

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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File Number: 1-A-10-UR **Related File Number:**
Application Filed: 11/10/2009 **Date of Revision:**
Applicant: JOYNER PROPERTY DEVELOPMENT, LLC

PROPERTY INFORMATION

General Location: West side of Silveredge Rd., south of E. Emory Rd.
Other Parcel Info.:
Tax ID Number: 20 M F 02501 & 02502 **Jurisdiction:** County
Size of Tract: 0.65 acres
Accessibility: Access is via Silveredge Rd., a local street with a pavement width of 26' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: 1 detached dwelling
Surrounding Land Use:
Proposed Use: Detached dwellings **Density:** 3.09 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located within Silveredge Subdivision which is developed with detached dwellings on lots that have a great variation in size.

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

Street:
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: This site was part of a lot in Silveredge Subdivision that was approved in 1999 with a total of 26 lots at a density of 1.28 du/ac

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for one additional dwelling on a lot as shown on the development plan subject to 5 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
4. Relocating the existing underground power transmission line that traverses the building site per the requirements of KUB
5. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for certification prior to issuance of any building permits

Comments: The applicant has submitted an Administrative Plat to MPC staff for review that proposes to subdivide a lot in the Silveredge subdivision into two lots. A detached dwelling has been constructed on the existing lot. The approval of the requested use on review will allow the applicant to construct a dwelling on the newly created lot.

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

1. The proposed subdivision and use on review will have minimal impact on local services since utilities are available to serve this site.
2. The proposed detached dwelling is consistent in use and density with the previously approved Silveredge Subdivision and the other existing residential development in the area.
3. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Holston Middle and Gibbs High Schools.

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

1. The proposed detached dwelling, with the recommended conditions, meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use. The PR zoning approved by the Knox County Commission allows consideration of a density up to 5 du/ac. The proposed subdivision at a density of 3.09 du/ac is consistent with the Sector Plan and zoning designation. The original subdivision was developed at a density of 1.28 du/ac. The addition of the proposed dwelling will raise the overall density to 1.33 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 1/14/2010

Details of Action:

Summary of Action: APPROVE the request for one additional dwelling on a lot as shown on the development plan subject to 5 conditions

Date of Approval: 1/14/2010

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: