

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

**File Number:** 11-E-01-UR                      **Related File Number:**  
**Application Filed:** 10/5/2001              **Date of Revision:**  
**Applicant:** TODD GARRETT  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northeast side of Brickyard Rd., southeast side of Levy Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 56 K A 19                      **Jurisdiction:** County  
**Size of Tract:** 15100 square feet  
**Accessibility:** Access is via Brickyard Rd., a collector street with a pavement width of 18' within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Duplex                      **Density:**  
**Sector Plan:** North County              **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is located in an area of small older single family dwellings. A new subdivision is being developed west of this site.

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

**Street:** 1918 Levy Dr.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (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:

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: DK

Staff Recomm. (Abbr.): APPROVE the request for a duplex on this site as shown on the development plan subject to 3 conditions

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

Comments: The site is located on the east side of Brickyard Rd. and the south side of Levy Dr. Brickyard Rd. is classified as a collector street. Development in the area consists of older houses that vary in their current state of repair. The introduction of a duplex at this location will not have a negative impact on the surrounding area. The driveway access is planned to be from Levy Dr. Staff believes this will provide the safest access to the property, and this will eliminate the need for automobiles to back into the heavily traveled Brickyard Rd.

MPC Action: Approved MPC Meeting Date: 11/8/2001

Details of MPC action: 1. Meeting all applicable requirements of the Knox County Health Dept. 2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works. 3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Summary of MPC action: APPROVE the request for a duplex on this site as shown on the development plan subject to 3 conditions

Date of MPC Approval: 11/8/2001 Date of Denial: Postponements:

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: