CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:9-G-01-URApplication Filed:8/11/2001Applicant:MARTY KATE MURPHYOwner:Image: Comparison of the second second

PROPERTY INFORMATION

General Location:	West side of Collette Rd. south side of Guava Dr.			
Other Parcel Info.:				
Tax ID Number:	58 G C PART OF 58	Jurisdiction:	City	
Size of Tract:	0.41 acre			
Accessibility:	Access is via Collette Rd., a local street with 17.5' of pavement and 50' of right of way, or Guava Dr., a gravel alley with 8-10' of pavement width and 50' of right of way.			

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION

 Existing Land Use:
 Vacant land

 Surrounding Land Use:
 Image: Two-family dwelling

 Proposed Use:
 Two-family dwelling

 Sector Plan:
 North City

 Sector Plan:
 Urban Growth Area (Inside City Limits)

 Neighborhood Context:
 This neighborhood has been developed with single-family housing under R-1 and R-1A zoning.

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

Street:

5703 Collette Rd

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: Variances Requested: No. of Lots Approved: 0

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION					
Planner In Charge:	Michael Brusseau				
Staff Recomm. (Abbr.):	DENY the development plan for a two-family dwelling at this location.				
Staff Recomm. (Full):	The site does not meet any of the criteria of the City of Knoxville One Year Plan for approval of a duplex in an area designated for low density residential uses (see attached).				
Comments:	The North City Sector Plan and the City of Knoxville One Year Plan designate this property for low density residential use. The dwelling is under construction and has the appearance of a two-family dwelling. According to the City of Knoxville Building Inspection Bureau, a building permit has been issued for the construction of a single family unit. They will not issue any permits for a second kitchen, second water or utility meters, or any other typical features of a duplex unless this use on review request is approved by MPC. Staff did not observe any other two-family dwellings in the surrounding neighborhood. The use of this site for a two-family dwelling is not appropriate and is not supported by any of the approved plans for this location.				
MPC Action:	Approved		MPC Meeting Date: 9/13/2001		
Details of MPC action:	MPC approved a two-family dwelling at this location.				
Summary of MPC action:	APPROVE a two-family dwelling in the R-1 zoning district.				
Date of MPC Approval:	9/13/2001	Date of Denial:	Postponements:		
Date of Withdrawal:	Withdrawn prior to publication?: 🔲 Action Appealed?:				

LEGISLATIVE ACTION AND DISPOSITION

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:

Legislative Body: