

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

▶ **FILE #:** 11-D-15-UR

AGENDA ITEM #: 43

AGENDA DATE: 11/12/2015

▶ **APPLICANT:** RUTH M. WHITE

OWNER(S): Ruth White

TAX ID NUMBER: 58 D G 024

[View map on KGIS](#)

JURISDICTION: City Council District 4

STREET ADDRESS: 3615 Lucinda Dr

▶ **LOCATION:** Northeast side of Lucinda Dr., southeast of Essary Dr.

▶ **APPX. SIZE OF TRACT:** 0.4 acres

SECTOR PLAN: North City

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

ACCESSIBILITY: Access is via Lucinda Dr., a local street with a pavement width of 18' within a 50' wide 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:** 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 on a local street in the Harrill Hills Subdivision and is surrounded by detached dwellings. This duplex was built in 1960. It is the only duplex on the street.

STAFF RECOMMENDATION:

▶ **WITHDRAW** as requested by the applicant

COMMENTS:

This applicant requested approval of an existing duplex in a R-1 (Low Density Residential) District. After researching the matter, staff presented its findings to the Chief Building Official that suggested this duplex should be considered as a pre-existing non-conforming use and not need MPC's approval in order to continue to be used as a two-family dwelling. Staff was able to determine the use had been in place prior to annexation

into the City in 1962. The building official has agreed with our findings and has determined the use is "grandfathered".

ESTIMATED TRAFFIC IMPACT: 28 (average daily vehicle trips)

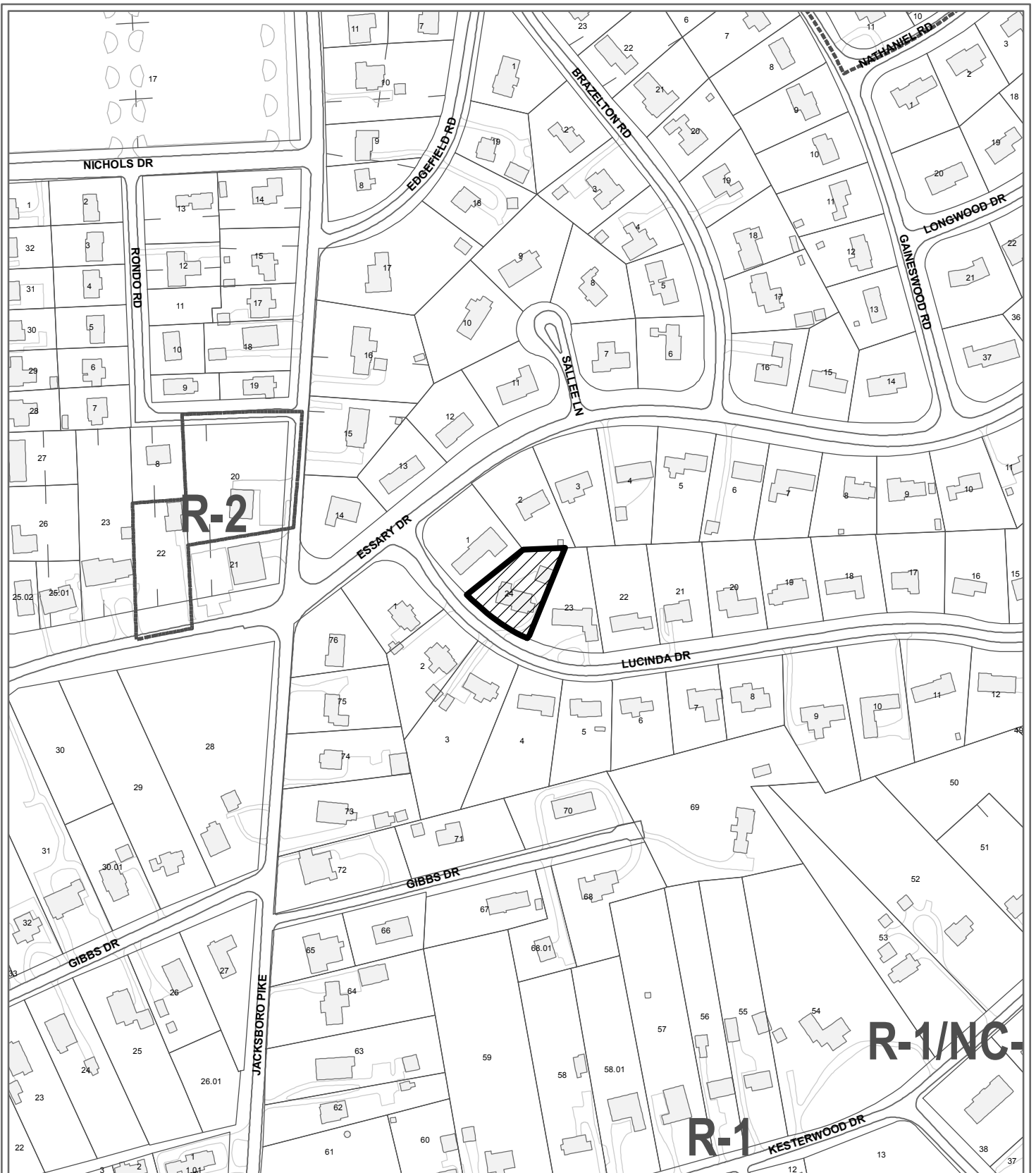
Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate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

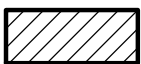
- School-age population (ages 5–18) is estimated by MPC using data from a variety of sources.
- While most children will attend public schools, the estimate includes population that may be home-schooled, attend private schools at various stages of enrollment, or drop out of the public system.
- Students 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.



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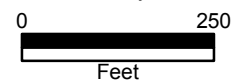
Petitioner: White, Ruth M.



Duplex in R-1 (Low Density Residential)

Map No: 58

Jurisdiction: City



Original Print Date: 10/27/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902