

▶ **FILE #:** 4-C-16-UR

AGENDA ITEM #: 53

AGENDA DATE: 4/14/2016

▶ **APPLICANT:** CHRISTOPHER SAAH

OWNER(S): Christopher Saah

TAX ID NUMBER: 93 N C 016

[View map on KGIS](#)

JURISDICTION: City Council District 6

STREET ADDRESS: 3931 Lonas Dr

▶ **LOCATION:** Northwest side of Lonas Dr., east of Frank Watt Rd.

▶ **APPX. SIZE OF TRACT:** 1 acres

SECTOR PLAN: Northwest City

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

ACCESSIBILITY: Access is via Lonas Dr., a collector street with a pavement width of 21' within a 40' wide right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Third Creek

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

▶ **EXISTING LAND USE:** 2 Duplexes (4 dwelling units)

▶ **PROPOSED USE:** Duplex

6 du/ac

HISTORY OF ZONING: The property was zoned RP-1 @ 6 du/ac in 2001 (9-J-01-RZ)

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

South: Apartments / R-1a residential

East: Detached dwelling / R-1 residential

West: Detached dwelling / R-1 residential

NEIGHBORHOOD CONTEXT: A mix of detached and attached housing is found in this area. The zoning found in the area is R-1, R-2, RP-1 and R-1A residential and O-3 office. South College is located on the south side of Lonas Dr. just to the east of this site.

STAFF RECOMMENDATION:

▶ **APPROVE the request to allow up to 2 additional dwelling units on this site as shown on the site plan subject to 4 conditions**

- 1, Connection to sanitary sewer and meeting any other applicable requirement of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knoxville Zoning Ordinance
3. Meeting all applicable requirements of the Knoxville Engineering Dept.
4. 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 of the RP-1 zone and the other general criteria for approval of a use on review

COMMENTS:

This applicant is proposing to construct two dwellings in the lower portion of one of the existing building on this site. At present there are 4 dwellings located in two buildings on the property. Approval of this request will bring the total number of dwellings on this site up to six which will maximize the development permitted by the existing zoning.

This development pattern in this area is best characterized as a mix of attached and detached dwellings.. The development of attached housing has been an ongoing process over the past 30 years. Attached developments range from duplexes on individual lots to large apartment complexes. The addition of two dwellings to this small attached project will have no negative impact on the area.

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

1. Public utilities are available to serve the site.
2. The proposed use of this site have minimal impact on the adjacent road system.

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

1. The proposed use is consistent with the general standards for uses permitted on review: The use is in harmony with the general purpose and intent of the Zoning Ordinance. The plans include appropriate setbacks to minimize the impact to surrounding properties. The use will not 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 Northwest City Sector Plan and Knoxville One Year Plan proposes low density residential uses for this property. The proposed residential development is consistent with these plans.
2. The site is located in the Urban Growth Area (inside the City) on the Knoxville-Knox County-Farragut Growth Policy Plan.

ESTIMATED TRAFFIC IMPACT: 76 (average daily vehicle trips)

