

# 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  
F A X • 215 • 2068  
www.knoxmpc.org

**File Number:** 8-A-08-UR  
**Application Filed:** 6/27/2008  
**Applicant:** TRENT CROSS

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

## PROPERTY INFORMATION

**General Location:** North side of Britton Dr., northwest side of Clover Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 68 N H 015 **Jurisdiction:** City  
**Size of Tract:** 20000 square feet  
**Accessibility:** Access is via Britton Dr., a local street with a pavement width of 18' within a 40' 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  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** Zoning in the area consists of R-1 residential and O-1 office. Development in the area consists of detached dwellings with professional and business offices and a Knox County Library in the area zoned O-1.

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

**Street:** 1201 Britton Dr  
**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.): APPROVE the request for a duplex at this location as shown on the development plan subject to 2 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

Comments: The applicant has submitted this request for a use on review for a duplex after having been cited by the City of Knoxville for doing the renovations to this structure without having obtained the needed building permits. The applicant states that when he acquired this property the existing dwelling was being used as an illegal four-plex. He has been renovating the structure for use as a duplex. The renovations to the structure have been essentially completed.

The Knoxville One Year Plan states "within areas designated for low density residential use, a duplex should be allowed where one of five stated conditions exist. One of the five appropriate conditions is that a duplex should be permitted when it will provide a desirable buffer between residential and non-residential areas. In this case, the site backs up to O-1 (Office, Medical and Related Services) zoning. The adjoining O-1 zoned area is developed with business and professional offices and a branch of the Knox County Library. The staff believes the proposed duplex will be an appropriate transitional use and will not detract from the surrounding residential character.

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

1. Public water and sewer utilities are in place to serve this development.
2. The proposed duplex will have minimal impact on street and schools.
3. The proposed duplex is compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal is consistent with all requirements of the R-1 zoning district, as well as other criteria for approval of a use on review.
2. The proposed use is consistent with the general standards for uses permitted on review: The proposed development 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. The use is compatible with the character of the neighborhood where it is proposed. The use will not draw substantial additional traffic through residential areas.

**CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS**

1. The Knoxville One Year Plan the Northwest City Sector Plan propose Low Density Residential use for this site.
2. The proposed use conforms with the one of the conditions within the Knoxville One Year Plan that identify appropriate locations for a duplex.

MPC Action: Denied

MPC Meeting Date: 8/14/2008

Details of MPC action:

Summary of MPC action: Deny the request for a duplex at this location

Date of MPC Approval:

Date of Denial: 8/14/2008

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: