# **CASE SUMMARY**

APPLICATION TYPE: USE ON REVIEW

File Number: 1-G-14-UR Related File Number:

Application Filed: 11/25/2013 Date of Revision:

Applicant: RUSTY BITTLE



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: North side of W. Gallaher Ferry Rd., north of Hickory Creek Rd.

Other Parcel Info.:

Tax ID Number: 116 | A 009 Jurisdiction: County

Size of Tract: 7.006 acres

Accessibility: Access is via W. Gallaher Ferry Rd., a local street with a pavement width of 16' to 18' within a 40' wide

right-of-way

#### GENERAL LAND USE INFORMATION

Existing Land Use: One detached dwelling

**Surrounding Land Use:** 

Proposed Use: Detached dwellings Density: .72 du/ac

Sector Plan: Northwest County Sector Plan Designation: AG/RR (Agricultural / Rural Residential)

Growth Policy Plan: Rural Area

Neighborhood Context: The site is located in an area that has developed with rural low density residential uses. Melton Hill

Lake forms the northern boundary of the site.

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

Street: 2732 W Gallaher Ferry 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: The site was rezoned to PR (Planned Residential) @ .8 du/ac by the Knox County Commission at its

November 2013 meeting

#### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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Requested Plan Category:

#### 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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for up to 5 detached dwellings on individual lots as shown on the site plan

subject to 3 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Health Dept.

2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

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

Comments: The applicant recently obtained approval of PR (Planned Residential) zoning from the Knox County

Commission which will permit a residential development on this site not to exceed .8 du/ac. The plan under consideration proposes 5 lots/dwellings on this 7.006 acre site with a development density of .72

du/ac..

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

**ORDINANCE** 

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

2. The proposed development 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 draw significant traffic through residential neighborhoods since the subdivision entrance is located off of a minor arterial street. The use will not significantly injure the value of adjacent property.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this site for rural residential/agricultural uses which allows consideration of a density up to 1 du/ac. The proposed subdivision with a density of .72du/ac is consistent with the Sector Plan and approved zoning designation of up to .8 du/ac.

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

map.

Action: Approved Meeting Date: 1/9/2014

**Details of Action:**1. Meeting all applicable requirements of the Knox County Health Dept.

2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

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

Summary of Action: APPROVE the request for up to 5 detached dwellings on individual lots as shown on the site plan

subject to 3 conditions

Date of Approval: 1/9/2014 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville Board of Zoning Appeals

Date of Legislative Action: Date of Legislative Action, Second Reading:

Ordinance Number: Other Ordinance Number References:

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Disposition of Case:	Disposition of Case, Second Reading:
If "Other":	If "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance:

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