

# 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:** 9-K-06-UR                      **Related File Number:**  
**Application Filed:** 8/7/2006                **Date of Revision:**  
**Applicant:** VICTOR JERNIGAN  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northwest side of Smallwood Dr., southwest side of Wiley Ln.  
**Other Parcel Info.:**  
**Tax ID Number:** 135 B B 026                      **Jurisdiction:** City  
**Size of Tract:** 0.96 acres  
**Accessibility:** Access is via Wiley Ln., a local street with a 40' right of way and a 16' pavement width.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence  
**Surrounding Land Use:**  
**Proposed Use:** Duplexes                      **Density:**  
**Sector Plan:** South County                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area  
**Neighborhood Context:** This site is located in a low density residential area of the county.

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

**Street:** 2903 Smallwood Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RA (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:

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: Kelley Schlitz

Staff Recomm. (Abbr.): DENY the request for duplexes in the RA zoning district because duplexes are incompatible with surrounding low density detached residential development.

Staff Recomm. (Full):

Comments: Staff is recommending denial of this request because duplexes are not compatible with the character of the neighborhood where they are being proposed. Duplexes are a use permitted on review in the RA zoning district. The applicant is proposing to subdivide the existing 1-acre lot into two lots and to construct a duplex on each of those lots. The subject property currently has a dwelling on it; however, it appears to be in disrepair.

The subject property has access to Wiley Ln., which is a local street located directly off Smallwood Dr, which is a local, dead-end street. Regarding infill development within existing residential areas, staff believes that duplexes are more appropriate along collector streets due to the potential traffic impacts resulting from an increased number of residents. The development of duplexes are also encouraged in areas where a buffer between residential and non-residential uses is desired. There are no existing non-residential uses or higher density residential uses in this area. The 3 other lots located on Wiley Ln. have detached dwellings on approximately 1-acre lots. In order to remain consistent with the character of the area, detached dwellings would be more appropriate at this location.

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

1. The proposed duplexes will place minimal additional demand on schools. They will, however, increase traffic on Smallwood Dr., which is a local, dead-end street.
2. The proposed duplexes will have minimal impact of local services since all utilities are in place to serve this site.
3. The proposed duplexes are not consistent in use with other residential development in the area. The predominant uses in the area are detached dwellings on large lots.

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

1. The proposal is not consistent with many of the general standards for uses permitted on review: Higher density residential uses, such as duplexes, are not compatible with the character of the neighborhood where they are being proposed. The use could injure the value of adjacent properties which are predominantly detached units on large lots developed under the RA zoning. The use will draw additional traffic onto Smallwood Dr., which is a local dead-end street.
2. If a one-lot subdivision is approved, the proposal would be consistent with all requirements for the RA zoning district.

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

1. The South County Sector Plan identifies this property as low density residential.
2. The current RA zoning of the property permits consideration of duplexes as a use on review.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 9/14/2006

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 9/14/2006

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knox County Commission

**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:**