

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: 12-G-07-UR
Application Filed: 11/5/2007
Applicant: NMC PROPERTIES

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of Fairmont Blvd., southeast of Gary Rd.
Other Parcel Info.:
Tax ID Number: 70 G A 008 **Jurisdiction:** City
Size of Tract: 16308 square feet
Accessibility: Access is via Fairmont Blvd, a street with a 20' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Duplex under construction
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Sector Plan: East City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This area has been developed with multi-dwelling structures, duplexes and residences. The Whittle Springs Golf Course is located directly across from the subject property.

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

Street: 3400 Fairmont Blvd
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 4 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).

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 structure 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 16,308 square feet. There are a number of multi-dwelling structures and duplexes that are adjacent to this property, which are non-conforming according to the zoning regulations. The applicant will be required to provide 4 off-street parking spaces.

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. The impact on adjacent properties will be minimal since this site has been used as a duplex since the 1980's. Significant maintenance will be required in order to bring the existing structure into compliance with current building codes.
3. This request will have minimal impact on schools and streets as a result of this proposal. Fairmont Blvd. is a classified as a collector street and according to the policies set forth by the General Plan, duplexes and other multi-dwelling structures are encouraged when that are proposed on collector streets and nearby other multi-dwelling structures.

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. After reconstruction, the outside appearance of the structure will be similar to how it was previously; the use will be compatible with surrounding multi-dwellings units and the overall 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.
3. Since the proposed duplex is located on a collector street and nearby other multi-dwelling structures, its meets the suggested guidelines outlined in the General Plan regarding the placement of duplexes.

MPC Action: Approved

MPC Meeting Date: 12/13/2007

- 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).

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.

Summary of MPC action: APPROVE the request for a duplex in the R-1 (Low Density Residential) zoning district, subject to the following 4 conditions:

Date of MPC Approval: 12/13/2007

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: