

# 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

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**File Number:** 10-D-02-UR                      **Related File Number:** 10-SD-02-F  
**Application Filed:** 9/9/2002                      **Date of Revision:**  
**Applicant:** MIKE PATTERSON  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Southeast of intersection of Berrywood Dr. and Hardin Valley Rd  
**Other Parcel Info.:**  
**Tax ID Number:** 103 N A 001                      **Jurisdiction:** County  
**Size of Tract:** 1.42 acres  
**Accessibility:** Access is via Berrywood Dr., 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:** 2.82 du/ac  
**Sector Plan:** Northwest County                      **Sector Plan Designation:**  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:** This site is located in an area of low density residential development located along Hardin Valley Rd.

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

**Street:** Berrywood Dr  
**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 4 detached single family dwellings on individual lots subject to 5 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. Placing a note on the plat that access to Lot 1 will be only to Berrywood Dr. 4. Providing certification on the final plat that all four lots meet the sight distance requirements. 5. 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 1.42 acre lot into 4 lots with a density of 2.82 du/ac. The proposed subdivision reflects the right-of-way dedication needed for the road improvements for Hardin Valley Rd.

A. Effect of the Proposal on the Subject Property, Surrounding Property and the Community as a Whole. 1) The proposed minor subdivision should have minimal impact on local services since facilities (water, sewer and street access) are already in place for the existing subdivision. 2) The proposed lots should have minimal impact on properties in the area since the lots are similar in size to lots in other subdivisions along this stretch of Hardin Valley Rd.

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 2.82 du/ac, the use is consistent with the Northwest 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. Placing a note on the plat that access to Lot 1 will be only to Berrywood Dr. 4. Providing certification on the final plat that all four lots meet the sight distance requirements. 5. 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 4 detached single family dwellings on individual lots subject to 5 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:**

**Ordinance Number:**

**Disposition of Case:**

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Date of Legislative Action, Second Reading:**

**Other Ordinance Number References:**

**Disposition of Case, Second Reading:**

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**