

# 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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**File Number:** 1-F-05-UR                      **Related File Number:**  
**Application Filed:** 12/8/2004              **Date of Revision:**  
**Applicant:** GREG HINCKLEY  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southeast side Murray Dr., northeast of Wilkerson Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 68 O A 003                      **Jurisdiction:** City  
**Size of Tract:** 0.9 acre  
**Accessibility:** Access is via Murray Dr., a collector street with a pavement width of 19' within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Detached single family dwelling  
**Surrounding Land Use:**  
**Proposed Use:** Duplex                                      **Density:**  
**Sector Plan:** Northwest City                      **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** Zoning in the area of the site is R-1 and RP-1. Development in the area consists of single family dwellings. A development plan for 42 attached dwellings was proposed for the RP-1 zoned site. That development plan was denied on appeal by City Council.

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

**Street:** 1304 Murray Dr  
**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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request to convert the existing single family dwelling at this location to a duplex as shown on the development plan subject to 3 conditions

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.  
2. Meeting all applicable requirements of the Knoxville Engineering Dept.  
3. Meeting all applicable requirements of the Knox County Health Dept.

With the conditions noted, this plan meets the requirements for approval in the R-1 district and the other criteria for approval of a use on review.

Comments: The applicant is requesting to convert an existing single family dwelling into a duplex by remodeling the basement. The Knoxville One Year Plan provides guidance to staff and MPC when considering this type of request. It states that a duplex "should be allowed" if the site is located on a collector street. Murray Dr. is classified as a collector street. The proposed duplex will not significantly affect service demands or aesthetics in the area.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have a minimal impact on the street and school systems. The proposed duplex will add approximately 20 trips per day to the street system.
3. The proposed duplex is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the R-1 zoning district and the Knoxville Zoning Ordinance, as well as other criteria for approval of a use on review.
2. The proposed duplex is consistent with the general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the One Year Plan, 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. Both the City of Knoxville One Year Plan and the Northwest City Sector Plan propose low density residential uses for the site, consistent with the proposal.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 1/13/2005

Details of MPC action: Denied duplex use on review

Summary of MPC action: DENY duplex in R-1 zone

Date of MPC Approval:

Date of Denial: 1/13/2005

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## ***LEGISLATIVE ACTION AND DISPOSITION***

Legislative Body: Knoxville City Council

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: