CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 10-C-05-UR Related File Number: 10-SC-05-C

Application Filed: 9/6/2005 **Date of Revision:**

Applicant: WISTERIA HILLS, LLC

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: Southeast side of Yarnell Rd., southwest of Carmichael Rd.

Other Parcel Info.:

Tax ID Number: 117 84 Jurisdiction: County

Size of Tract: 37.47 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached single-family subdivision Density: 2.48 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR, STPA, SLPA

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 1500 Cooper 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:

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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for up to 93 detached single family dwellings on individual lots subject

to 2 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the approved concept subdivision plan.

2. 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

1. The proposed subdivision will have minimal impact on local services since all utilities are available to serve this site.

- 2. The proposed detached single-family subdivision at a density of 2.48 du/ac, is consistent in use and density (up to 3 du/ac) with the recent rezoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.
- 3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary and Karns Middle and High Schools.

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

- 1. The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2. The proposed subdivision 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for low density residential and agricultural/rural residential uses. Approximately 10 acres of the site are located within the stream and slope protection areas in the sector plan. The proposed concept plan designates the slope protection area and a portion of the stream protection area as a single lot. The PR zoning approved for the site allows a density up to 3 du/ac. At a proposed density of 2.48 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
- 2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved MPC Meeting Date: 10/13/2005

Details of MPC action: 1. Meeting all applicable requirements of the approved concept subdivision plan.

2. 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 Useon-Review.

Summary of MPC action: APPROVE the development plan for up to 93 detached single family dwellings on individual lots subject to 2 conditions.

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Date of MPC Approval:	10/13/2005	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 Leg	gislative Action, Second Reading:
Ordinance Number:		Other Ordin	nance Number References:
Disposition of Case:		Disposition	n of Case, Second Reading:
If "Other":		If "Other":	
Amendments:		Amendment	nts:

Effective Date of Ordinance:

Date of Legislative Appeal:

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