

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

Suite 403 • City County Building
4 0 0 Main Street
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 1-F-16-UR
Application Filed: 11/30/2015
Applicant: AMY BUNCH

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: South side of Sam Lee Rd., west of Solway Rd.
Other Parcel Info.:
Tax ID Number: 103 081 **Jurisdiction:** County
Size of Tract: 0.43 acres
Accessibility: Access is via Sam Lee Rd., a major collector street with 18' of pavement within 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Single family dwelling **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Right-of-way
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Property in the area is zoned A, BP, OB, and PR, with the Technology Overlay (TO). Development in the area consists of apartments and Pellissippi State Community College to the south. There is vacant land to the north and a detached residential subdivision was recently approved to the west of the site.

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

Street: 10804 Sam Lee Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) / TO (Technology Overlay)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Mike Reynolds

Staff Recomm. (Abbr.): APPROVE the request for a detached dwelling on an individual lot as identified on the site plan subject to 3 conditions.

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted this plan meets the requirements for approval in the BP/TO zone and the other criteria for approval of a Use on Review.

Comments: The applicant is requesting approval for a detached dwelling on an irregularly shaped lot. In the BP zone, houses may be permitted by the Metropolitan Planning Commission as a use-on-review and the dimensional requirements are based on the A (Agricultural) zone. The proposed house can meet the front and side setback requirements but not rear setback, which is required to be 35' and is proposed to be 30'. This lot has been determined to be a lot of record, which means a variance may not be required for the rear setback if the building inspector determines the plan is conforming as closely as possible to dimensional requirements of the zoning ordinance.

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

1. All utilities are in place to serve this site.
2. The proposed development is similar in density to other residential development in the area.
3. To the rear of the property is a large wooded, vacant lot. The majority of this property is at a higher elevation than the subject site so the rear setback reduction should not negatively effect the property to the rear.

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

1. With the recommended conditions, the proposal meets all requirements of the BP zoning as well as the general criteria for approval of a use-on-review.
2. The proposed house is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is 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. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan designates the property as Right-of-Way (ROW), however, this was for the proposed State Route 475 which is no longer being considered for construction. The Mixed Use Special Districts to the north and south of the property both allow consideration of low density residential uses and this site would presumably be included within one of those if not designated ROW.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 1/14/2016

Details of Action:

1. Meeting all applicable requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted this plan meets the requirements for approval in the BP/TO zone and the other criteria for approval of a Use on Review.

Summary of Action:

APPROVE the request for a detached dwelling on an individual lot as identified on the site plan subject to 3 conditions.

Date of Approval:

1/14/2016

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knox County Board of Zoning Appeals

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: