

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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www.knoxmpc.org

File Number: 8-F-14-UR

Related File Number:

Application Filed: 6/30/2014

Date of Revision:

Applicant: CHUCK WARD

PROPERTY INFORMATION

General Location: East side of Kalmia Rd., south of Papermill Rd.

Other Parcel Info.:

Tax ID Number: 107 F A 014

Jurisdiction: City

Size of Tract: 15000 square feet

Accessibility: Access is via Kalmia Rd., a local street with a pavement width of 22' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Two dwellings

Surrounding Land Use:

Proposed Use: Duplex

Density:

Sector Plan: Northwest City

Sector Plan Designation: Office - Sector Plan, Mixed Use - One Year Plan

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

Neighborhood Context: Property in the area is zoned O-3 office and R-1 residential. The predominant land use in the immediate vicinity is business and professional offices. One other dwelling is located on Kalmia Rd.

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

Street: 1312 Kalmia Rd

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 to convert the existing dwellings on the site into a duplex as requested subject to 5 conditions

- Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
 2. Meeting all applicable requirements of the Knox County Health Dept.
 3. Obtaining certified addresses for each unit from the MPC Addressing Dept.
 4. Obtaining all required permits from the City of Knoxville before doing any renovations to this structure
 5. Meeting all applicable requirements of the Knoxville Engineering Dept.

With the conditions noted, this plan meets the requirements for approval in the R-1 district and the other criteria for approval of a use on review.

Comments: At one time all of the property fronting on Kalmia Rd. was zoned R-1 residential and the street was lined with houses. Over the past years the street has been transitioning from residential use to business and professional office use. Most of the street frontage has now been zoned O-3 (Office Park) District and has been redeveloped with office uses. The site in question and the adjoining property are occupied with the only two residential uses left on the street. The existing dwelling(s) meets all of the lot area and setback requirements for the proposed use.

The applicant has recently purchased the site in question. The property has a structure on it that was once a detached dwelling. At sometime in the past the dwelling has been divided/renovated to add an apartment. At the present time each unit has it own outside entrance. In order to make each unit independent the applicant needs to add a second meter center. In order to move forward with the plans for these dwellings, the applicant is requesting that the existing two units be approved as a duplex.

Action: Approved

Meeting Date: 8/14/2014

- Details of Action:
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 2. Meeting all applicable requirements of the Knox County Health Dept.
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Summary of Action: APPROVE the request to convert the existing dwellings on the site into a duplex as requested subject to 5 conditions

Date of Approval: 8/14/2014

Date of Denial:

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":

Amendments:

Date of Legislative Appeal:

If "Other":

Amendments:

Effective Date of Ordinance: