CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 10-C-03-UR Related File Number:

Application Filed: 9/5/2003 **Date of Revision:**

Applicant: HATCHER CONSTRUCTION

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southwest side Morris Rd., northwest of Fleming Valley Ln.

Other Parcel Info.:

Tax ID Number: 37 N J 023 Jurisdiction: County

Size of Tract: 19543 square feet

Accessibility: Access is via Morris Rd., a minor collector street with 50' of right of way and 17' of pavement width.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Additional single family dwelling Density:

Sector Plan: North County Sector Plan Designation: Low Density Residential

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area has been developed with residential uses under A. PR and RA zoning.

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

Street: 7733 Morris Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) @ 1-3 du/ac

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning: 23 single family lots were approved by MPC for the Brighton Park subdivision on 7/13/00 (6-SE-00-C, 6-

G-00-UR).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Survevor:

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for an additional single family dwelling in the PR zoning district,

subject to 5 conditions:

APPROVE the requested waiver for a reduction in the peripheral setback on the east property lines

from 35 feet to 20 feet.

1. Meeting all applicable requirements of the Knox County Zoning Ordinance. Staff Recomm. (Full):

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

3. Connecting to sanitary sewer, and meeting any other relevant requirements of the Knox County Health Department.

4. An administrative plat, subdividing the subject property into two lots of record, must be certified by

MPC and recorded prior to any building permits being issued for the dwellings.

5. Meeting all requirements outlined in the attached sinkhole repair permit from the Tennessee Department of Environment and Conservation (TDEC), as well as any other applicable TDEC

requirements.

With the conditions noted above, this request meets all requirements of the PR zoning district, as well

as other criteria for approval of a use on review.

The applicant is requesting approval of one additional single family dwelling in the Brighton Park subdivision, which will require subdividing an existing lot into two lots. In addition, a waiver for a reduction of the peripheral setback is requested for the front yards. The plans show a shared access driveway for both proposed lots, which lines up with Dairy Ln., to the east of the site. The engineer has certified adequate sight distance on Morris Rd. from the access driveway.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposal will have minimal impact on local services since all utilities are in place to serve this development.
- 2. The proposed use is consistent with other residential development located in the area.
- 3. The proposed additional dwelling unit does not cause the subdivision to exceed the maximum allowable density of 3 du/ac. With the additional unit, the subdivision will have 24 single family lots on 8.78 acres, which yields a density of 2.73 du/ac. This increased density will have a minimal impact on adjacent land uses.
- 4. The waiver on peripheral setback is requested because there is a sinkhole on the west side of the property, which will be in the rear yards of the houses. The waiver will allow the houses to be constructed further away from the sinkhole, which is to be filled.
- 5. A condition has been included regarding the sinkhole. TDEC has approved the applicant to fill and repair the sinkhole (See attached letter from TDEC, dated Sept 29, 2003).

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING **ORDINANCE**

- 1. The proposed development meets the standards for development within the PR (Planned Residential) District and all other requirements of the Knox County 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 significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas.

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Comments:

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North County Sector Plan proposes low density residential use for this property. The proposed development is consistent with the Sector Plan.
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth

Policy Plan.

MPC Action: Approved

MPC Meeting Date: 10/9/2003

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
- 3. Connecting to sanitary sewer, and meeting any other relevant requirements of the Knox County Health Department.
- 4. An administrative plat, subdividing the subject property into two lots of record, must be certified by
- MPC and recorded prior to any building permits being issued for the dwellings.

 5. Meeting all requirements outlined in the attached sinkhole repair permit from the Tennessee Department of Environment and Conservation (TDEC), as well as any other applicable TDEC

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Summary of MPC action: APPROVE the development plan for an additional single family dwelling in the PR zoning district,

subject to 5 conditions:

APPROVE the requested waiver for a reduction in the peripheral setback on the east property lines

from 35 feet to 20 feet.

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:

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