CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 1-C-15-UR Related File Number: 1-SB-15-C

Application Filed: 12/1/2014 **Date of Revision:**

Applicant: RUFUS H. SMITH, JR. & CO.



PROPERTY INFORMATION

General Location: Northeast side of Fitzgerald Rd., northwest side of Ball Rd.

Other Parcel Info.:

Tax ID Number: 91 PART OF 09101 Jurisdiction: County

Size of Tract: 13 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Detached Residential Subdivision Density:

Sector Plan: Northwest County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 2216 Fitzgerald Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) Pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/27/2015 03:05 PM Page 1 of 3

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the request for up to 65 detached dwellings on individual lots as shown on the concept plan and the reduction of the peripheral setback for the subdivision from 35' to 25', subject to 2 conditions.

Staff Recomm. (Full):

1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR at a

density of up to 5 du/ac.

2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-

on-Review within the PR (Planned Residential) zoning district.

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

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1. The proposed subdivision will have minimal impact on local services since water and sewer will be provided to this site.

2. The proposed detached residential subdivision at a density of 4.99 du/ac, is consistent in use and density with the recommended rezoning of the property.

3. The proposed low density residential zoning and development is compatible with the scale and intensity of recent development that has occurred in this area.

4. The future Schaad Road extension and improvements to the railroad crossings in this area will help to improve traffic safety.

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

1. The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.

2. The proposed subdivision 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 proposed subdivision will not draw significant traffic through residential neighborhoods since the property will have direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning recommended for approval for the property allows consideration of up to 5.0 du/ac. The proposed subdivision with its overall density of 4.99 du/ac is consistent with the Sector Plan and the proposed zoning designation.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved Meeting Date: 1/8/2015

Details of Action:

Summary of Action: APPROVE the request for up to 65 detached dwellings on individual lots as shown on the concept plan

and the reduction of the peripheral setback for the subdivision from 35' to 25', subject to 2 conditions.

Date of Approval: 1/8/2015 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

1/27/2015 03:05 PM Page 2 of 3

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:Knox County Board of Zoning AppealsDate 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:

1/27/2015 03:05 PM Page 3 of 3