

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: 3-A-13-UR
Application Filed: 1/23/2013
Applicant: RIKKI BALLENGEE

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Southwest side of Clover Rd., northwest of Bradshaw Garden Dr.
Other Parcel Info.:
Tax ID Number: 80 C B 019 **Jurisdiction:** City
Size of Tract: 21000 square feet
Accessibility: Access is via Clover Rd., a local street with a pavement width of 24' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: duplex
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: The site is located within the Clearview Hills Subdivision. All of the surrounding lots have been developed with detached dwellings.

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

Street: 5009 Clover Rd
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.): DENY the request for a duplex at this location because the use would be out of character with the neighborhood.

Staff Recomm. (Full):

Comments: Staff is recommending denial of this request because the proposed duplex would be located within an existing neighborhood that is made up of detached dwellings. After a "windshield" survey of the other dwellings on Clover Rd., staff did not see any evidence of any other duplexes in the area. The approval of this request would result in the conversion of the existing detached dwelling on this site to a duplex. Staff is generally supportive of requests for duplexes in the R-1 district when the site is located on a collector or arterial street, at the edge of the neighborhood, or when it can serve as a transitional use between higher and lower intensity uses.

Action: Approved

Meeting Date: 3/14/2013

Details of Action: Approve

Summary of Action: Approve the request for a duplex at this location

Date of Approval: 3/14/2013

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?: 4/1/2013

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action: 4/30/2013

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case: Approved

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Appeal approved Use on Review Denied

Date of Legislative Appeal:

Effective Date of Ordinance: