

# 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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Knoxville, Tennessee 37902  
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www.knoxmpc.org

**File Number:** 6-AA-01-UR                      **Related File Number:**  
**Application Filed:** 5/14/2001              **Date of Revision:**  
**Applicant:** SENTINEL BUILDERS, INC.  
**Owner:**

## PROPERTY INFORMATION

**General Location:** East side of Loop Rd., east of Olive Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 143 O B PT. 14 OTHER: (LOT 4)                      **Jurisdiction:** County  
**Size of Tract:** 15149 square feet  
**Accessibility:** Access is via Loop Rd., a collector street with a pavement width of 16' to 17' within a 40' right-of-way.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant  
**Surrounding Land Use:**  
**Proposed Use:** Duplex                      **Density:**  
**Sector Plan:** Southwest County              **Sector Plan Designation:**  
**Growth Policy Plan:** Urban Growth Area - Farragut  
**Neighborhood Context:** Property in the area is zoned RA and PR residential. Development consists of single family dwellings. A church is located across the street from a portion of the site.

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

**Street:**  
**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

Variiances 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 plan for a duplex on this lot subject to 9 conditions

Staff Recomm. (Full):  
1. Meeting all applicable requirements of the Knox County Health Dept.  
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).  
3. Provision of a "Class B" landscape screen along the full width of the rear of this lot adjoining Concord Woods Subdivision (see attached).  
4. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.  
5. Access being provided to this site via the joint driveway as shown on the development plan.  
6. Meeting all requirements of the approved Concept Plan (6-SL-01-C).  
7. Meeting all applicable requirements of the Knox County Zoning Ordinance.  
8. Provision of a minimum of 12,000 sq. feet of lot area,  
9. A geotechnical report stating the depression on this lot is not a sinkhole and any lost stormwater storage is replaced on the site.

With the conditions noted this plan meets the requirements for approval in the RA Zone and the other criteria

Sentinel Builders  
6-AA-01-UR  
Page 2

for approval of a Use on Review.

Comments: The applicant is proposing to construct a duplex on this lot and the other lots in the proposed development. The site backs up to homes in Concord Woods Subdivision. The homes across Loop Rd. are oriented to the internal street system of Concord Farms Subdivision. A church is located on Loop Rd. west of Concord Woods Dr. Loop Rd. is classified as a collector street.

Staff is recommending approval of this request because the adjoining single family developments are oriented away from this site. Staff will require landscape screening that will create a buffer between the single family dwellings and the proposed duplex. Loop Rd., is classified as a collector street. This would suggest that traffic from a number of different developments are using the road for access to Concord or Woody Roads. Increased traffic on this road makes less this site desirable for single family development. Traffic from the duplex development will be only slightly higher than what would be expected with single family development. With these conditions, staff feels the development of a duplex on this site would not have a negative impact on the area. The architectural characteristics of the proposed unit will blend into the surrounding area. Safe access will be provided via a common driveway with limited access points to Loop Rd.

MPC Action: Approved

MPC Meeting Date: 6/14/2001

Details of MPC action:  
1. Meeting all applicable requirements of the Knox County Health Dept.  
2. Provision of a street name consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).  
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Sentinel Builders  
6-AA-01-UR  
Page 2

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**Summary of MPC action:** APPROVE the plan for a duplex on this lot subject to 9 conditions

**Date of MPC Approval:** 6/14/2001

**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:**