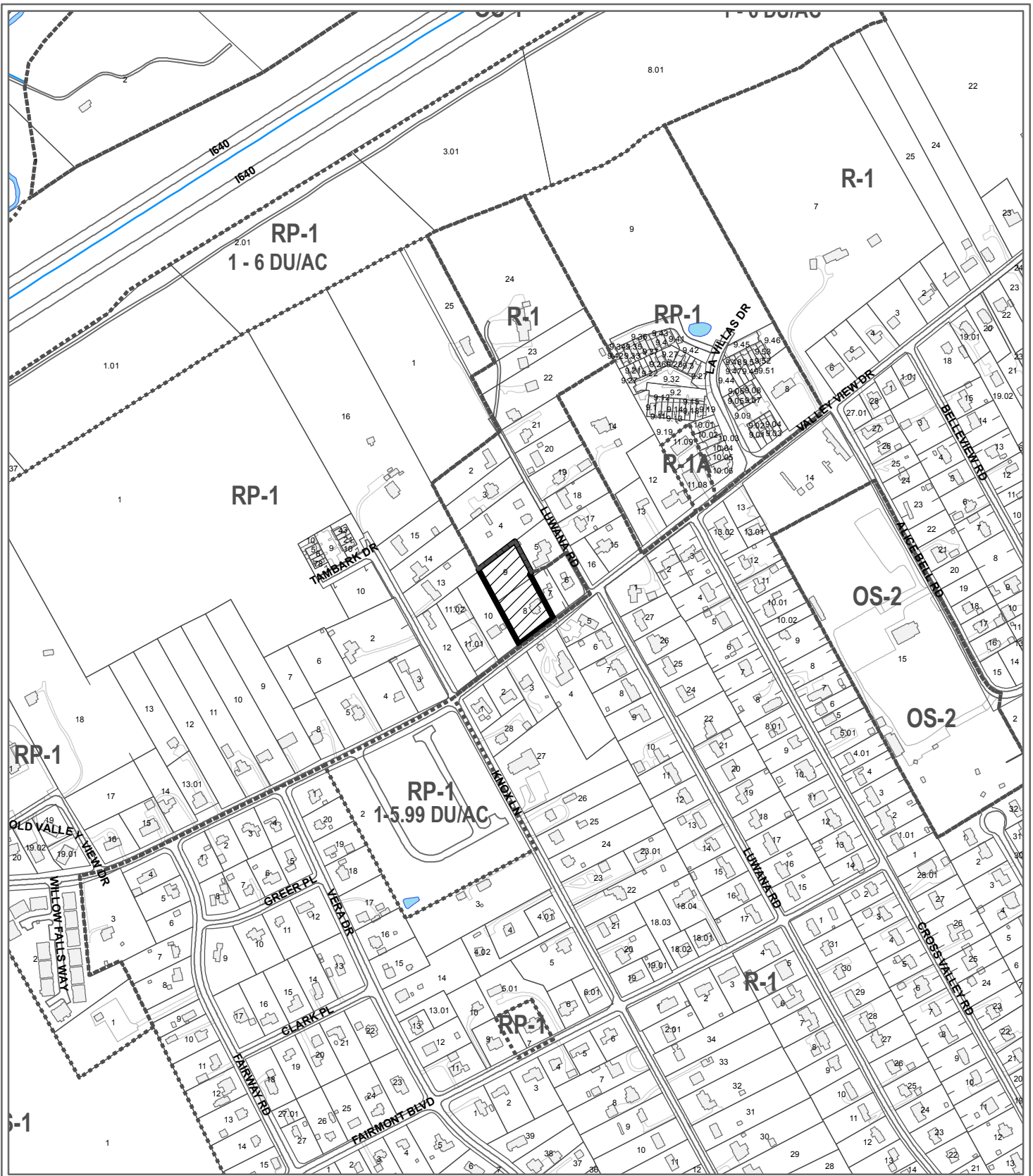
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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



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

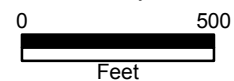


2 duplexes in RP-1 (Planned Residential)

Petitioner: Anthony Lieser Construction

Map No: 59

Jurisdiction: City



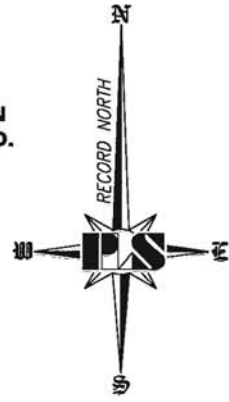
Original Print Date: 4/24/2013

Revised:

Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

**OSCAR NIPPER**  
3905 LUWANA RD.  
0590A004  
DEED 1164-77  
R-1 ZONE

**HAROLD WILSON**  
3901 LUWANA RD.  
0590A005  
DEED 1093-30  
R-1 ZONE



**TIMOTHY HUNT**  
3806 KNOX LN.  
0590A013  
20070809-0012609  
RP-1 ZONE

**NORMA McDANIEL**  
3917 VALLEY VIEW DR.  
0590A007  
DEED 713-348  
RP-1 ZONE

**FLORENCE HOLLOWAY**  
3907 VALLEY VIEW DR.  
0590A010  
DEED 1982-596  
RP-1 ZONE



**GRAPHIC SCALE**



( IN FEET )  
1 inch = 40 ft.

I hereby certify that this is a category 1 survey and the ratio of precision of the unadjusted survey is 1: 10,000 or better as shown hereon. This survey meets the minimum standards for the State of Tennessee.

This is to certify that the described property is not located in a special flood hazard area as shown on the National Flood Insurance Program Flood Insurance Rate Map.

5-C-13-UR  
3/21/2013

**FOR: USE ON REVIEW**

1. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
2. SIGNIFICANT OBSERVABLE EVIDENCE OF UTILITIES IS SHOWN. OTHER UTILITIES MAY EXIST AND NOT BE SHOWN. NO GUARANTEE IS EXPRESSED OR IMPLIED AS TO THE LOCATION OF ANY UTILITIES WHICH ARE NOT VISIBLE FROM THE SURFACE.
3. DEED 2257-1125.
4. SUBJECT TO RP-1 ZONING RESTRICTIONS
5. SUBJECT TO KNOX COUNTY R/W REQUIREMENTS ALONG VALLEY VIEW DRIVE (30' from center.)
6. SUBJECT TO USE-ON-REVIEW.
7. SUBJECT TO APPROVAL OF RESUBDIVISION.
8. IP(S) - SET IRON PIN  
IP(E) - EXISTING IRON PIN

Ned D. Ferguson, P.L.S.  
205 Lamar Avenue  
Clinton, TN 37716  
Phone: (865) 457-4606  
Fax: 888-232-8718



When you need to know, knowing is our business.

**3915 VALLEY VIEW DR., TAX ID 0590A008; 009**

COUNTY: KNOX  
DISTRICT: 7  
CITY: KNOXVILLE  
WARD: 7

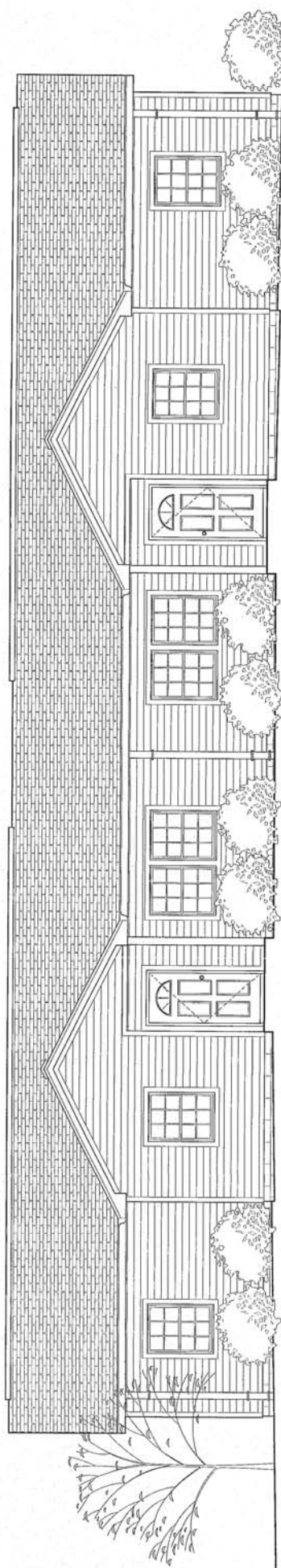
CLIENT:  
Tony Lieser  
245 Logan Lane  
Heiskell TN, 37754  
865-256-9374

SCALE: 1"=40'  
DATE: 3-18-2013

DWG NO. 1C113UR

Anthony Lieser Const. 256-9974

3915 Valley View



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

5-C-13-UR  
REVISED  
4-24-13