

# 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:** 12-C-08-UR                      **Related File Number:**  
**Application Filed:** 11/3/2008              **Date of Revision:**  
**Applicant:** RALPH SMITH / PROFESSIONAL LAND SYSTEMS

## PROPERTY INFORMATION

**General Location:** Northwest side of Louise Ave., northeast of S. Chestnut St.  
**Other Parcel Info.:**  
**Tax ID Number:** 82 N B 024 & PART OF 025                      **Jurisdiction:** City  
**Size of Tract:** 12675 square feet  
**Accessibility:** Access is via Louise Ave., a local street with a 25' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Duplex                      **Density:**  
**Sector Plan:** East City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This property is located in an area with a mix of commercial and residential uses developed under R-1, R-1A and C-3 zoning.

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

**Street:** 2511 Louise Ave  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** R-1 (Low Density Residential) & R-1A (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 & R-1A zoning districts, 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. Obtaining a variance from the Knoxville Board of Zoning Appeals to reduce the minimum duplex lot area from 15,000 sq. ft. to 12,675 sq. ft. (12-H-08-VA).

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

**Comments:** The applicant is proposing to construct a duplex on a parcel zoned R-1 & R-1A (Low Density Residential). 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 contains 12,675 square feet. The applicant has requested a variance to reduce the minimum lot area for a duplex from the Knoxville Board of Zoning Appeals, and this variance is scheduled to be heard on 12/18/08. Each unit fronts along Louise Ave. The applicant is proposing to provide 2 off-street parking spaces for each unit. Those parking spaces will be accessed from the 15' wide alley located along the rear of the property.

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

1. The proposed duplex 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.

**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. 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.
2. The plan meets all of the requirements of the Knoxville Zoning Ordinance, with the approval of the lot size variance.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The East 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. The current R-1A zoning permits duplexes by right.

**MPC Action:** Approved

**MPC Meeting Date:** 12/11/2008

**Details of MPC action:**

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. Obtaining a variance from the Knoxville Board of Zoning Appeals to reduce the minimum duplex lot area from 15,000 sq. ft. to 12,675 sq. ft. (12-H-08-VA).

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

**Summary of MPC action:** APPROVE the request for a duplex in the R-1 & R-1A zoning districts, subject to the following 5 conditions:

**Date of MPC Approval:** 12/11/2008

**Date of Denial:**

**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:**