

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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www.knoxmpc.org

File Number: 1-E-03-UR **Related File Number:** 1-SC-03-C
Application Filed: 12/9/2002 **Date of Revision:**
Applicant: BARGE WAGGONER SUMNER & CANNON, INC.
Owner:

PROPERTY INFORMATION

General Location: East end of Gleason Dr., east of Morrell Rd.
Other Parcel Info.:
Tax ID Number: 120 F B PART OF 36.06 **Jurisdiction:** City
Size of Tract: 12.403 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached single-family subdivision **Density:** 1.77 du/ac
Sector Plan: West City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: Deane Hill Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) & R-1A (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed: No. of Lots Approved: 0

Variiances 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 development plan for up to 21 detached single family dwellings on individual lots subject to 5 conditions.

Staff Recomm. (Full):

1. Approval of a variance from the Knoxville Board of Zoning Appeals that would reduce the required front yard setback from the Joint Permanent Easement (JPE), from 25' to 10' for all lots.
2. Landscaping within the median of the JPE shall not interfere with sight visibility for vehicles using the median crossings.
3. There shall be no parking within the bulb of the cul-de-sac of the JPE with applicable no parking signage being provided on site.
4. Meeting all applicable requirements of the approved concept subdivision plan.
5. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

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

Comments: 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 water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the existing zoning designation

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

1. The proposed detached and attached single-family subdivision meets the standards for development within an RP-1 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 use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the West City Sector Plan and the Knoxville One Year Plan which identify this property for low density residential use. The RP-1 zoning for this site will allow a density up to 5.9 du/ac. At a proposed density of 1.67 du/ac, the proposed subdivision is consistent with the Sector Plan, One Year Plan and approved zoning density.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

MPC Action: Approved **MPC Meeting Date:** 12/9/2004

Details of MPC action: 1. Approval of a variance from the Knoxville Board of Zoning Appeals that would reduce the required front yard setback from the Joint Permanent Easement (JPE), from 25' to 10' for all lots.

2. Landscaping within the median of the JPE shall not interfere with sight visibility for vehicles using the median crossings.
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Summary of MPC action: APPROVE the development plan for up to 21 detached single family dwellings on individual lots subject to 5 conditions.

Date of MPC Approval: 12/9/2004 **Date of Denial:** **Postponements:** 1/9/2003-12/11/2003

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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": Postponed 6/8, 7/6, 7/20

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: