

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: 8-C-03-UR **Related File Number:**
Application Filed: 7/11/2003 **Date of Revision:**
Applicant: DAVID ZACKRISON
Owner:

PROPERTY INFORMATION

General Location: North side McClung Ave., west side Hackman St.
Other Parcel Info.:
Tax ID Number: 109 C G 11 **Jurisdiction:** City
Size of Tract: 8250 square feet
Accessibility: Access is via McClung Ave., a local street with 21' of pavement width and 50' of right of way, or via Hackman St., a local street with 19' of pavement width and 50' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use: Duplex
Surrounding Land Use:
Proposed Use: Duplex **Density:** 10.6 du/ac
Sector Plan: South City **Sector Plan Designation:** Low Density Residential
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site has apparently had a duplex since the early 1970's. It is surrounded by single family dwellings, and there are ballfields and parking to the southeast. The neighborhood is zoned R-1.

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

Street: 1951 McClung Ave
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.): APPROVE a duplex in the R-1 zoning district, subject to 3 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.
3. Obtaining BZA approval of a variance to reduce the minimum lot size for a two-family dwelling in the R-1 zone from 15,000 to 8,250 square feet.

With the conditions noted above, this proposal meets the requirements for approval in the R-1 zoning district, as well as other criteria for approval of a use on review.

Comments:

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

1. The applicant has stated that the site has had a duplex on it since the early 1970's. This duplex is illegal under R-1 zoning, since it has not had use on review approval from MPC. The applicant wishes to make some improvements to the structure, but needs use on review approval for the duplex in the R-1 zone in order to get the required building permits.
2. The proposed duplex will have minimal impact on local services since all utilities are in place to serve the site.
3. The location on the corner of two streets is beneficial because the access to each unit is on separate frontages and it minimizes the appearance of the duplex. Also, the corner location is more appropriate because it is not surrounded on two sides, on one frontage, by single family dwellings and access can be gained without going through strictly single family development. The site is near the edge of the neighborhood along a main thoroughfare. McClung Ave. is a collector street up until its intersection with S. Haven Road, about 650 feet to the west.
4. The proposed duplex use is already in place, so there will be no additional negative impact on adjacent properties.

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

1. The applicant will have to obtain BZA approval of a variance for to the minimum lot size for a two-family dwelling in the R-1 zone. The reduction in lot size would be from 15,000 to 8,250 square feet. Otherwise, the request meets requirements of the R-1 zoning district, as well as other requirements of the Zoning Ordinance.
2. The request meets two of the criteria specified in the One Year Plan for approval of a duplex in low density residential areas. The property is located in an area having a gross density exceeding 5 dwelling units per acre. The site of the duplex is on the opposite corner of the intersection from a parking lot for the adjacent ballfields, where it serves as a buffer between residential and non-residential areas.
3. The proposed development is consistent with the general standards for uses permitted on review: The proposal is consistent with the policies of the One Year Plan, General Plan, Sector Plan and other adopted plans. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential streets.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The One Year Plan and the South City Sector Plan both designate this site for low density residential uses.
2. The proposal meets the One Year Plan criteria for approval of a duplex in a low density residential area.

MPC Action: Approved

MPC Meeting Date: 8/14/2003

Details of MPC action:

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Obtaining BZA approval of a variance to reduce the minimum lot size for a two-family dwelling in the R-1 zone from 15,000 to 8,250 square feet.

Summary of MPC action: APPROVE a duplex in the R-1 zoning district, subject to 3 conditions.

Date of MPC Approval: 8/14/2003

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:

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: