

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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www.knoxmpc.org

File Number: 8-G-02-UR **Related File Number:**
Application Filed: 7/8/2002 **Date of Revision:**
Applicant: RONALD AARON SCOTT, JR
Owner:

PROPERTY INFORMATION

General Location: East side of Helmbolt Rd, southeast of West Pine Ln.
Other Parcel Info.:
Tax ID Number: 106 C A 16.01 **Jurisdiction:** City
Size of Tract: 0.51 acre
Accessibility: Access is via Helmbolt Rd., a minor arterial street with a 19' pavement width within a 60' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Two-family dwelling **Density:** 3.92 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located in an area of low density residential development.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 0 Helmbolt Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): DENY the request for a two-family dwelling at this location because it does not meet the Use-on-Review general standard (Article 5, Section 3.A.2) regarding the public safety purpose and intent statement of the Knoxville Zoning Ordinance.

Staff Recomm. (Full): Staff's recommendation of denial is based on the increased risk to the safety of area residents and motorists due to the limited sight distance (approximately 150') that exists to the south along Helmbolt Rd.

Comments: The applicant is proposing to build a two-family dwelling on this lot located on the east side of Helmbolt Rd., just north of Francis Rd. The proposed access to this site is the existing access drive for the house that is located directly to the east. The driveway is located on the north side of a sharp curve in Helmbolt Rd. with sight distance to the south limited to approximately 150'. With a posted speed limit of 30 mph, sight distance should be at least 300'. When this lot was approved as a one-lot subdivision in December, 2000, it was not a staff practice to check sight distance for these minor subdivisions. Upon conducting the site visit for this request, it was discovered how limited the sight distance was for the lot.

This site is identified on the Knoxville One Year Plan as Low Density Residential. The One Year Plan lists five conditions (see attachment) to be considered for approval of a duplex in low density areas. One or more of those conditions must be met. The proposed site for this duplex meets the one condition regarding location on a collector or higher category street. While this site meets one of the five conditions, it is staff's position that further development of the lot beyond a single-family residence would be putting the area residents and motorists at risk due to the potential traffic hazard that results from the limited sight distance. This request is not in keeping with the Use-on-Review general standard (Article 5, Section 3.A.2) regarding meeting the purpose and intent of the Knoxville Zoning Ordinance. The key item here is the safety of present and future inhabitants. (See the attached sheets from the Knoxville Zoning Ordinance.)

MPC Action: Denied

MPC Meeting Date: 9/12/2002

Details of MPC action:

Summary of MPC action: DENY the request for a two-family dwelling at this location because it does not meet the Use-on-Review general standard (Article 5, Section 3.A.2) regarding the public safety purpose and intent statement of the Knoxville Zoning Ordinance.

Date of MPC Approval: Date of Denial: 9/12/2002 Postponements: 8/8/2002

Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

Disposition of Case: Disposition of Case, Second Reading:

If "Other": If "Other":

Amendments: Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: