



**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
USE ON REVIEW REPORT**

▶ **FILE #:** 10-E-07-UR

AGENDA ITEM #: 84

AGENDA DATE: 10/11/2007

▶ **APPLICANT:** LOUISE REDMOND

OWNER(S): LOUISE REDMOND

TAX ID NUMBER: 58 D D 022

JURISDICTION: City Council District 4

▶ **LOCATION:** North side of Mayfield Dr., west side of Mayfield Rd.

▶ **APPX. SIZE OF TRACT:** 24000 square feet

SECTOR PLAN: North City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access is via Mayfield Dr., a local street with a 19' pavement width within a 45' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: First Creek

▶ **ZONING:** R-1 (Low Density Residential)

▶ **EXISTING LAND USE:** Residences

▶ **PROPOSED USE:** Duplex

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Residences / R-1 (Low Density Residential)

South: Residences / R-1 (Low Density Residential)

East: Residences / R-1 (Low Density Residential)

West: Residences / R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The subject property is located within the Harrell Hills subdivision in Fountain City that has been developed under R-1 zoning.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a duplex in the R-1 (Low Density Residential) zoning district, subject to the following 5 conditions:**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Meeting all applicable requirements of the Knox County Health Department.
4. Providing 2 off-street parking spaces for each unit (4 total).
5. Removing the parking pad that is located within the required right-of-way of Mayfield Dr.

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

COMMENTS:

The applicant is seeking to bring an existing residence that has been used for a duplex since 1980 into compliance under the current zoning regulations. Under the R-1 zoning regulations, duplexes are a use permitted on review. The minimum lot size for a duplex in the R-1 zoning district is 15,000 square feet and the subject parcel has over 24,000 square feet. The owner of the property converted the upstairs portion of this residence to a one-bedroom apartment in 1980. Access to the upstairs apartment is from an outside stairway. The remainder of the house is currently a residence. Upon field review, staff noticed that there was an 8' wide parking pad located directly in the front of the house within the required right-of-way of Mayfield Rd. Staff is recommending that the tenants no longer use the parking pad, since there is an adequate amount of parking available to accommodate the 4 required off-street parking spaces in the existing driveway.

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

1. The proposed use will have minimal impact on local services since all utilities are in place to serve this site.
2. This request will have minimal impact on schools and adjacent properties since this has been used as a duplex since 1980. The exterior of the residence will remain in its current condition which is compatible with the character of the surrounding residences.

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

1. The proposed duplex is consistent with the following general standard for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in is harmony with the general purpose and intent of the Zoning Ordinance. Since there are no proposals to make any changes to the outside appearance of the residence, the use will be compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas.
2. The plan meets all of the requirements of the Knoxville Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The North City One Year Plan proposes low density residential uses for this site.
2. The current R-1 zoning of the property permits consideration of duplexes as a use on review.

ESTIMATED TRAFFIC IMPACT: 15 (average daily vehicle trips)

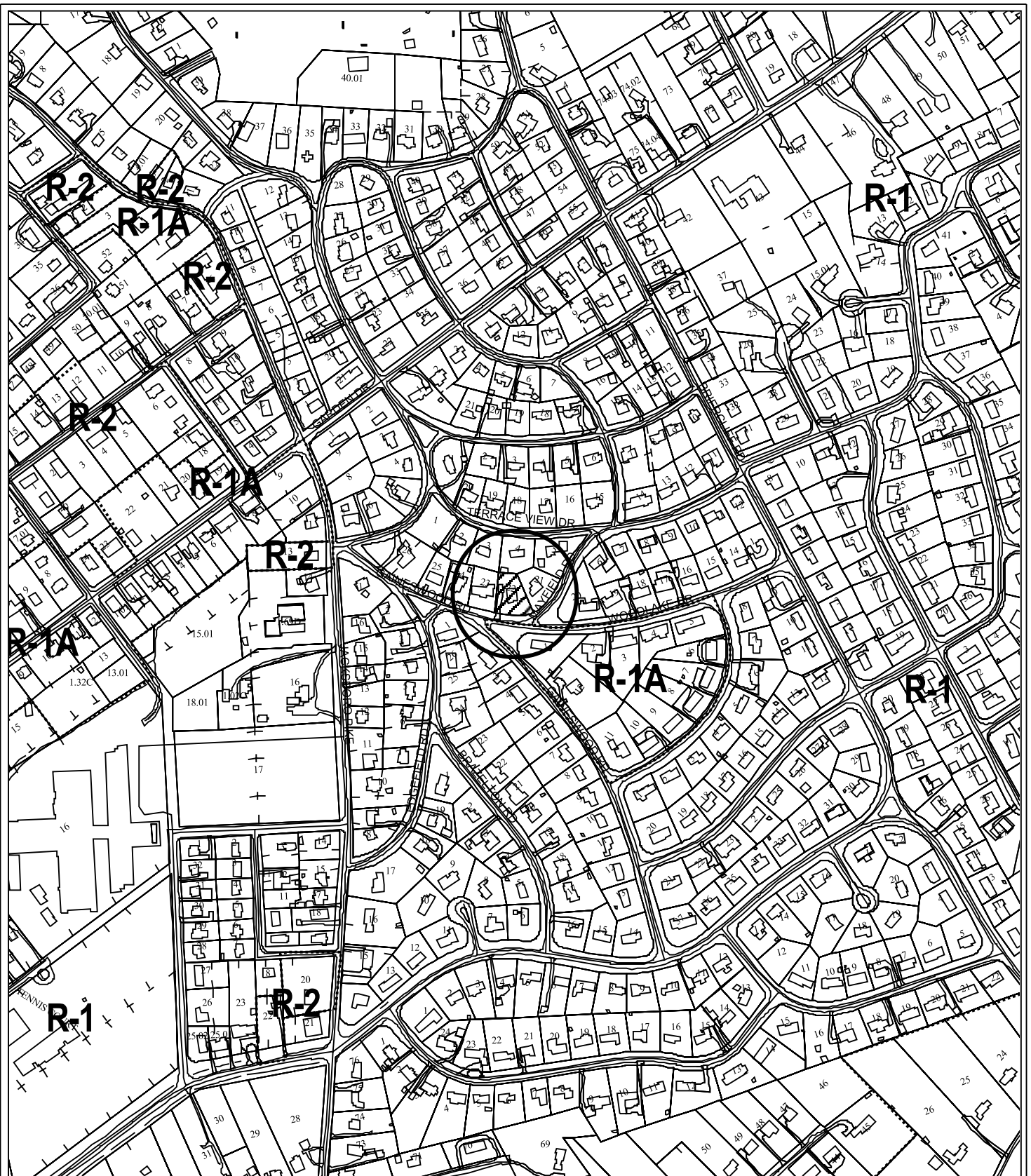
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 0 (public and private school children, ages 5-18 years)

Schools affected by this proposal: Fountain City Elementary, Gresham Middle, and Central High.

- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.
- School capacities are subject to change by Knox County Schools through building additions, curriculum or scheduling changes, or amendments to attendance zone boundaries.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



10-E-07-UR
 USE ON REVIEW



Duplex in R-1 (Low Density Residential)

Original Print Date: 09/27/07 Revised:
 Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

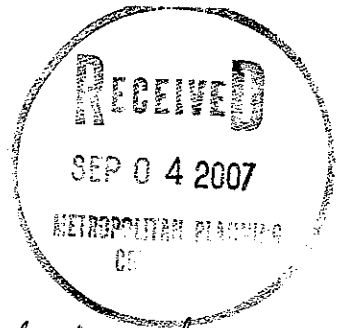
Petitioner: Louise Redmond

Map No: 58

Jurisdiction: City

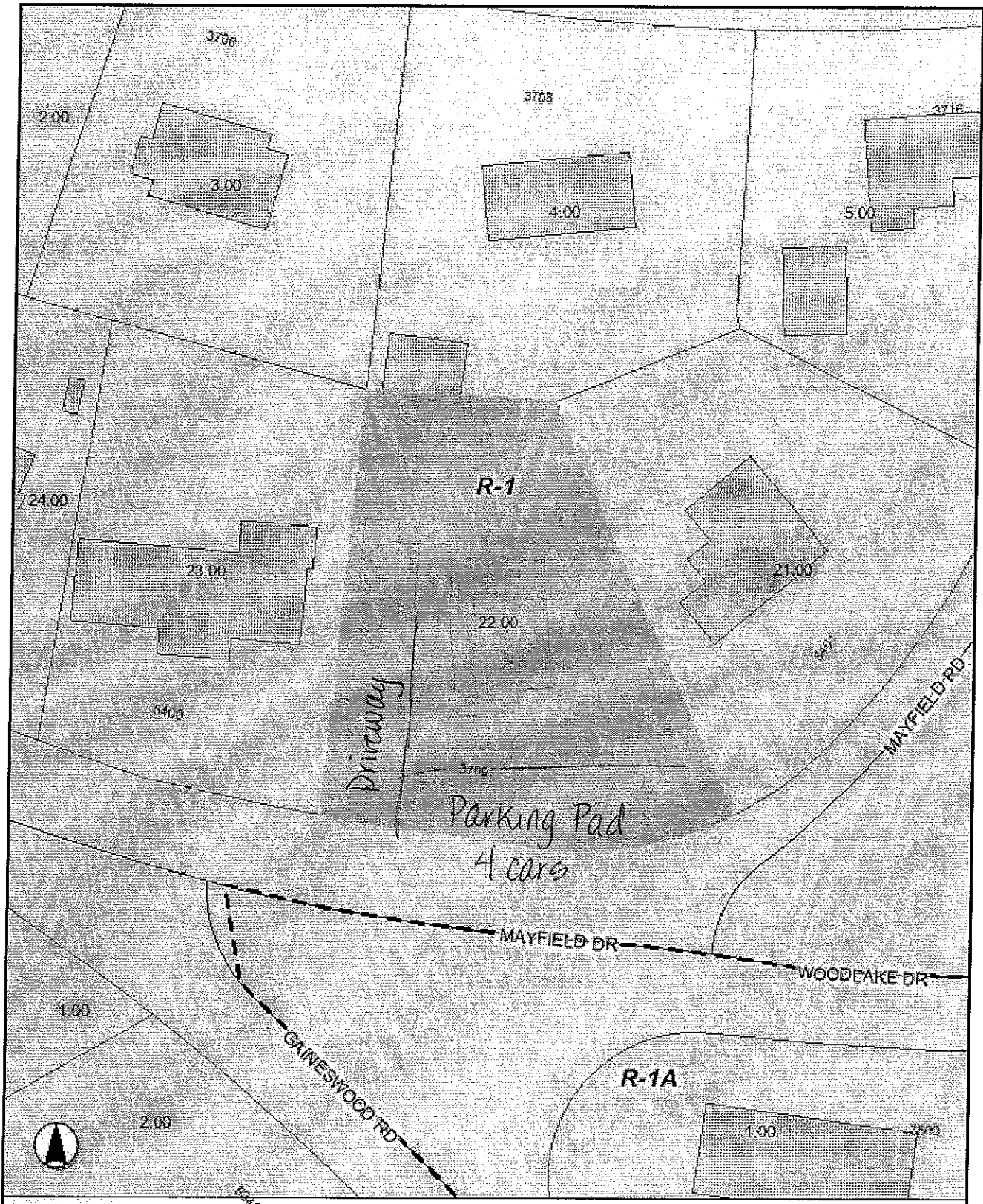


10-E-07-UR



Re: 3709 Mayfield Drive 37918

This old brick house was purchased in about 1973 by me and my first husband. We divorced in 1975 and I maintained the home with my two children. When they left for college around 1980, I put the apartment in upstairs. It has an outside entrance only - with parking at the street - paved with room for four cars. The apartment consists of one bedroom, a living room, dining room, kitchen and one bath. We have always allowed only a single tenant. The stairway to this apartment is on the outside. There is no entrance to the house. We maintain the house and yard and pay all utilities.



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KGIS Map

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