

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 10-B-02-UR **Related File Number:** 10-SC-02-F
Application Filed: 9/9/2002 **Date of Revision:**
Applicant: STEVE ABBOTT
Owner:

PROPERTY INFORMATION

General Location: West side Shady Lane, S of Cunningham Rd
Other Parcel Info.:
Tax ID Number: 48 B E 002 **Jurisdiction:** County
Size of Tract: 2.07 acres
Accessibility: Access is via Shady Lane, a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached single family subdivision **Density:** 1.45 du/ac
Sector Plan: North County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This site is located in an area of low density residential development just west of the Beaver Brook Golf and Country Club.

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

Street: Shady 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: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 3 detached single family dwellings on individual lots subject to 3 conditions.

Staff Recomm. (Full): 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments: The applicant is proposing to subdivide a 2.07 acre lot into 3 lots with a density of 1.45 du/ac. The lot sizes range from 0.45 to 0.88 acres. Access for all lots is via Shady Lane, a dead-end street.

A. Effect of the Proposal on the Subject Property, Surrounding Property and the Community as a Whole.

1) The proposed minor subdivision will have minimal impact on local services since facilities (water, sewer and street access) are already in place for the existing subdivision.

2) The average size of the proposed lots is 0.69 acres which is consistent with the lot sizes within Crystal Springs Subdivision. The average size for a majority of the lots within Crystal Springs Subdivision is 0.60 acres.

B. Conformity of the Proposal to Criteria Established by the Knox County Zoning Ordinance.

1) The proposed use of detached single-family dwellings is consistent with the general standards for uses permitted on review (Article 4, Section 2 of the Knox County Zoning Ordinance).

2) There are no specific use-on-review standards in the Ordinance for detached single-family dwellings.

C. Conformity of the Proposal to Adopted Plans.

1) At a proposed density of 1.45 du/ac, the use is consistent with the North County Sector Plan which designates this area as low density residential at a density of 1 - 5 du/ac.

MPC Action: Approved

MPC Meeting Date: 10/10/2002

Details of MPC action: 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department. 2. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works. 3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan for up to 3 detached single family dwellings on individual lots subject to 3 conditions.

Date of MPC Approval: 10/10/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: