

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

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File Number: 10-D-15-UR **Related File Number:**
Application Filed: 8/24/2015 **Date of Revision:**
Applicant: DAVID TRANTANELLA

PROPERTY INFORMATION

General Location: Northeast end of Bella Capri Ln., south of Casa Bella Dr.
Other Parcel Info.:
Tax ID Number: 40 K B 017 **Jurisdiction:** County
Size of Tract: 9809 square feet
Accessibility: Access is via Bella Capri Ln., a local street with a pavement width of 26' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant lot
Surrounding Land Use:
Proposed Use: Reduction of the 35' peripheral setback to 25'. **Density:** 3.62 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** AG/RR
Growth Policy Plan: Rural Area
Neighborhood Context: The site is located in the Casa Bella Subdivision which is located on the west side of Maloneyville Rd. in the vicinity of the Knox County Detention Center.. Zoning in the area is PR (Planned Residential) and A (Agricultural).

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

Street: 4600 Bella Capri Ln
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: The property was zone PR (Planned Residential) @ 1-4 du/ac in 2000. The concept plan and use on review for

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:

Staff Recomm. (Abbr.):

APPROVE the request to reduce the peripheral boundary setback from 35' to 25' along the northeastern boundary of parcel 040KB017 as shown on the site plan subject to 1 condition

Staff Recomm. (Full):

1. Meeting all other applicable requirements of the Knox County Zoning Ordinance

Comments:

In 2003, this applicant received approval to create a 94 lot subdivision. The subdivision is fully developed and all of the lots have been recorded. Since the subdivision was approved, this applicant has been constructing houses in the development. He has now requested that MPC consider reducing the required 35' peripheral boundary setback along the rear of one lot in the subdivision. This request is due to the shape of the lot which will necessitate that the proposed house be pushed toward the rear of the lot. The Knox County Zoning Ordinance gives MPC the authority to reduce the peripheral boundary setback down to as little as fifteen feet. Staff believes this request can be accommodated without any negative impact on the adjoining property..

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

1. The proposal will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached dwelling is consistent in use and density with the zoning and subdivision development in the area.

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

1. The proposal meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
2. The proposal is consistent with the general standards for uses permitted on review: The proposed development 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 additional traffic through residential areas.
3. The recommended density of this site is 1- 4 dwellings per acre. The proposed 3.62 du/ac is within the permitted zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan identifies this property for low density residential use with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 4 du/ac. which is consistent with the Sector Plan and the other development found in the area.

Action: Approved

Meeting Date: 10/8/2015

Details of Action:

1. Meeting all other applicable requirements of the Knox County Zoning Ordinance

Summary of Action:

APPROVE the request to reduce the peripheral boundary setback from 35' to 25' along the northeastern boundary of parcel 040KB017 as shown on the site plan subject to 1 condition

Date of Approval:

10/8/2015

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: