

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
FAX • 215 • 2068
www.knoxmpc.org

File Number: 1-B-08-UR
Application Filed: 11/30/2007
Applicant: EUGENE LACKEY

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: Northwest side of Berrywood Dr., southeast of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 117 C A 024 **Jurisdiction:** County
Size of Tract: 1.4 acres
Accessibility: Access is via Berrywood Dr., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Two lot subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** LDR & SLPA
Growth Policy Plan: Rural Area
Neighborhood Context: This area has developed with residential uses under PR and A zoning.

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

Street: 2129 Berrywood Dr
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: The property was rezoned in the early 1970s and concept plan was approved in 1978.

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the development plan for up to 2 residential lots under the PR (Planned Residential) zoning district, subject to the following 6 conditions:

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 3. Meeting all applicable requirements of the Knox County Health Department.
 4. Submitting a grading plan showing the driveway profiles for the proposed entrances onto Berrywood Dr. prior to development plan approval.
 5. Certifying sight distance from the proposed driveways prior to development plan approval.
 6. Lot 42A will be identified on the final plat as a lot requiring a design plan from a registered engineer for footings, foundation walls, retaining walls, and/or the fill material used for support.

With the conditions noted, this plan meets the requirements for approval in the PR zoning district and the other criteria for approval of a use on review.

Comments: The applicant is proposing to subdivide this 1.4 acre lot into 2 residential lots under the PR zoning district. Each lot will have direct access onto Berrywood Dr. The applicant will be required to certify sight distance in both directions along Berrywood Dr. from the proposed driveways and submit a grading plan showing the driveway profiles prior to development plan approval. The original concept plan for this subdivision (Hardin Valley Woods) was approved in 1978.

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

1. The proposed subdivision will have minimal impact on local services since all utilities are already in place to serve this site.
2. The amount of traffic generated by this development plan proposal will be minimal. The traffic generated by this development will be similar to the traffic that is generated by other residential developments found in the area.
3. This request will have minimal impact on schools and adjacent properties.

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

1. The proposed subdivision is consistent with the general standards for uses permitted on review.
2. The plan meets all of the requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms to the Northwest County Sector Plan which proposes low density residential uses and slope protection for this area.

MPC Action: Approved

MPC Meeting Date: 1/10/2008

- Details of MPC action:**
1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 3. Meeting all applicable requirements of the Knox County Health Department.
 4. Submitting a grading plan showing the driveway profiles for the proposed entrances onto Berrywood Dr. prior to development plan approval.
 5. Certifying sight distance from the proposed driveways prior to development plan approval.
 6. Lot 42A will be identified on the final plat as a lot requiring a design plan from a registered engineer for footings, foundation walls, retaining walls, and/or the fill material used for support.

With the conditions noted, this plan meets the requirements for approval in the PR zoning district and

the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the development plan for up to 2 residential lots under the PR (Planned Residential) zoning district, subject to the following 6 conditions:

Date of MPC Approval: 1/10/2008

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: