

# 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:** 6-A-03-UR  
**Application Filed:** 4/24/2003  
**Applicant:** CLAUDE HALL  
**Owner:**

**Related File Number:**  
**Date of Revision:**

## PROPERTY INFORMATION

**General Location:** Northwest side Black Oak Dr., northeast of Clinton Hwy.  
**Other Parcel Info.:**  
**Tax ID Number:** 68 J D 22 **Jurisdiction:** City  
**Size of Tract:** 0.5 acre  
**Accessibility:** Access is via Black Oak Dr., a local street with a 21' pavement width within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant lot  
**Surrounding Land Use:**  
**Proposed Use:** Duplex **Density:** 4 du/ac  
**Sector Plan:** Northwest City **Sector Plan Designation:** Low Density Residential  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in a single-family neighborhood, approximately 800' from Clinton Highway and 400' from commercial zoning and a mobile home park.

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

**Street:** 709 Black Oak Dr  
**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: Tom Brechko

Staff Recomm. (Abbr.): DENY the request for a duplex in the R-1 zoning district for the following 2 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. This neighborhood is developed with single family dwellings within R-1 zoning, with no apparent duplexes on the street.

Comments: The applicant is proposing to build a new duplex dwelling on a vacant lot on Black Oak Dr. The lot was the site of a mobile home that has been recently removed. Parking for the duplex units will be located between the building and the street (two spaces) and on the west side of the building (two spaces).

**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. There are no apparent duplexes on the street.

**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.

**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 (copy 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 since: a) it is not on a collector street; b) it would not act as a buffer between residential and non-residential areas since there are single-family homes between this property and the non-residential development along Clinton Highway; c) the area density does not exceed 5du/ac (approximately 2 du/ac); d) the area has not experienced a significant loss of housing; and e) the property is not part of a planned residential development. 2. The Northwest City Sector Plan proposes low density residential uses for this site.

MPC Action: Denied MPC Meeting Date: 6/12/2003

Details of MPC action: 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. This neighborhood is developed with single family dwellings within R-1 zoning, with no apparent duplexes on the street.

Summary of MPC action: DENY the request for a duplex in the R-1 zoning district for the following 2 reasons:

Date of MPC Approval: Date of Denial: 6/12/2003 Postponements:

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

**Date of Legislative Action:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**