

# 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

**File Number:** 10-A-10-UR  
**Application Filed:** 8/25/2010  
**Applicant:** SMITHBILT, LLC

**Related File Number:**  
**Date of Revision:**

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
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

## PROPERTY INFORMATION

**General Location:** Northwest side of Belle Terra Road, south of Robinson Road  
**Other Parcel Info.:**  
**Tax ID Number:** 106 A A 00301 **Jurisdiction:** City  
**Size of Tract:** 0.55 acres  
**Accessibility:** Access is via Belle Terra Rd., a local street with a 26' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Duplex units **Density:** 10.91 du/ac  
**Sector Plan:** Northwest County **Sector Plan Designation:** MDR (One Year Plan), LDR (Sector)  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:** The site is located in a medium density residential area that has developed under RP-1 zoning.

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

**Street:** 2004 Belle Terra Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned 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:

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:** Tom Brechko

**Staff Recomm. (Abbr.):** APPROVE the request for the three duplexes as shown on the development plan subject to 8 conditions

**Staff Recomm. (Full):**

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Obtaining approval from the Knoxville Utility Board for a sewer main extension to serve the site.
3. Installing all landscaping, as shown on the landscape plan, within six months of issuance of a building permit.
4. Meeting all applicable requirements of the Knoxville City Arborist.
5. Meeting all applicable requirements of the Knoxville Department of Engineering.
6. Revising the development plan to provide at a minimum, a 5.5' wide sidewalk adjacent to the parking spaces.
7. Subject to Planning Commission Staff approval, revising the development plan to provide an adequate access and turnaround area for garbage pickup if on-site service will be provided.
8. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval within an RP-1 (Planned Residential) district and the criteria for approval of a use on review.

**Comments:**

The applicant is proposing to develop this 0.55 acre site with three duplexes for a total of six dwelling units at a density of 10.9 du/ac. When this property was rezoned to RP-1 in 1999, the maximum density was established at 12 du/ac.

The applicant obtained variances from the Knoxville Board of Zoning Appeals on September 16, 2010 to 1) reduce the building setback along the northern property line from 25' to 15', and 2) reduce the driveway/parking setback along the southern property line from 10' to 4'.

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

1. Public water and sewer utilities are available to serve the site. The applicant will have to extend a sewer main to serve the site.
2. The proposed development is consistent with approved densities and existing residential development in this area south of Robinson Rd.

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

1. With the recommended conditions and variances granted by the Knoxville Board of Zoning Appeals, the proposed duplexes meet the standards for development within the RP-1 district and all other requirements of the Zoning Ordinances.
2. The proposed development with the recommended conditions 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 identifies this site for low density residential uses. The Knoxville One Year Plan identifies the site for medium density residential uses. The proposed development

complies with the One Year Plan and the current zoning of the site.  
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved **Meeting Date:** 10/14/2010

**Details of Action:**

**Summary of Action:** APPROVE the request for the three duplexes as shown on the development plan subject to 8 conditions

**Date of Approval:** 10/14/2010 **Date of Denial:** **Postponements:**

**Date of Withdrawal:** **Withdrawn prior to publication?:**  **Action Appealed?:**

## ***LEGISLATIVE ACTION AND DISPOSITION***

**Legislative Body:** Knoxville City Council

**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:**