

▶ **FILE #:** 3-A-13-UR

**AGENDA ITEM #:** 27

**AGENDA DATE:** 3/14/2013

▶ **APPLICANT:** RIKKI BALLENGEE

OWNER(S): Rikki Ballengee

TAX ID NUMBER: 80 C B 019

JURISDICTION: City Council District 5

▶ **LOCATION:** Southwest side of Clover Rd., northwest of Bradshaw Garden Dr.

▶ **APPX. SIZE OF TRACT:** 21000 square feet

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area (Inside City Limits)

ACCESSIBILITY: Access is via Clover Rd., a local street with a pavement width of 24' within a 50' wide right-of-way

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

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

▶ **EXISTING LAND USE:** duplex

▶ **PROPOSED USE:** Duplex

HISTORY OF ZONING: None noted

SURROUNDING LAND USE AND ZONING: North: Detached dwelling / R-1 residential

South: Detached dwelling / R-1 residential

East: Detached dwelling / R-1 residential

West: Detached dwelling / R-1 residential

NEIGHBORHOOD CONTEXT: The site is located within the Clearview Hills Subdivision. All of the surrounding lots have been developed with detached dwellings.

**STAFF RECOMMENDATION:**

▶ **DENY the request for a duplex at this location because the use would be out of character with the neighborhood.**

**COMMENTS:**

Staff is recommending denial of this request because the proposed duplex would be located within an existing neighborhood that is made up of detached dwellings. After a "windshield" survey of the other dwellings on Clover Rd., staff did not see any evidence of any other duplexes in the area. The approval of this request would result in the conversion of the existing detached dwelling on this site to a duplex. Staff is generally supportive of requests for duplexes in the R-1 district when the site is located on a collector or arterial street, at the edge of the neighborhood, or when it can serve as a transitional use between higher and lower intensity

uses.

**ESTIMATED TRAFFIC IMPACT 28** (average daily vehicle trips)

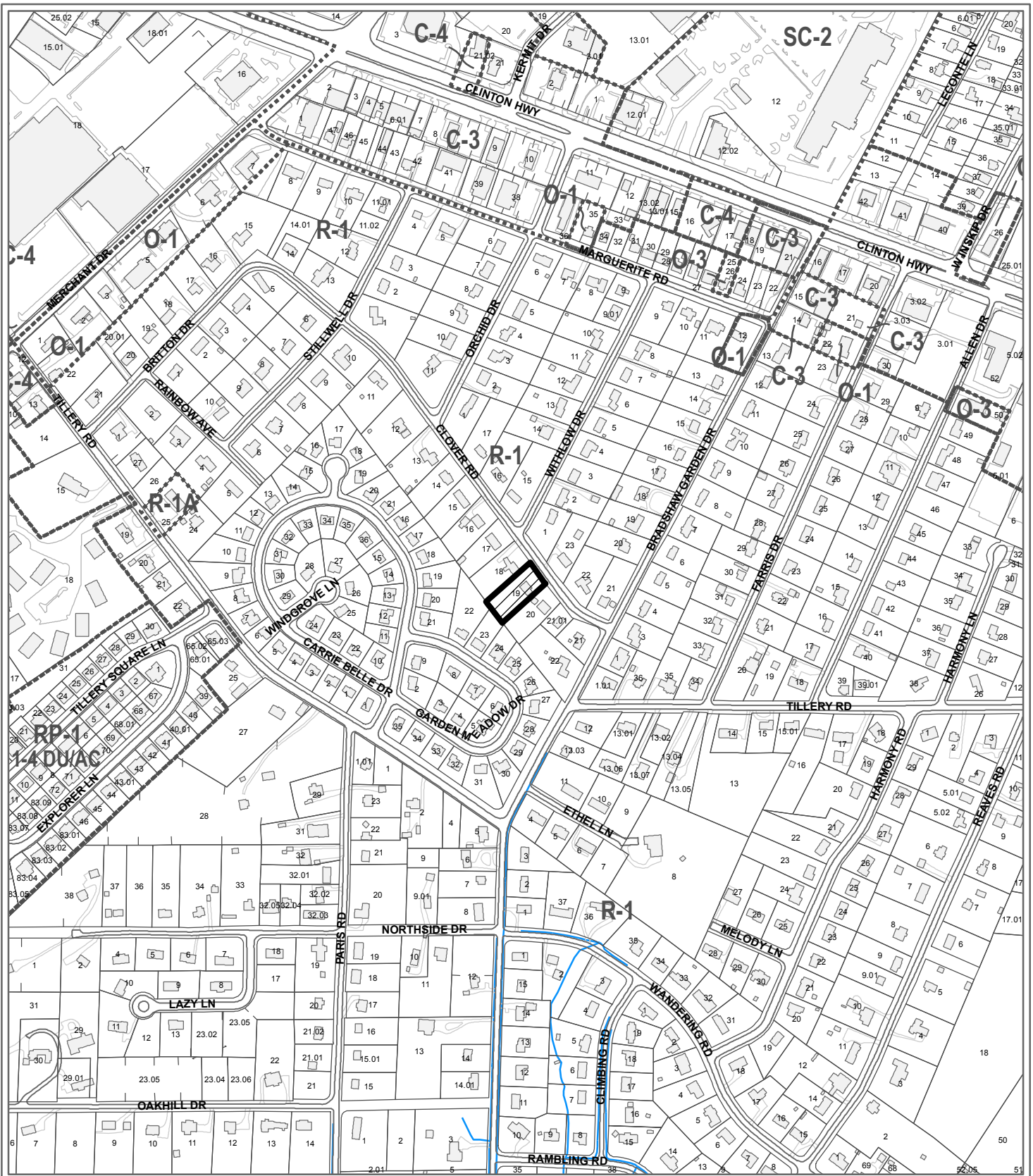
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate 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)

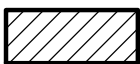
Schools affected by this proposal: Norwood Elementary, Northwest Middle, and Powell High.

- 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.



**3-A-13-UR  
USE ON REVIEW**



Duplex in R-1 (Low Density Residential)

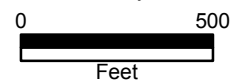
Original Print Date: 2/26/2013  
 Metropolitan Planning Commission \* City / County Building \* Knoxville, TN 37902

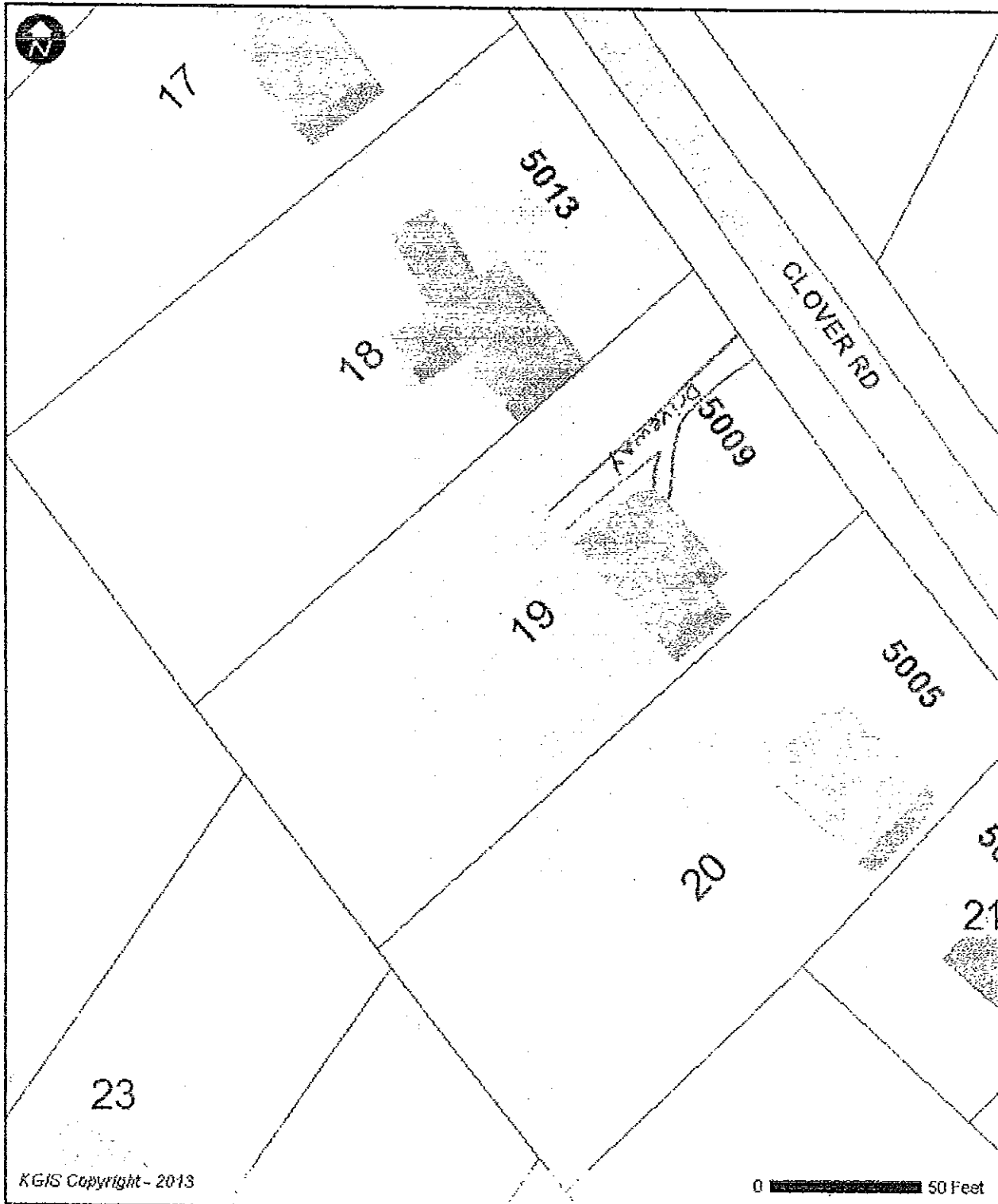
Revised:

Petitioner: Ballengee, Rikki

Map No: 80

Jurisdiction: City





KGIS Copyright - 2013

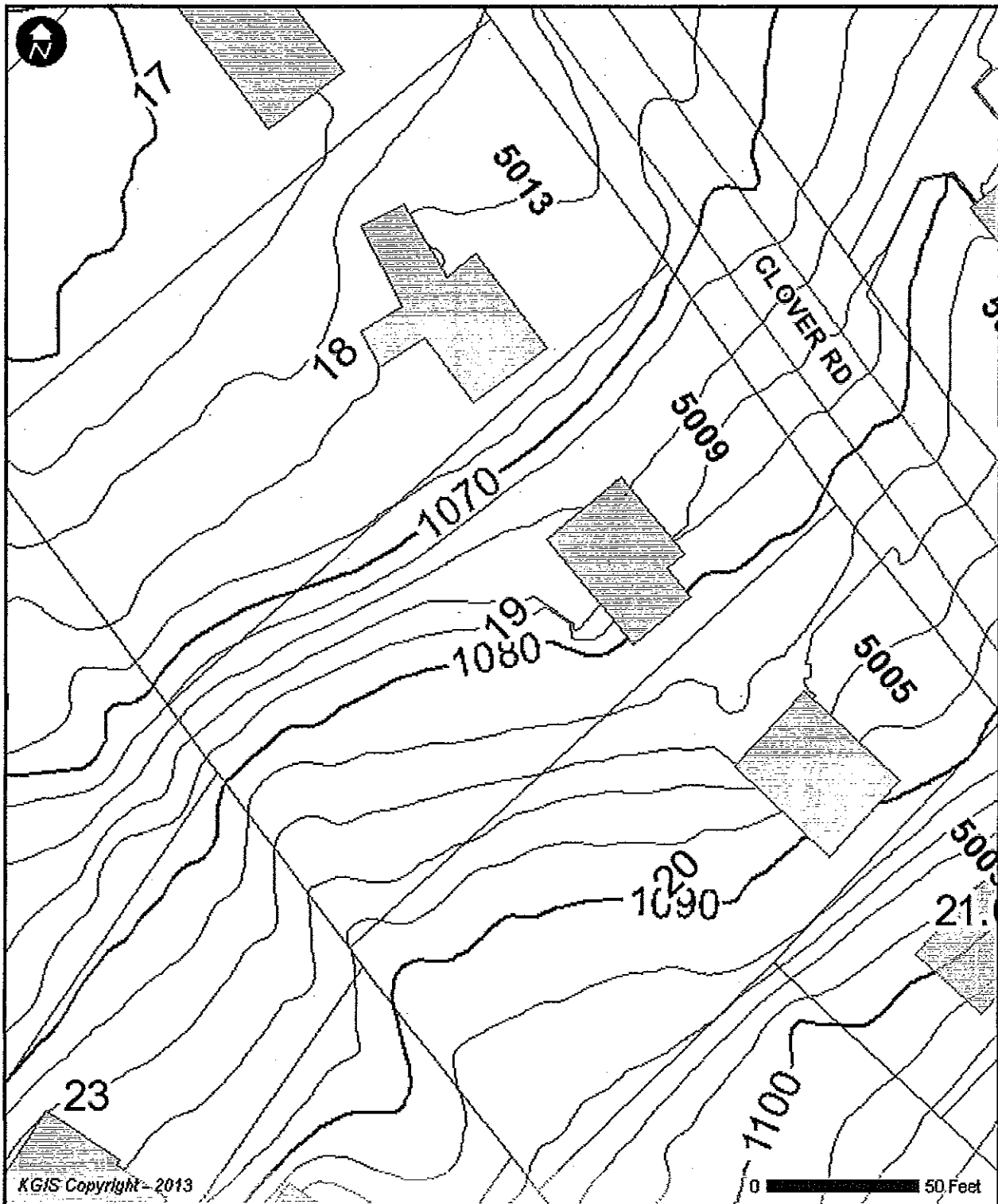
0 50 Feet

[Enter Title Here]  
 [Enter Subtitle Here]  
 [Enter Notes Here]

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37772 - www.kgis.org

Printed: 1/23/2013 at 1:32 PM

Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



**[Enter Title Here]**  
 [Enter Subtitle Here]  
 [Enter Notes Here]

KGIS - 606 Main St - Suite 150 - Knoxville, TN 37772 - [www.kgis.org](http://www.kgis.org) Printed: 1/23/2013 at 1:27 PM  
Disclaimer: KGIS makes no representation or warranty as to the accuracy of this map and its information nor to its fitness for use. Any user of this map product accepts the same AS IS, WITH ALL FAULTS, and assumes all responsibility for the use thereof, and further covenants and agrees to hold KGIS harmless from any and all damage, loss, or liability arising from any use of this map product.



1. Proposed use - Rental property : multifamily duplex
2. Topographic – see attached
3. No off street parking or loading areas
4. Movement of vehicles is limited to the driveway indicated on elevation attachment
5. No proposed changes to current landscaping
6. General dimensions: 22' x 12' on bottom small end and 30' x 33' on main house. 1254 SF
7. Architectural Elevation- see attached template and photo
8. No signage other than a standard "For Rent" sign when a vacancy occurs
9. Conformance to required building setbacks- no proposed changes, currently beyond 25 feet
10. No changes to drainage plan from what currently exists
11. No changes to current mail facility plan- 2 mailboxes currently exist (5009 and 5007 Clover Rd)
12. Amenities plan is not applicable
13. Currently a dumpster is on site due to demo from the fire. When completed, no dumpster will be on site at this address.
14. No traffic impact