# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW





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 Ginn Dr. , west of Alcoa Hwy.		
Other Parcel Info.:			
Tax ID Number:	122 P D 21-55	Jurisdiction:	City
Size of Tract:	13.67 acres		
Accessibility:	Access is via Ginnbrook Ln. and Brookmoor Ln., local street with a pavement width of 26'.		

# GENERAL LAND USE INFORMATION

Existing Land Use:	Attached single family subdivision		
Surrounding Land Use:			
Proposed Use:	Revise plan to eliminate proposed sidewalks in project		Density: 2.66 du/ac
Sector Plan:	South County	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Inside City Limits)		
Neighborhood Context:	Nearby zones are A agricultural, CA, C-3 and C-6 commercial. Adjacent uses consist of single family dwellings, offices and highway commercial uses.		

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)

Former Zoning:

**Requested Zoning:** 

**Previous Requests:** 

Extension of Zone:

History of Zoning: Development plan and subdivision approved in November, 1995

# 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:	Dan Kelly
Staff Recomm. (Abbr.):	APPROVE the revised development plan, eliminating the previously approved sidewalk, subject to 4 conditions
Staff Recomm. (Full):	<ol> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance.</li> <li>Meeting all applicable requirements of the Knoxville City Engineer.</li> <li>Meeting all applicable requirements of the Knox County Health Dept.</li> <li>Meeting all requirements of the previously approved use on review !0-F-95-UR and concept plan 10-SB-95-C.</li> </ol>
	With the conditions noted, this plan meets the requirements for approval in the RP-1 (Planned Residential) District and the other criteria for approval of a use on review.
Comments:	This plan is presented as a revision to the previously approved plans for Lakemoor Village. The development as approved in 1995 permits 34 attached single family dwellings. The plan showed that sidewalks were to be constructed as part of the project. The staff did not require the sidewalks to be shown at the time the development was considered. The site is not within the parent responsibility zone of any school. The homeowners association is now requesting the sidewalks not be required to be constructed. The staff will not oppose this request since it is coming from the residents of the development.
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE
	1. The proposed development will have minimal impact on local services since all utilities are in place to serve this development.
	<ol><li>The proposed use is consistent with the residential and office uses found in the area. These attached single family dwellings serve as a transitional use between the commercial area along Alcoa Hwy. and the single family dwellings to the west.</li></ol>
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE
	<ol> <li>The proposed development meets the standards for development within the RP-1 (Planned Residential) District and all other requirements of the Zoning Ordinance.</li> <li>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 significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.</li> </ol>
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
	<ol> <li>The South County Sector Plan identifies this property for low density residential use. The proposed development is consistent with the Sector Plan.</li> <li>Access will be via the internal road system in the previously approved portions of this development.</li> </ol>
MPC Action:	Approved MPC Meeting Date: 10/9/2003
Details of MPC action:	<ol> <li>Meeting all applicable requirements of the Knoxville Zoning Ordinance.</li> <li>Meeting all applicable requirements of the Knoxville City Engineer.</li> </ol>

	<ol> <li>Meeting all applicable requirements of the Knox County Health Dept.</li> <li>Meeting all requirements of the previously approved use on review 10-F-95-UR and conceptor 10-SB-95-C.</li> </ol>		
	With the conditions noted, this plan meets the requirements for approval in the RP-1 (Planned Residential) District and the other criteria for approval of a use on review.		
Summary of MPC action:	APPROVE the revised development plan, eliminating the previously approved sidewalk, subject to 4 conditions		
Date of MPC Approval:	10/9/2003	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:	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:	