

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-D-03-UR
Application Filed: 12/9/2002
Applicant: K. KARL SPALVINS
Owner:

Related File Number:
Date of Revision:

PROPERTY INFORMATION

General Location: North side of Tipton Station Rd., east of Broken Creek Ln.
Other Parcel Info.:
Tax ID Number: 148 105 & 105.01 **Jurisdiction:** County
Size of Tract: 8.8 acres
Accessibility: Access is via Tipton Station Rd., a major collector street with a 20' pavement width within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached single-family residences
Surrounding Land Use:
Proposed Use: Detached single-family subdivision and future development **Density:** 0.45 du/ac
Sector Plan: South County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is in an area of rural and low density residential development that has occurred along Tipton Station Rd. within A, RB and PR Zoning Districts.

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

Street: 2317 Tipton Station Rd
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: PR (Planned Residential) at 1-3 du/ac was approved by Knox County Commission on 12/16/02.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

requirements for detached single-family dwellings.

2) There are no specific use-on-review standards in the Ordinance for detached single-family dwellings.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1) At a proposed density of 0.57 du/ac (2.95 du/ac with future development), the use is consistent with the South County Sector Plan which designates this area as low density residential. Low density residential permits densities of 1 - 3 du/ac.

ADDITIONAL COMMENT FOLLOWING THE AGENDA REVIEW MEETING:

At the Planning Commission's February 11, 2003 Agenda Review Meeting, the question was raised as to whether this property falls within the Parental Responsibility Zone. The property does fall within that Zone. It has not been the practice of the Planning Commission to require sidewalks for minor subdivisions (less than six lots). The applicant is proposing to resubdivide two lots into five. It is Staff's recommendation that the sidewalk requirement be considered as a part of any future Use-on-Review application for the unused density assigned to Lot 5.

MPC Action:

Approved

MPC Meeting Date: 2/13/2003

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Revising the Joint Permanent Easement (JPE) to provide: a) a turnaround meeting American Association of State Highway and Transportation Officials (AASHTO) standards; b) 25' corner radii at the intersection of the JPE and Tipton Station Rd.; and c) revising the typical driveway section to identify the JPE as having a width of 40', not 25'.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (County Ord. 91-1-102).
5. Obtaining final plat approval from the Planning Commission for the five lot subdivision.
6. The final plat for this subdivision shall include a notation that Lots 2 - 4 shall have access only to the JPE.
7. Any proposed development of more than one dwelling unit on Lot 5 will require a new application for Use-on-Review consideration by the Planning Commission.
8. Any Use-on-Review application for more than one dwelling unit on Lot 5 will involve a reevaluation of the access to the JPE and the possible upgrading of the JPE to public street design standards.
9. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action:

APPROVE the development plan for up to 5 detached single family dwellings on individual lots with all unused density being assigned to Lot 5 for future development, subject to 9 conditions.

Date of MPC Approval:

2/13/2003

Date of Denial:

Postponements:

1/9/2003-2/13/2003

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: