

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

▶ **FILE #:** 3-M-17-UR **AGENDA ITEM #:** 66

POSTPONEMENT(S): 3/9/2017 **AGENDA DATE:** 4/13/2017

▶ **APPLICANT:** HERMAN GODDARD

OWNER(S): Herman Goddard

TAX ID NUMBER: 136 07607 & 07608 [View map on KGIS](#)

JURISDICTION: County Commission District 9

STREET ADDRESS:

▶ **LOCATION:** West side of W. Martin Mill Pk., south side of Crenshaw Rd.

▶ **APPX. SIZE OF TRACT:** 31000 square feet

SECTOR PLAN: South County

GROWTH POLICY PLAN: Planned Growth Area

ACCESSIBILITY: Access is via W. Martin Mill Pike, a minor arterial street with 20' of pavement width within 50' of right of way or Crenshaw Rd., a local street with 17' of pavement width within 50' of right of way.

UTILITIES: Water Source: Knox-Chapman Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Knob Creek & Stock Creek

▶ **ZONING:** RA (Low Density Residential)

▶ **EXISTING LAND USE:** Vacant lots

▶ **PROPOSED USE:** 2 duplexes (4 dwelling units)

HISTORY OF ZONING: The property was zoned RA (Low Density Residential) on Feb. 25, 2008. Use on review approval for 4 duplexes was approved on 5/8/2008.

SURROUNDING LAND USE AND ZONING: North: Detached dwellings / A agricultural
 South: Duplexes & detached dwellings / RA residential & A agricultural
 East: Detached dwellings / RA residential
 West: Duplex & detached dwellings / RA residential & A agricultural

NEIGHBORHOOD CONTEXT: This property is located within a low density residential area zoned A, RA and RB. The existing duplexes on the adjoining lots were approved by MPC in 2008 (5-C-08-UR).

STAFF RECOMMENDATION:

▶ **APPROVE the request for 2 duplexes (4 dwelling units) as shown on the development plan subject to 6 conditions**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Providing each dwelling unit that will have direct access to W. Martin Mill Pk. with a turn-around type driveway
3. Prior to obtaining any building permits, certification by the applicant's surveyor that there is 300' of sight distance in both directions at the proposed driveway location on W. Martin Mill Pk.

4. Meeting all other applicable requirements of the Knox County Dept. of Engineering and Public Works
5. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
6. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to the issuance of any building permits

COMMENTS:

After rezoning from (Agricultural) to RA (Low Density Residential) in 2008 this same applicant was granted use on review approval of four duplexes. Access to three of the four duplexes is to W. Martin Mill Pk. The fourth duplex has a driveway on Crenshaw Rd. He is now requesting use on review approval for two additional duplexes. The access to one of the lots is via Crenshaw Rd. The applicant is proposing that the two duplexes fronting on that road share a single access point. The other proposed duplex will face and have driveway access to W. Martin Mill Pk. Since W. Martin Mill Pk. Is a classified street, a turn-around type driveway will be required for the duplex that will have access to that road. This is required in order to lessen the possibility of a resident attempting to back out of their driveway onto W. Martin Mill Pk.

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

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
2. The proposed plans for the duplex development will have minimal impact on the adjoining uses considering that the site has primary access to an arterial street.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed duplex development meets the standards for development within the RA (Low Density Residential) zone and all other relevant requirements of the Zoning Ordinance with the proposed conditions.
2. The proposed duplex development 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 neighborhood 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 since the site has direct access to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan recommends LDR (Low Density Residential) use for the area. The proposed plans for the duplexes are consistent 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: 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: 1 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Bonny Kate Elementary, South Doyle Middle, and South Doyle 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.