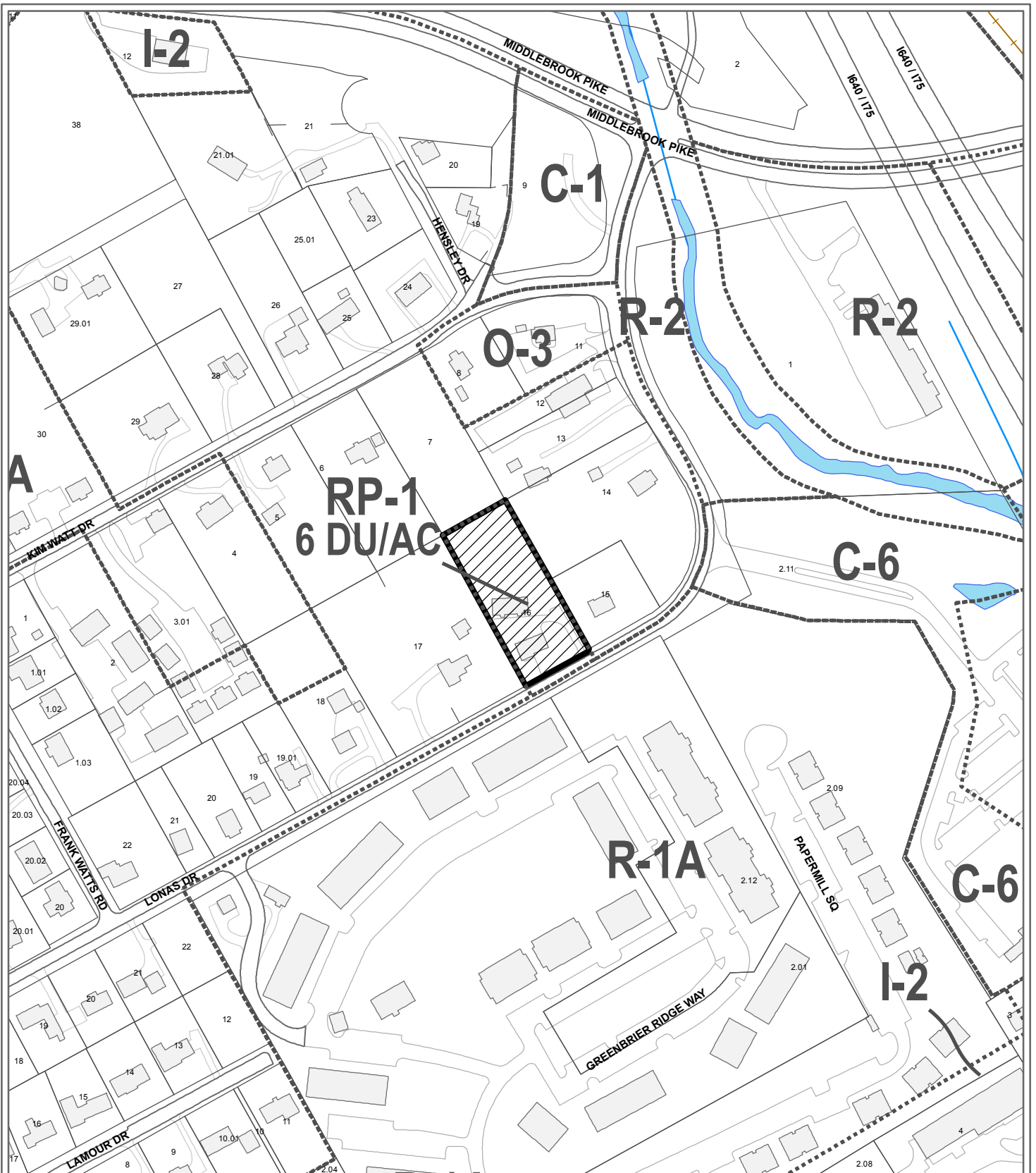
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

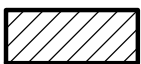
Schools affected by this proposal: Pond Gap Elementary, Northwest Middle, and West High.

- 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.



**4-C-16-UR
USE ON REVIEW**



Duplex in RP-1 (Planned Residential)

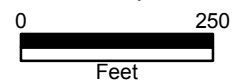
Original Print Date: 3/22/2016
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

Revised:

Petitioner: Saah, Christopher

Map No: 93

Jurisdiction: City

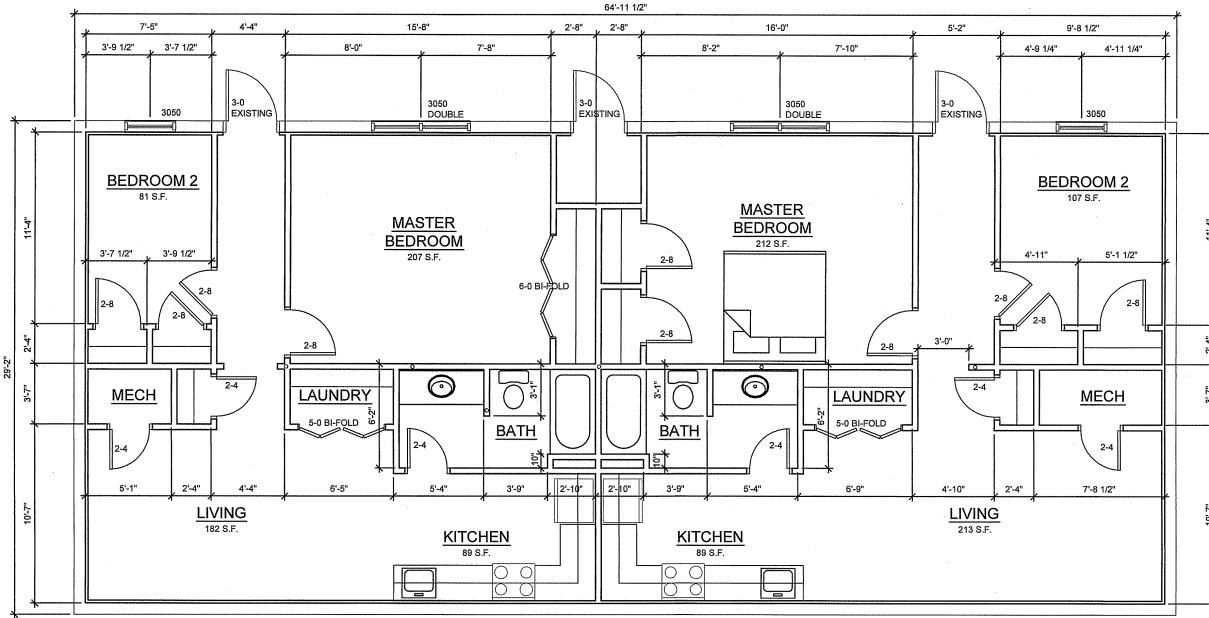




architects
P.L.L.C.

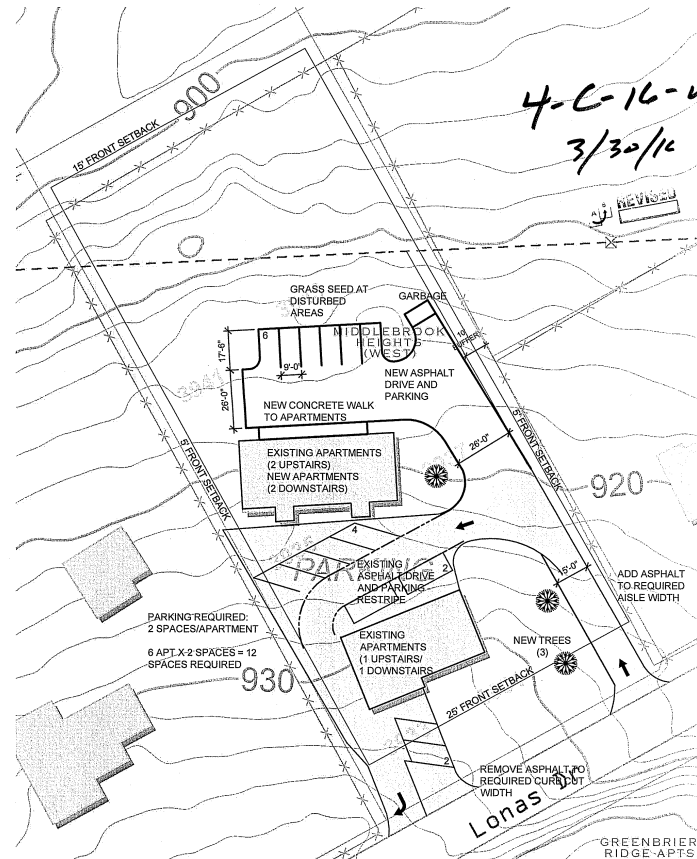
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(865) 214-7057
Office@sk3architects.com

REVISION:
03/30/16 MPCITY
ENGINEERING
COMMENTS



LOWER LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"



SITE LAYOUT

SCALE: 1"=30'



USE ON REVIEW SUBMITTAL

3931 LONAS ROAD

LOWER LEVEL APARTMENTS

KNOXVILLE, TENNESSEE

DATE: 02/18/16

DRAWN:

SITE LAYOUT
LOWER LEVEL FLOOR PLAN

A1

PROJECT:

Agenda Item # 53