

▶ **FILE #:** 8-F-14-UR

AGENDA ITEM #: 47

AGENDA DATE: 8/14/2014

▶ **APPLICANT:** **CHUCK WARD**

OWNER(S): Charles Ward

TAX ID NUMBER: 107 F A 014

JURISDICTION: City Council District 2

STREET ADDRESS: 1312 Kalmia Rd

▶ **LOCATION:** **East side of Kalmia Rd., south of Papermill Rd.**

▶ **APPX. SIZE OF TRACT:** **15000 square feet**

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Kalmia Rd., a local street with a pavement width of 22' within a 40' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

▶ **EXISTING LAND USE:** **Two dwellings**

▶ **PROPOSED USE:** **Duplex**

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Business offices / O-3 office

South: Detached dwelling / R-1 residential

East: Business offices / O-3 office

West: Business offices / O-3 office

NEIGHBORHOOD CONTEXT: Property in the area is zoned O-3 office and R-1 residential. The predominant land use in the immediate vicinity is business and professional offices. One other dwelling is located on Kalmia Rd.

STAFF RECOMMENDATION:

▶ **APPROVE the request to convert the existing dwellings on the site into a duplex as requested subject to 5 conditions**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Health Dept.
3. Obtaining certified addresses for each unit from the MPC Addressing Dept.
4. Obtaining all required permits from the City of Knoxville before doing any renovations to this structure
5. Meeting all applicable requirements of the Knoxville Engineering Dept.

With the conditions noted, this plan meets the requirements for approval in the R-1 district and the other

criteria for approval of a use on review.

COMMENTS:

At one time all of the property fronting on Kalmia Rd. was zoned R-1 residential and the street was lined with houses. Over the past years the street has been transitioning from residential use to business and professional office use. Most of the street frontage has now been zoned O-3 (Office Park) District and has been redeveloped with office uses. The site in question and the adjoining property are occupied with the only two residential uses left on the street. The existing dwelling(s) meets all of the lot area and setback requirements for the proposed use.

The applicant has recently purchased the site in question. The property has a structure on it that was once a detached dwelling. At sometime in the past the dwelling has been divided/renovated to add an apartment. At the present time each unit has its own outside entrance. In order to make each unit independent the applicant needs to add a second meter center. In order to move forward with the plans for these dwellings, the applicant is requesting that the existing two units be approved as a duplex.

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

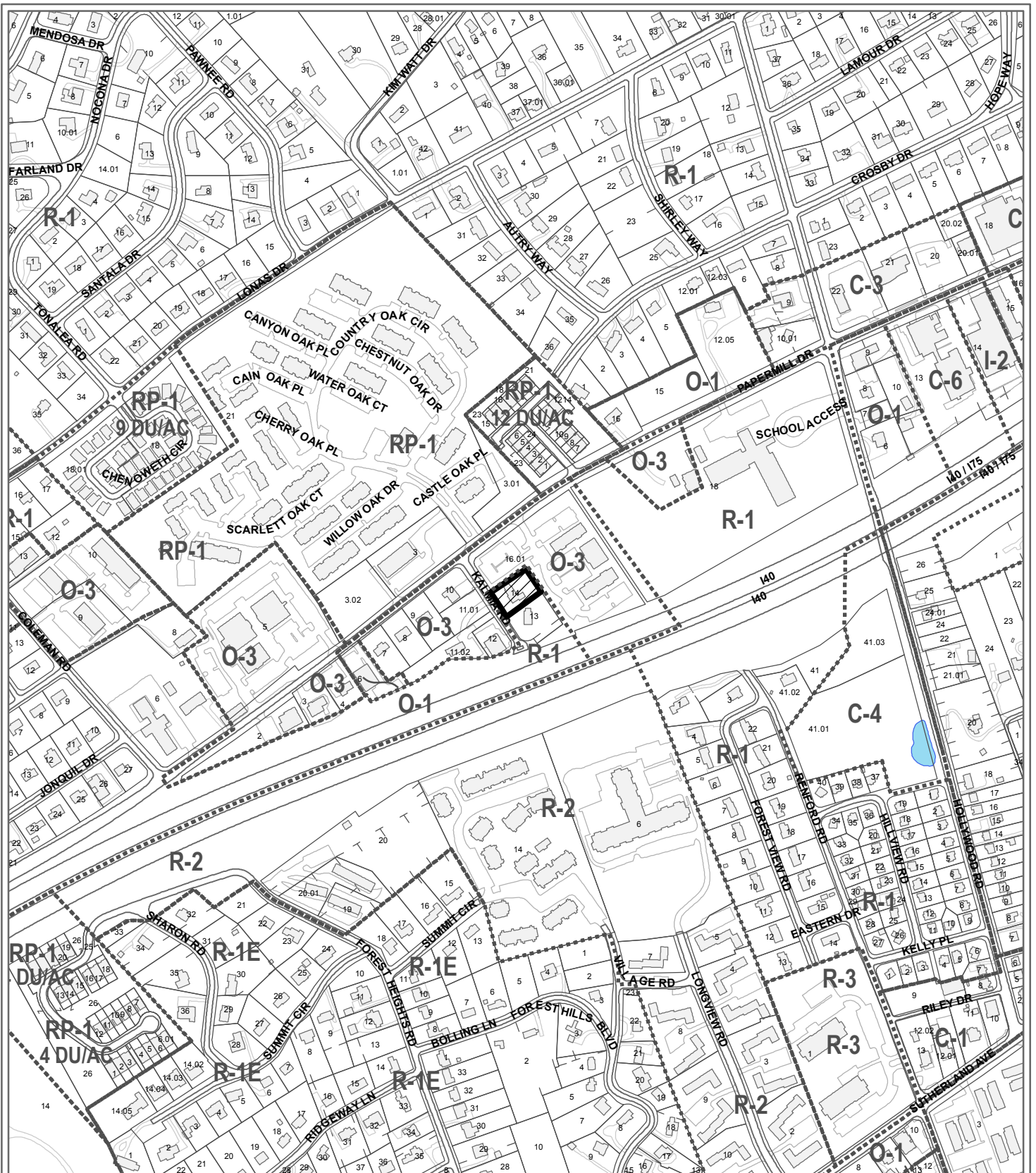
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

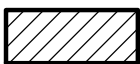
Schools affected by this proposal: Pond Gap Elementary, Northwest Middle, and West High.

- 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.



**8-F-14-UR
USE ON REVIEW**

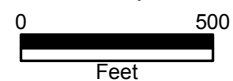


Duplex in R-1 (Low Density Residential)

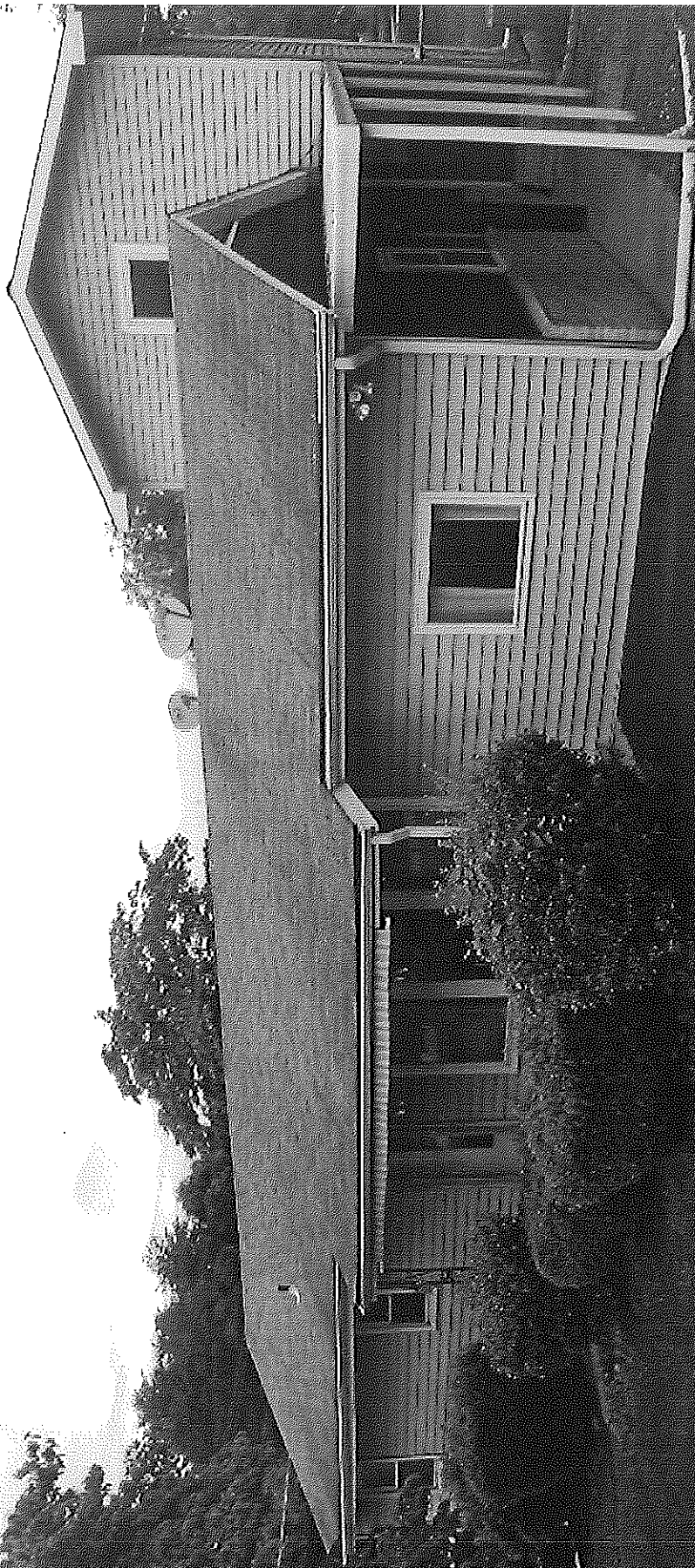
Original Print Date: 7/17/2014
 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Petitioner: Ward, Chuck

Map No: 107
 Jurisdiction: City



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06.05.2014