CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:	1-D-10-UR
Application Filed:	11/25/2009
Applicant:	DAVID PERKINS

PROPERTY INFORMATION

General Location:	East side of Mellen Ave., just south of Eutaw Place.		
Other Parcel Info.:			
Tax ID Number:	107 M A 03201	Jurisdiction:	City
Size of Tract:	21901 square feet		
Accessibility:	Access is via Mellen Ave., a local street with a 19' pavement width within a 40' right-of-way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

Existing Land Use:	Residence		
Surrounding Land Use:			
Proposed Use:	Duplex		Density: 4 du/ac
Sector Plan:	West City	Sector Plan Designation: LDR & HR	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	The proposed duplex is located within an established detached residential neighborhood.		

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

516 Mellen Ave

Street: Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

R-1 (Low Density Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

None Noted

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 duplex on an individual lot within the R-1 (Low Density Residential) zoning district based on the following finding:
Staff Recomm. (Full):	1. The duplex is not compatible with the character of the neighborhood where it is proposed since it is located within an established detached residential neighborhood with no approved duplexes.
Comments:	The applicant is proposing to convert the existing residence at 516 Mellen Ave. into a duplex. The residence is on a 0.502 acre (21901 square feet) lot that is located within the R-1 (Low Density Residential) zoning district. Under the R-1 zoning regulations, duplexes may be considered as a use permitted on review. The minimum lot size for a duplex in the R-1 zoning district is 15,000 square feet. The residence is a two story structure and the proposal is to convert each story into a separate living unit.
	This request for a conversion to a duplex is a result of a citation being issued to the applicant on November 20, 2009 for using his "single family residence in an R-1 zone as a boarding house or renting rooms to several individuals (more than 3)". Under the Knoxville Zoning Ordinance, a "rooming and boarding house" is defined as: "A house with an owner-occupant, or a resident manager, where for compensation, lodging with or without meals is provided for not more than twelve (12) persons." A rooming and boarding house is not allowed within the R-1 zoning district.
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE
	 The proposed duplex will have minimal impact on local services since all utilities are in place to serve this site. This request will have minimal impact on schools. The proposed duplex will have a negative impact on the neighborhood since it will introduce duplex development into an established detached residential neighborhood. The majority of the Sequoyah Hills neighborhood is zoned R-1 (Low Density Residential) and we can find no record of any approved duplexes in the area.
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE
	 The duplex is not compatible with the character of the neighborhood (established detached housing) where it is proposed and therefore is not consistent with the general standards for uses permitted on review. While the proposed development plan meets the lot area and dimensional requirements for a duplex, the use is not compatible with the character of the area where it is proposed.
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS
	 The West City Sector Plan and One Year Plan identify this property as low density residential which allows consideration of a density up to 5.99 du/ac. At a proposed density of 3.98 du/ac the proposed duplex is consistent with the density recommendations of the Sector and One Year Plans. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.
Action:	Denied Meeting Date: 1/14/2010
Details of Action:	
Summary of Action:	DENY the request for a duplex on an individual lot within the R-1 (Low Density Residential) zoning

Date of Approval:

Date of Denial: 1/14/2010

Date of Withdrawal:

Postponements:

Withdrawn prior to publication?:
Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Knoxville City Council Legislative Body: Date of Legislative Action: Date of Legislative Action, Second Reading: **Ordinance Number: Other Ordinance Number References: Disposition of Case, Second Reading: Disposition of Case:** If "Other": If "Other": Amendments: Amendments: Date of Legislative Appeal: **Effective Date of Ordinance:**