CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 7-C-05-UR Related File Number:

Application Filed: 6/3/2005 **Date of Revision:**

Applicant: DOUG R. ELKINS

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

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:

requested zonnig.

Previous Requests:

Extension of Zone:

History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Survevor:

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

conditions:

Staff Recomm. (Full): 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.

The applicant is proposing a duplex on this 0.366 acre parcel located at the intersection of Millertown

pike and Roberts Rd. Access to the site will be from Roberts Rd. only. The access drive has been located as far from the intersection of the two streets as possible. A turn-around area has been provided on site so that vehicles will not have to back out onto Roberts Rd. A variance was granted by the Knox County Board of Zoning Appeals on June 22, 2005 reducing the rear setback for the duplex from 35' to 16'. To reduce the impact on the residence to the west, staff is recommending that a type

"C" landscape screen (copy attached) be provided along that property line.

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

- 1. Public water and sewer utilities are in place to serve this development.
- 2. The proposed duplex should have little impact on the local road system since it is located at the intersection of two minor arterial streets.
- 3. With the addition of the type "C" landscape screen along the back of the units, the impact on adjoining property should be reduced.

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

- 1. The proposal is consistent with all requirements of the RA zoning district, as well as other criteria for approval of a use on review.
- 2. The proposed use 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 area in which it is proposed. The use should not significantly injure the value of adjacent property. 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 Northeast County Sector Plan proposes low density residential uses for this site, which is consistent with the proposed density for the subject property.
- 2. The site is located within the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan

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Comments:

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

Vorks.

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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