

# 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:** 11-D-15-UR

**Related File Number:**

**Application Filed:** 9/21/2015

**Date of Revision:**

**Applicant:** RUTH M. WHITE

## PROPERTY INFORMATION

**General Location:** Northeast side of Lucinda Dr., southeast of Essary Dr.

**Other Parcel Info.:**

**Tax ID Number:** 58 D G 024

**Jurisdiction:** City

**Size of Tract:** 0.4 acres

**Accessibility:** Access is via Lucinda Dr., a local street with a pavement width of 18' within a 50' wide right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Duplex

**Surrounding Land Use:**

**Proposed Use:** Duplex

**Density:**

**Sector Plan:** North City

**Sector Plan Designation:** LDR (Low Density Residential)

**Growth Policy Plan:** Urban Growth Area (Inside City Limits)

**Neighborhood Context:** The site is located on a local street in the Harrill Hills Subdivision and is surrounded by detached dwellings. This duplex was built in 1960. It is the only duplex on the street.

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

**Street:** 3615 Lucinda 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: Dan Kelly

Staff Recomm. (Abbr.): WITHDRAW as requested by the applicant

Staff Recomm. (Full):

Comments: This applicant requested approval of an existing duplex in a R-1 (Low Density Residential) District. After researching the matter, staff presented its findings to the Chief Building Official that suggested this duplex should be considered as a pre-existing non-conforming use and not need MPC's approval in order to continue to be used as a two-family dwelling. Staff was able to determine the use had been in place prior to annexation into the City in 1962. The building official has agreed with our findings and has determined the use is "grandfathered".

Action: Denied (Withdrawn)

Meeting Date: 11/12/2015

Details of Action:

Summary of Action: WITHDRAW as requested by the applicant

Date of Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 11/12/2015

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: