CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 1-E-06-UR Related File Number: 1-SF-06-C

Application Filed: 12/5/2005 **Date of Revision:**

Applicant: JIM SULLIVAN

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: South of Ball Rd., west end of Rhyne Cove Ln.

Other Parcel Info.:

Tax ID Number: 91 179 & 183.01 Jurisdiction: County

Size of Tract: 26.5 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached single-family residential Density: 3.25 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR & STPA

Growth Policy Plan: Urban Growth Area (Outside City Limits)

Neighborhood Context:

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

Street: 5722 Ball Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & 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:

1/31/2007 12:15 PM Page 1 of 3

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 development plan for up to 89 detached single family dwellings on individual lots subject

to 2 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the approved concept subdivision plan.

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.

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 all utilities are available to serve this site.

- 2. The impact of the proposed subdivision on Ball Rd. will be reduced with the addition of the left turn lane at the entrance to the subdivision.
- 3. The proposed detached single-family subdivision at a density of 3.36 du/ac, is consistent in use and density (up to 4 du/ac) with the approved zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.
- 4. Any school age children living in this development are presently zoned to attend Amherst Elementary and Karns Middle School and High School.

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

- 1. The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) 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. With only one entrance, the proposed addition will draw additional traffic through the existing subdivision.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for low density residential uses and stream protection area. The PR zoning for the site allows a density up to 4 du/ac. At a proposed density of 3.36 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved MPC Meeting Date: 1/12/2006

Details of MPC action:1. Meeting all applicable requirements of the approved concept subdivision plan.

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.

1/31/2007 12:15 PM Page 2 of 3

Summary of MPC action: APPROVE the development plan for up to 89 detached single family dwellings on individual lots subject

to 2 conditions.

Date of MPC Approval: 1/12/2006 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:15 PM Page 3 of 3