



KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT

▶ FILE #: 10-B-14-UR

AGENDA ITEM #: 28

AGENDA DATE: 10/9/2014

▶ APPLICANT: DANIEL PARKER

OWNER(S): Basic Investment GP

TAX ID NUMBER: 153 B B 005 & 006

JURISDICTION: County Commission District 5

STREET ADDRESS: 806 Loop Rd

▶ LOCATION: South side of Loop Rd., west of Olive Rd. and east of Concord Rd.

▶ APPX. SIZE OF TRACT: 2.45 acres

SECTOR PLAN: Southwest County

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

ACCESSIBILITY: Access is via Loop Rd., a local street with a 17' pavement width within a 30' right-of-way.

UTILITIES: Water Source: First Knox Utility District

Sewer Source: First Knox Utility District

WATERSHED: Turkey Creek

▶ ZONING: RA (Low Density Residential) / HZ (Historic Overlay)

▶ EXISTING LAND USE: House

▶ PROPOSED USE: Duplexes
2.86 du/ac

HISTORY OF ZONING: Property was rezoned to RA/HZ on October 22, 2001.

SURROUNDING LAND USE AND ZONING: North: Residences and vacant land / CA (General Business) and RA (Low Density Residential)

South: Residences / RA (Low Density Residential)

East: Residences / RA (Low Density Residential)

West: Residence and vacant land / RA (Low Density Residential)

NEIGHBORHOOD CONTEXT: The site is located within the Concord Community and has developed under RA (Low Density Residential) and PR (Planned Residential) zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request for up to 3 duplexes on individual lots as identified on the development plan subject to 7 conditions**

1. Obtaining approval from the Knox County Historic Zoning Commission for the proposed duplex development.
2. Meeting all applicable requirements of the Knox County Health Department.
3. Provision of a street name consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
5. Obtaining approval of a final plat that creates individual lots for each duplex.

6. Access being provided to the duplex units via the joint driveway and access easement as shown on the development plan.
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted this plan meets the requirements for approval in the RA Zone and the other criteria for approval of a Use on Review.

COMMENTS:

The applicant is proposing to subdivide this property located on Loop Rd. into four lots. Three of the proposed lots will be utilized for the construction of a duplex on each lot. A duplex is only allowed in the RA (Low Density Residential) zoning district through a use on review approval. The fourth lot will be created for the existing residence that will remain. Access for the proposed duplex lots will be via a single shared access driveway off of Loop Rd.

Since this property is within an HZ (Historic Overlay - Concord Village Historic District) district, approval from the Knox County Historic Zoning Commission is required for the proposed duplex development. The Knox County Historic Zoning Commission reviewed and granted approval of the conceptual layout plan for the proposed development on August 21, 2014. Approval is still required for the architectural details of the duplex units.

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

1. All utilities are in place to serve this site.
2. The traffic generated from the duplex development will be only slightly higher than what would be expected with a detached residential subdivision.
3. The proposed development is similar in density to other residential development in the area which includes a duplex subdivision located to the northeast along Loop Rd.

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

1. With the recommended conditions, the proposal meets all requirements of the RA zoning as well as the general criteria for approval of a use-on-review.
2. The proposed duplex development 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. 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 Southwest County Sector Plan designates low density residential uses for the site. With a proposed density of 2.86 du/ac, the duplex development complies with the Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 87 (average daily vehicle trips)

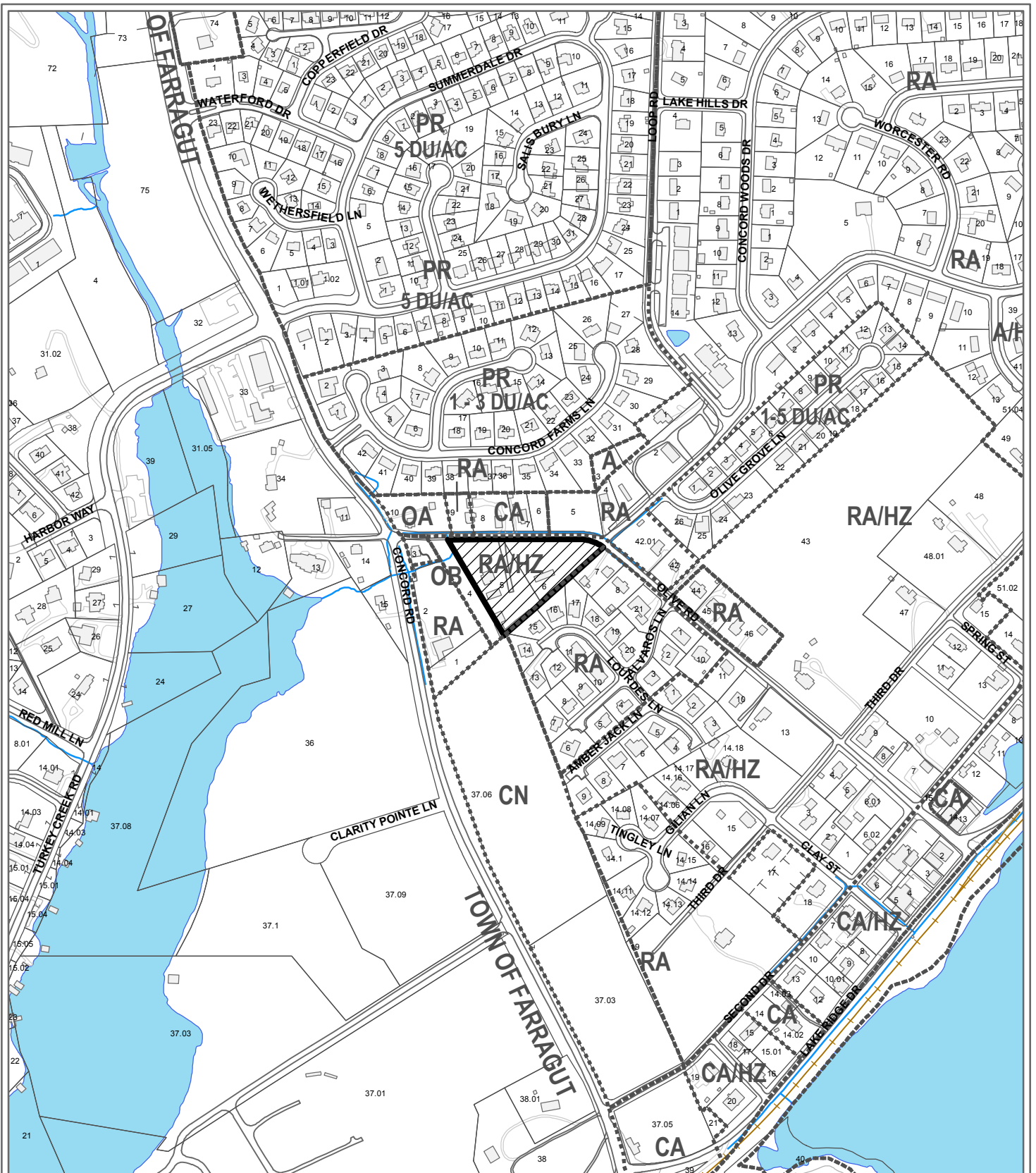
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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: 1 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Farragut Primary/Intermediate, Farragut Middle, and Farragut 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 Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**10-B-14-UR
USE ON REVIEW**

Petitioner: Parker, Daniel



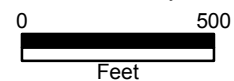
Duplexes in RA (Low Density Residential) / HZ (Historic Overlay)

Map No: 153

Jurisdiction: County

Original Print Date: 9/22/2014
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:



10-B-14-UR



