

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: 3-D-03-UR **Related File Number:**
Application Filed: 2/10/2003 **Date of Revision:**
Applicant: BECKY F. BREWER
Owner:

PROPERTY INFORMATION

General Location: Southeast side Arbor Place, northeast of Maxwell St.
Other Parcel Info.:
Tax ID Number: 70 H C 6 OTHER: 070HD033 **Jurisdiction:** City
Size of Tract: 0.32 acre
Accessibility: Access is via Arbor Place, a local street with 35' of right of way and 17' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Sector Plan: East City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This section of Arbor Place accessed by Maxwell St. is developed with single family dwellings and is zoned R-1.

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

Street: 2910 Arbor Place
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: R-1 (Single Family 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: Michael Brusseau

Staff Recomm. (Abbr.): DENY the request for a duplex in the R-1 zoning district for the following 3 reasons:

Staff Recomm. (Full): 1. The requested location does not meet any of the attached One Year Plan criteria specified for approval of duplexes in low density residential areas. 2. The 2 lots, when combined, will have an area of 13,922 square feet. The R-1 zone requires a 15,000 square foot lot for development of a two family dwelling. 3. This small neighborhood is developed with single family dwellings within R-1 zoning, with no apparent duplexes on the street.

Comments: The applicant is proposing to renovate the house on the subject property for use as a duplex. The proposal includes adding an extra driveway and adding two carports to the rear of the house. The applicant has also filed two other applications associated with this project. A variance for reduction of minimum lot size has been applied for with BZA (3-H-03-VA) and a final plat to combine the two lots (3-V2-03) has been submitted for MPC review.

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

- 1. The proposal would have minimal impact on streets and schools. Public water and sewer utilities are available to serve the site.
2. The proposed duplex is not compatible with the surrounding single family residential development in the neighborhood.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

- 1. The proposal is not consistent with the One Year Plan locational criteria for a duplex. The use is not in harmony with the intent of the R-1 zoning district. The use is not compatible with the character of the neighborhood where it is proposed. The use will draw a minimal amount of additional traffic into the neighborhood.
2. The proposal is not consistent with specific One Year Plan criteria for approval of a duplex in a low density residential area.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The City of Knoxville One Year Plan contains specific locational criteria for duplexes in low density residential areas (attached). If a proposal meets even one of the criteria, it can be considered for approval. The subject property location does not meet any of the criteria.
2. The East City Sector Plan proposes low density residential uses for this site.

MPC Action: Approved MPC Meeting Date: 3/13/2003

Details of MPC action: APPROVE a duplex in the R-1 zoning district.

Summary of MPC action: Approve a duplex in the R-1 zoning district

Date of MPC Approval: 3/13/2003 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:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: