CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 1-H-07-UR Related File Number:

Application Filed: 12/4/2006 Date of Revision:

Applicant: DEREK HINKLEY

Owner:



4 0 0 M ain Street 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 side of E. Emory Rd., southwest of Thomas Ln.

Other Parcel Info.:

Tax ID Number: 29 041 Jurisdiction: County

Size of Tract: 1.3 acres

Access is via E. Emory Rd., a two-lane major arterial street with 22' of pavement within a 40' right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: 3 detached residential units Density:

Sector Plan: North County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is part of a residential area that has developed along this section of E. Emory Rd., within A,

RA, RB and PR zones.

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

Street: 4819 E. Emory 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: Property was rezoned to PR in 2006 (8-F-06-RZ)

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: Kelley Schlitz

Staff Recomm. (Abbr.): APPROVE the development plan for up to 3 residential lots under the PR (Planned Residential) zoning

district, subject to the following 4 conditions:

Staff Recomm. (Full):

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

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

Works.

3. Meeting all applicable requirements of the Knox County Health Department.

4. Submitting a driveway profile for the proposed entrances onto E. Emory Rd.

With the conditions noted, this plan meets the requirements for approval in the PR zoning district and

the other criteria for approval of a use on review.

Comments: The applicant is proposing to subdivide this 1.3 acre lot into 3 residential lots under the PR zoning

district. The existing home will have direct access onto E. Emory Rd. The other 2 proposed lots will

have access to a 25' JPE.

 ${\tt EFFECT\ OF\ THE\ PROPOSAL\ ON\ THE\ SUBJECT\ PROPERTY,\ SURROUNDING\ PROPERTY\ AND}$

THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities are already in

place to serve this site.

2. E. Emory Rd. is a major arterial street and has sufficient capacity to handle the additional traffic

which will be general by this development.

3. This request will have minimal impact on schools and adjacent properties.

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

1. The proposed subdivision is consistent with the general standards for uses permitted on review.

2. The plan meets all of the requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The request conforms to the North County Sector Plan which proposes low density residential uses

for this area.

MPC Action: Approved MPC Meeting Date: 1/11/2007

Details of MPC action:1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Works.

Date of Withdrawal:

3. Meeting all applicable requirements of the Knox County Health Department.

4. Submitting a driveway profile for the proposed entrances onto E. Emory Rd.

With the conditions noted, this plan meets the requirements for approval in the PR zoning district and

Withdrawn prior to publication?: Action Appealed?:

the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the development plan for up to 3 residential lots under the PR (Planned Residential) zoning district, subject to the following 4 conditions:

Date of MPC Approval: 1/11/2007 Date of Denial: Postponements:

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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":
 If "Other":

 Amendments:
 Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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