

▶ **FILE #:** 5-G-13-UR

**AGENDA ITEM #:** 37

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

▶ **APPLICANT:** TRENT CONSTRUCTION, LLC BILLY TRENT

OWNER(S): Simmons Properties

TAX ID NUMBER: 133 E B 026

JURISDICTION: City Council District 2

▶ **LOCATION:** East side of Morrell Rd., south of Kingsbury Dr.

▶ **APPX. SIZE OF TRACT:** 25046 square feet

SECTOR PLAN: West City

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

ACCESSIBILITY: Access is via Morrell Rd., a minor arterial street with a 24' pavement width within a 50' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Fourth Creek

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

▶ **EXISTING LAND USE:** Vacant

▶ **PROPOSED USE:** Duplex

3.48 du/ac

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential)

South: Residences / R-1 (Low Density Residential)

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

West: Residences / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The site is located on a minor arterial street in a transitional area between detached residential development to the north and a mix of attached residential, offices and mixed commercial to the south.

**STAFF RECOMMENDATION:**

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

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Installation of the on-site turnaround area for the driveway for each duplex unit.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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 build a duplex on this 0.575 acre lot at a density of 3.48 du/ac. While there are no duplex units adjacent to this site or to the north, the lot is less than 300 feet from a large attached unit development to the south. Approximately 200 feet to the south, on the same side of Morrell Rd., former residences have been converted to office use under the O-1 (Office, Medical, and Related Services) zoning district. The duplex units will have a one car garage and will be provided with an on-site turnaround area so that vehicles will not have to back out onto Morrell Rd.

**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 Morrell 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 West City Sector Plan and One Year Plan identifies this property for low density residential use which is consistent with the proposed density of 3.48 du/ac.
2. The site is within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

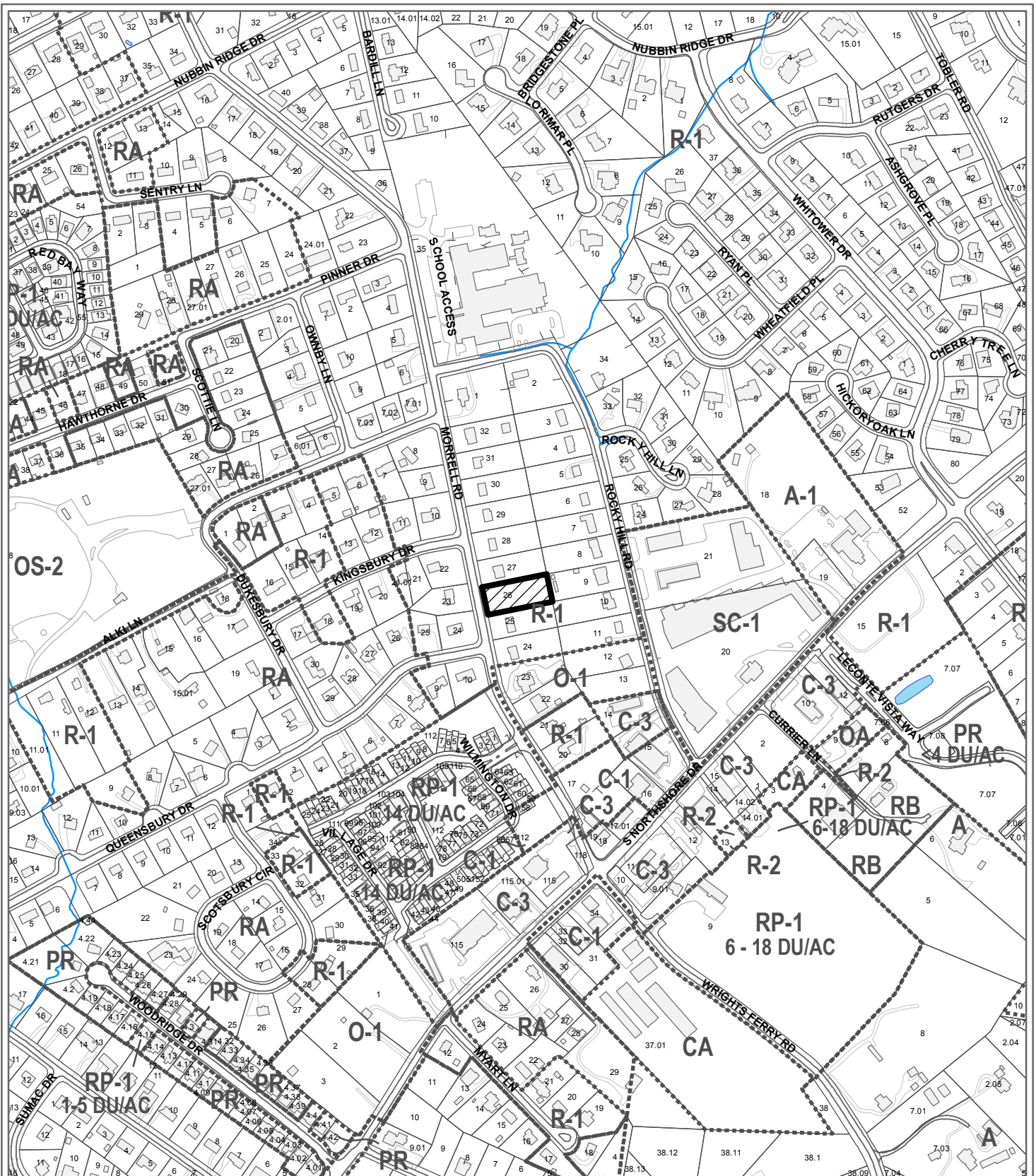
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

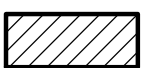
Schools affected by this proposal: Rocky Hill Elementary, Bearden Middle, and West High.

- 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-G-13-UR  
USE ON REVIEW**



Duplex in R-1 (Low Density Residential)

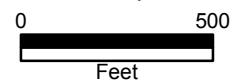
Original Print Date: 4/24/2013  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

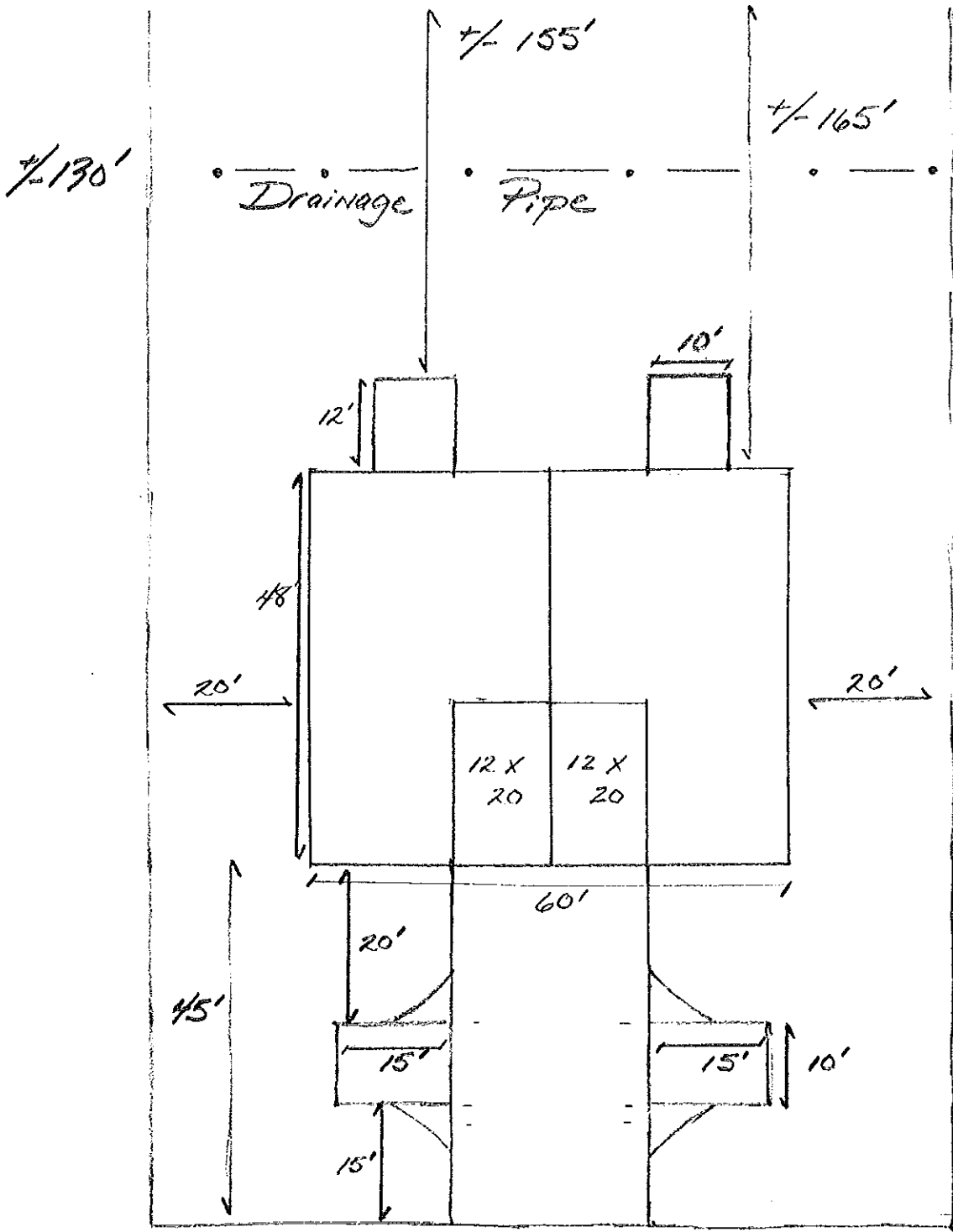
Revised:

Petitioner: Trent Construction, LLC, Billy Trent

Map No: 133

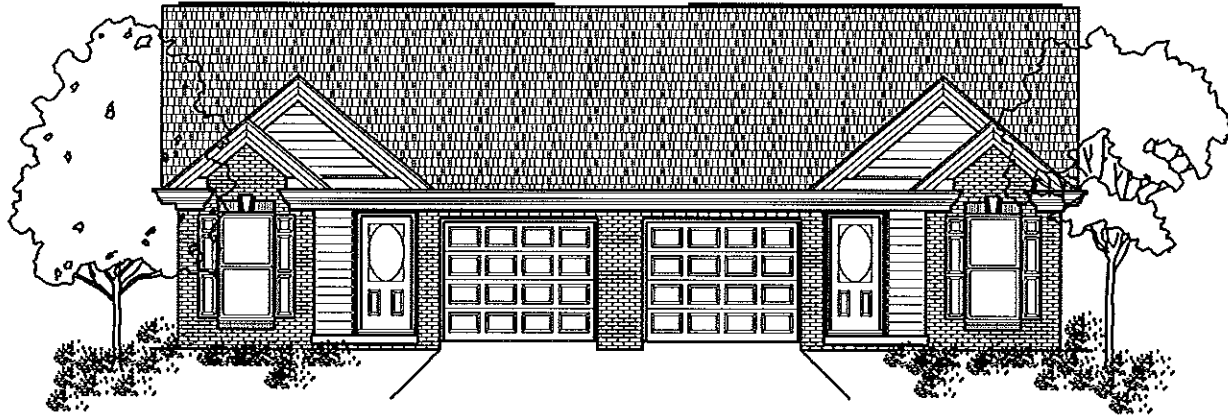
Jurisdiction: City





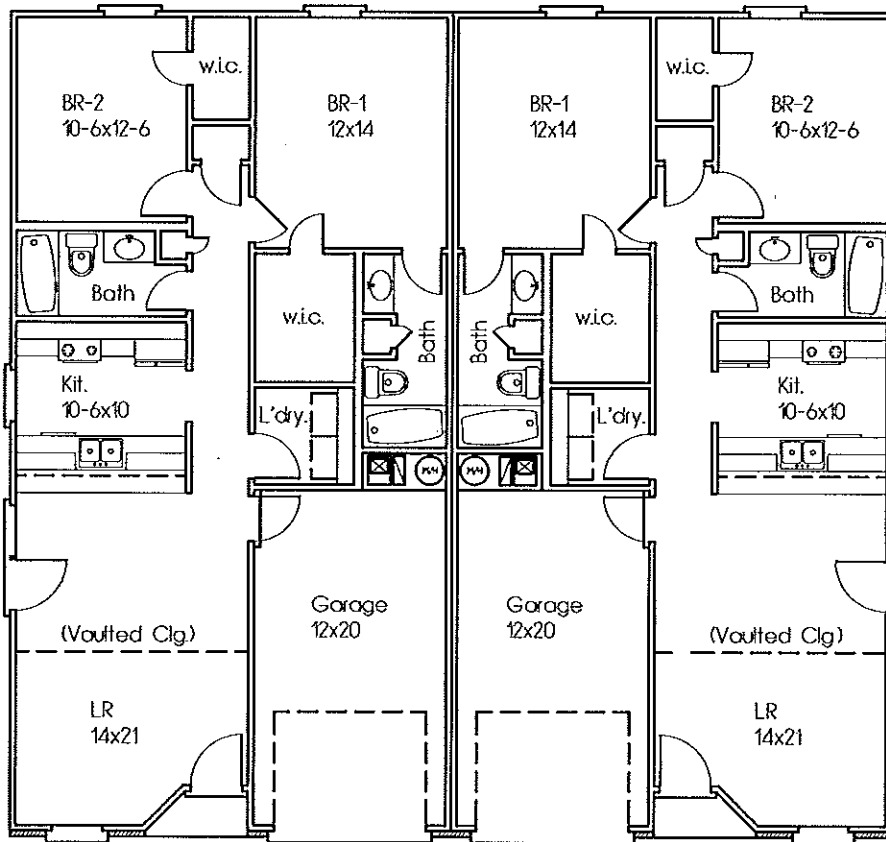
Morrell Rd.

5-G-13-UR  
**REVISED**  
 4-24-13



Front Elevation

← 52'-0" →



↑ 48'-0" ↓

Unit One

996 Sq. Ft. Living Area

Unit Two

996 Sq. Ft. Living Area

5-G-13-UR  
 REVISED  
 4-24-13

*Plan No. 99-0102*

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*Sam R. Ensor, Designer*

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