

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: 10-E-07-UR
Application Filed: 9/4/2007
Applicant: LOUISE REDMOND

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Mayfield Dr., west side of Mayfield Rd.
Other Parcel Info.:
Tax ID Number: 58 D D 022 **Jurisdiction:** City
Size of Tract: 24000 square feet
Accessibility: Access is via Mayfield Dr., a local street with a 19' pavement width within a 45' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Sector Plan: North City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context: The subject property is located within the Harrell Hills subdivision in Fountain City that has been developed under R-1 zoning.

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

Street: 3709 Mayfield Dr
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: None noted

PLAN INFORMATION (where applicable)

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the request for a duplex in the R-1 (Low Density Residential) zoning district, subject to the following 5 conditions:

- Staff Recomm. (Full):
 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 3. Meeting all applicable requirements of the Knox County Health Department.
 4. Providing 2 off-street parking spaces for each unit (4 total).
 5. Removing the parking pad that is located within the required right-of-way of Mayfield Dr.

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

Comments: The applicant is seeking to bring an existing residence that has been used for a duplex since 1980 into compliance under the current zoning regulations. Under the R-1 zoning regulations, duplexes are a use permitted on review. The minimum lot size for a duplex in the R-1 zoning district is 15,000 square feet and the subject parcel has over 24,000 square feet. The owner of the property converted the upstairs portion of this residence to a one-bedroom apartment in 1980. Access to the upstairs apartment is from an outside stairway. The remainder of the house is currently a residence. Upon field review, staff noticed that there was an 8' wide parking pad located directly in the front of the house within the required right-of-way of Mayfield Rd. Staff is recommending that the tenants no longer use the parking pad, since there is an adequate amount of parking available to accommodate the 4 required off-street parking spaces in the existing driveway.

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

- 1. The proposed use will have minimal impact on local services since all utilities are in place to serve this site.
- 2. This request will have minimal impact on schools and adjacent properties since this has been used as a duplex since 1980. The exterior of the residence will remain in its current condition which is compatible with the character of the surrounding residences.

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

- 1. The proposed duplex is consistent with the following general standard for uses permitted on review: The proposal 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. Since there are no proposals to make any changes to the outside appearance of the residence, the use will be 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.
- 2. The plan meets all of the requirements of the Knoxville Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The North City One Year Plan proposes low density residential uses for this site.
- 2. The current R-1 zoning of the property permits consideration of duplexes as a use on review.

MPC Action: Denied MPC Meeting Date: 10/11/2007

Details of MPC action: DENY the request for a duplex in the R-1 (Low Density Residential) zoning district.

Summary of MPC action: Deny the request for a duplex in the R-1 (Low Density Residential) zoning district

Date of MPC Approval: Date of Denial: 10/11/2007 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: