

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 10-D-15-UR

AGENDA ITEM #: 54

AGENDA DATE: 10/8/2015

▶ **APPLICANT:** DAVID TRANTANELLA

OWNER(S): David Trantanella

TAX ID NUMBER: 40 K B 017

[View map on KGIS](#)

JURISDICTION: County Commission District 8

STREET ADDRESS: 4600 Bella Capri Ln

▶ **LOCATION:** Northeast end of Bella Capri Ln., south of Casa Bella Dr.

▶ **APPX. SIZE OF TRACT:** 9809 square feet

SECTOR PLAN: Northeast County

GROWTH POLICY PLAN: Rural Area

ACCESSIBILITY: Access is via Bella Capri Ln., a local street with a pavement width of 26' within a 50' wide right-of-way

UTILITIES: Water Source: Northeast Knox Utility District

Sewer Source: Knoxville Utilities Board

WATERSHED: Whites Creek

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant lot

▶ **PROPOSED USE:** Reduction of the 35' peripheral setback to 25'.

3.62 du/ac

HISTORY OF ZONING: The property was zone PR (Planned Residential) @ 1-4 du/ac in 2000. The concept plan and use on review for

SURROUNDING LAND USE AND ZONING: North: Detached dwelling / PR residential

South: Detached dwelling / PR residential

East: Detached dwelling / A agricultural

West: Detached dwelling / PR residential

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).

STAFF RECOMMENDATION:

▶ **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

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.

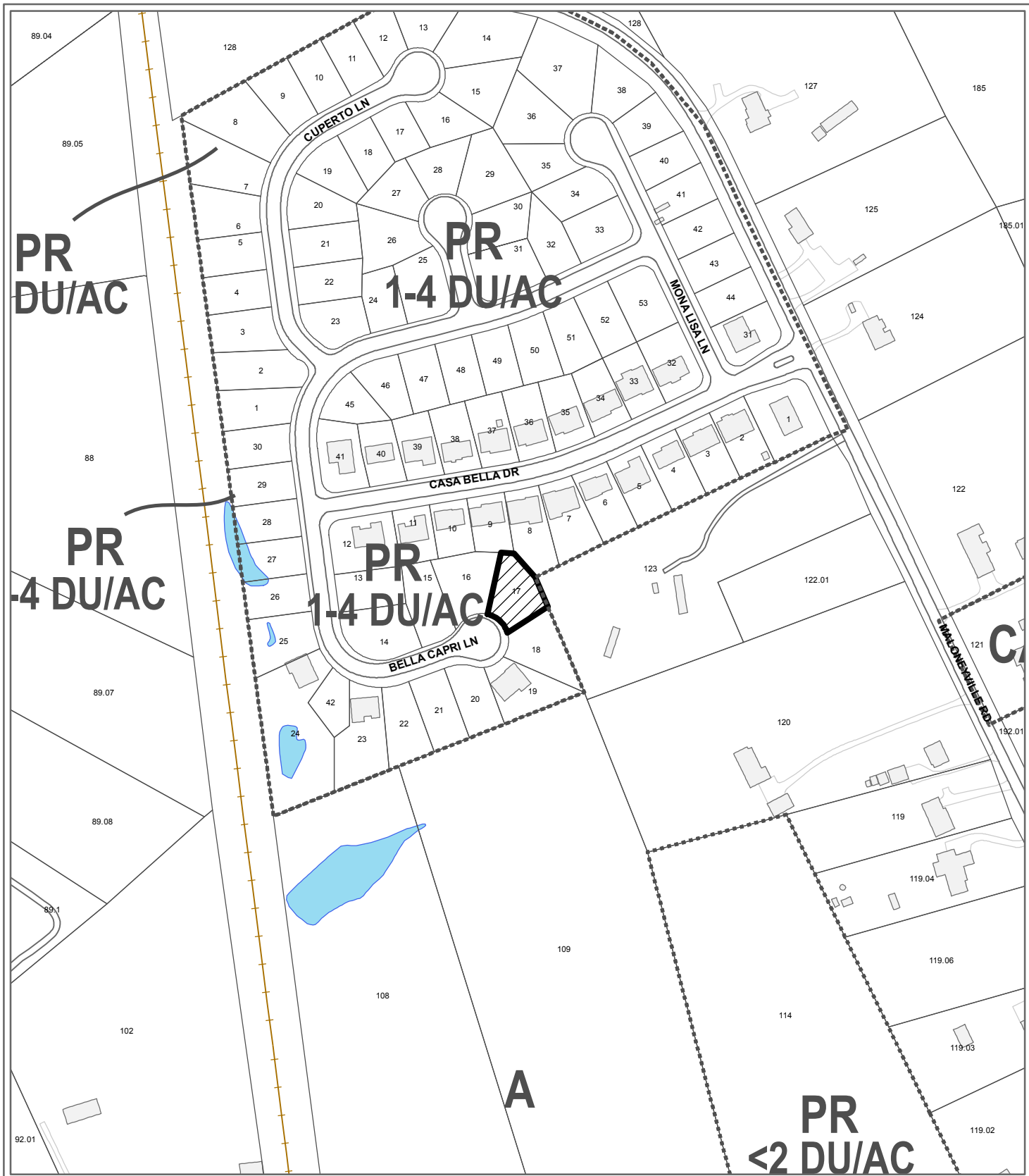
CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

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.

ESTIMATED TRAFFIC IMPACT: Not required.

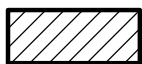
ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed. Appellants have 30 days to appeal an MPC decision in the County.



**10-D-15-UR
USE ON REVIEW**

Petitioner: Trantanella, David



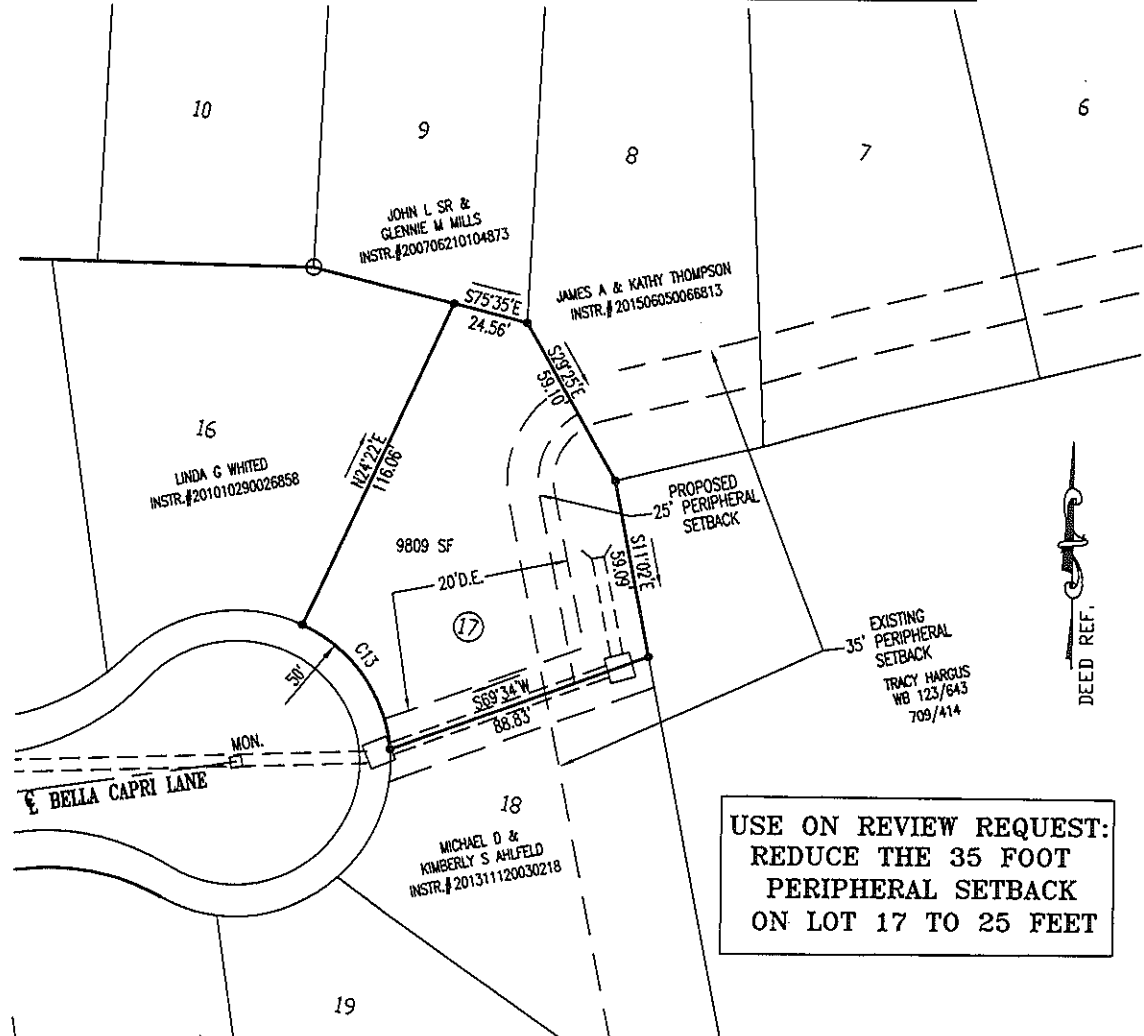
Reduction of the 35' peripheral setback to 25'. in PR (Planned Residential)

Map No: 40
Jurisdiction: County



Original Print Date: 9/21/2015 Revised:
Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	TANGENT
C13	N35°09'W	50.00'	52.36'	50.00'	



**USE ON REVIEW REQUEST:
REDUCE THE 35 FOOT
PERIPHERAL SETBACK
ON LOT 17 TO 25 FEET**



BATSON, HIMES, NORVELL & POE
REGISTERED ENGINEERS & LAND SURVEYORS
4334 PAPERMILL DRIVE
KNOXVILLE, TENNESSEE 37909
PHONE (865) 588-6472
FAX (865) 588-6473
email@bhn-p.com

10-D-15-UP
8/24/15

**DEVELOPMENT PLAN FOR
UNIT-1, CASA BELLA S/D, LOT 17**

CLT MAP NO. 040 KB, PARCEL 17
DISTRICT NO. _____, KNOX COUNTY
ADDRESS 4600 BELLA CAPRI LANE KNOXVILLE TN 37918 DEED INSTR. #200311100052199
SCALE 1"=50' DATE 8/21/15

Q:\23899\FINALS\23899-L17.DWG DWG NO. 24899-L17