

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
F A X • 215 • 2068
www.knoxmpc.org

File Number: 7-C-05-UR

Related File Number:

Application Filed: 6/3/2005

Date of Revision:

Applicant: DOUG R. ELKINS

Owner:

PROPERTY INFORMATION

General Location: Southwest side of Roberts Rd., northwest side of Millertown Pike.

Other Parcel Info.:

Tax ID Number: 41 D B 001

Jurisdiction: County

Size of Tract: 0.366 acres

Accessibility: Access is via Roberts Rd., a minor arterial street with a 21' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Duplex

Density: 5.46 du/ac

Sector Plan: Northeast County

Sector Plan Designation: LDR

Growth Policy Plan: Rural Area

Neighborhood Context: The site is located in an area along Millertown Pike that is predominantly low density residential development.

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

Street: 3303 Roberts 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:

map.

MPC Action:

Approved

MPC Meeting Date: 7/14/2005

Details of MPC action:

1. Connecting the duplex to sanitary sewer, and meeting any other applicable requirements of the Knox County Health Department.
2. Revising the development plan to show a type "C" landscape screen (copy attached) along the western property line to reduce the impact on the residence to the west.
3. Installing all landscaping as shown on the revised development plan, within six months of issuance of occupancy permits for the duplex.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.
5. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

With the conditions noted above, this request meets all requirements for approval in the RA zoning district, as well as other criteria for approval of a use on review.

Summary of MPC action:

APPROVE the development plan for a duplex on one lot in the RA zoning district, subject to 5 conditions:

Date of MPC Approval:

7/14/2005

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: