# CASE SUMMARY

# APPLICATION TYPE: USE ON REVIEW

File Number: 1-G-05-UR Related File Number: 1-SF-05-C

**Application Filed:** 12/13/2004 **Date of Revision:** 

Applicant: COPELAND, LLC

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

# **PROPERTY INFORMATION**

General Location: Northwest end of Dogwood Glen Ln., northwest of E. Copeland Dr.

Other Parcel Info.:

Tax ID Number: 46 160 Jurisdiction: County

Size of Tract: 21.6 acres

Accessibility:

## GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Detached single-family subdivision Density: 1.44 du/ac

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Rural Area

**Neighborhood Context:** 

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

Street: Gardenside Ln

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:** 

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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# 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 31 detached single family dwellings on individual lots for Unit

3, with a maximum of 78 detached single family dwellings for the entire subdivision, 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 in place to serve this site.

2. The proposed detached single-family subdivision is consistent in use and density with the recent zoning. Other subdivision development in the area has occurred under the PR (Planned Residential) Zoning District at a similar density.

3. Upon review of the traffic study, it has been determined by MPC and Knox County Department of Engineering and Public Works Staff that there is adequate capacity on the existing roadway to handle the projected traffic.

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. The use will not draw additional traffic through residential areas since the subdivision has direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies this property as low density residential and agricultural/rural residential.

2. The site is located in the Rural and Planned Growth Areas of the Growth Policy Plan. Under the Growth Policy Plan, densities up to 3 du/ac are allowed where urban services are available and the development will not unreasonably impact traffic flow. The PR zoning approved for this site will allow a density up to 3 du/ac. At a proposed density of 1.44 du/ac for Unit 3, and 2.12 du/ac for the entire subdivision, the proposed subdivision is consistent with the Sector Plan, Growth Policy Plan and approved zoning density.

MPC Action: Approved MPC Meeting Date: 1/13/2005

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

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

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

on-Review.

Summary of MPC action: APPROVE the development plan for up to 31 detached single family dwellings on individual lots for Unit

3, with a maximum of 78 detached single family dwellings for the entire subdivision, subject to 2

conditions.

Date of MPC Approval:1/13/2005Date 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:

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