CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 6-B-09-UR Related File Number:

Application Filed: 4/24/2009 Date of Revision:

Applicant: DAVID HATFIELD



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PROPERTY INFORMATION

General Location: North side of Dewine Circle, southwest side of Dewine Rd.

Other Parcel Info.:

Tax ID Number: 93 | B 003 Jurisdiction: City

Size of Tract: 0.53 acres

Accessibility: Access is via Dewine Rd., a minor collector street with a 20' pavement width within a 50' right-of-way

and Dewine Circle, a local street with a 17' pavement width within a 45' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Duplex Density: 2.53 du/ac

Sector Plan: Northwest City Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context: The site is located in an area that is predominantly detached residential housing.

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

Street: Dewine Cir

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:

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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: Tom Brechko

Staff Recomm. (Abbr.): DENY the request for a duplex on an individual lot within the R-1 (Low Density Residential) zoning

district based on the following finding:

Staff Recomm. (Full):

1. The duplex is not compatible with the character of the neighborhood where it is proposed since it is

located in the center of this established detached housing neighborhood.

Comments: The applicant is proposing to construct a duplex on a 0.53 acre (23,086 square feet) parcel located

within the R-1 (Low Density Residential) zoning district. Under the R-1 zoning regulations, duplexes may be considered as a use permitted on review. The minimum lot size for a duplex in the R-1 zoning

district is 15,000 square feet.

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.
- 3. The proposed duplex will have a negative impact on the neighborhood since it will introduce duplex development into an established detached housing neighborhood.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The duplex is not compatible with the character of the neighborhood (established detached housing) where it is proposed and therefore is not consistent with the general standards for uses permitted on review.
- 2. While the proposed development plan meets the lot area and dimensional requirements for a duplex, the access and parking layout does not comply with the recent changes to the Knoxville Zoning Ordinance regarding parking in the front yards. There is enough area on the property to develop a layout that would comply with the new standards.
- 3. A possible option available to the applicant is the resubdivision of the lot into two lots for the development of a detached residence on each.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Northwest City Sector Plan identifies this property as low density residential which allows consideration of a density up to 5.99 du/ac. At a proposed density of 3.77 du/ac the proposed duplex is consistent with the Sector Plan.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Denied MPC Meeting Date: 6/11/2009

Details of MPC action: 1. The duplex is not compatible with the character of the neighborhood where it is proposed since it is

located in the center of this established detached housing neighborhood.

Summary of MPC action: DENY the request for a duplex on an individual lot within the R-1 (Low Density Residential) zoning

district based on the following finding:

Date of MPC Approval:

Date of Denial: 6/11/2009

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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Legislative Body:Knoxville City CouncilDate 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:

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