

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
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 10-F-01-UR **Related File Number:**
Application Filed: 9/10/2001 **Date of Revision:**
Applicant: MARVIN W. PRITCHARD & ROBERT M. RHINES
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Tarklin Valley Rd., northeast of Knight Rd.
Other Parcel Info.:
Tax ID Number: 149 117 **Jurisdiction:** County
Size of Tract: 6.7 acres
Accessibility: Access is via Tarklin Valley Rd., a collector street with a pavement with of 16' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant
Surrounding Land Use:
Proposed Use: Duplex **Density:**
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: The site is located in a rural area. Surrounding development consists of single family dwelling on acreage tracts in the RA and A zones.

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

Street: 739 Tarklin Valley Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RA (Low Density 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:

Surveyor:

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: DK

Staff Recomm. (Abbr.): APPROVE the request for a duplex at this location subject to 3 conditions

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

With the conditions noted, this request meets the requirements for approval in the RA zone and the other criteria for approval of a use on review.

Comments: The site is located in a rural area of south Knox County. The site is zoned RA (Low Density Residential). Use on review approval is required to permit a duplex in the RA zone. Development in the area of this site consists of single family dwellings on large parcels. Development of a duplex on this six acre site will not have a negative impact on the surrounding area. The Knox County Health Dept. has already approved a subsurface sewage disposal system for this site

MPC Action: Approved MPC Meeting Date: 10/11/2001

Details of MPC action: 1. Meeting all applicable requirements of the Knox County Health Dept.
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this request meets the requirements for approval in the RA zone and the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the request for a duplex at this location subject to 3 conditions

Date of MPC Approval: 10/11/2001 Date of Denial: Postponements:

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: