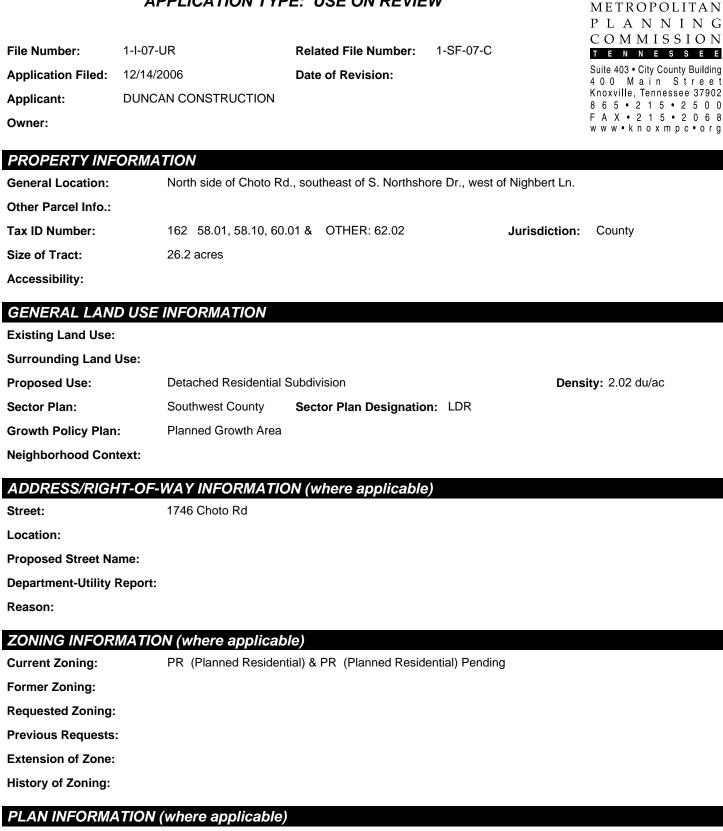
CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



Current Plan Category:

Requested Plan Category:

KNOXVILLE·KNOX COUNTY

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 52 detached dwellings on individual lots subject to 3 conditions.		
Staff Recomm. (Full):	 Approval by Knox County Commission of the rezoning to PR (Planned Residential) at a density up to 3 du/ac for tax parcel 62.02 (12-H-06-RZ) 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.		
Comments:	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE		
	 The proposed subdivision will have minimal impact on local services since utilities are available to serve this site. The proposed detached residential subdivision at a density of 2.14 du/ac, is consistent in use and density (up to 3 du/ac) with the approved and recommended zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities. With the addition of the property fronting on Choto Rd., a much safer access is being provided for the subdivision. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediate, Middle and High Schools. CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE The proposed detached residential subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance. The proposed development is consistent with the general standards for development 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 direct access to a collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods. 		
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS		
	 The Southwest County Sector Plan designates this property for low density residential uses and stream protection area. The recommended PR zoning for the site would allow a density up to 3 du/ac. At a proposed density of 2.14 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation. 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: 1/11/2007		
Details of MPC action:	 Approval by Knox County Commission of the rezoning to PR (Planned Residential) at a density up to 3 du/ac for tax parcel 62.02 (12-H-06-RZ) Meeting all applicable requirements of the approved concept subdivision plan. Meeting all applicable requirements of the Knox County Zoning Ordinance 		

3. 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.		
Summary of MPC action:	APPROVE the development plan for up to 52 detached dwellings on individual lots subject to 3 conditions.		
Date of MPC Approval:	1/11/2007	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":	If "Other":	
Amendments:	Amendments:	
Date of Legislative Appeal:	Effective Date of Ordinance:	