

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-05-UR **Related File Number:**
Application Filed: 9/6/2005 **Date of Revision:**
Applicant: HUBER PROPERTIES, LLC
Owner:

PROPERTY INFORMATION

General Location: Northwest & southeast sides of Sands Rd., northeast of Bakertown Rd.
Other Parcel Info.:
Tax ID Number: 91 275-277 **Jurisdiction:** County
Size of Tract: 1.98 acres
Accessibility: Access is via Sands Rd., a local street with 16' to 18' of pavement scheduled for widening as part of the subdivision development approved for the existing PR zoned site located to the north.

GENERAL LAND USE INFORMATION

Existing Land Use: two dwellings and vacant land
Surrounding Land Use:
Proposed Use: Detached single family dwellings **Density:** 2.53 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** Low density residential
Growth Policy Plan: Urban Growth Area
Neighborhood Context: This site is an area of rural and low density residential uses that have developed under A, RB and PR zones.

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

Street:
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: Property zoned PR @ 1-4 du/ac earlier this year

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 request for up to 5 detached single family dwellings on individual lots subject to 3 conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Designate the proposed detention basin as common area and a drainage easement

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of use on review.

Comments:

The applicant is proposing a 5 lot subdivision on this 1.98 acre site. The property was rezoned to PR (Planned Residential) at 1-4 dwellings per acre earlier this year. The development of this site is being done in conjunction with a proposed 46 lot subdivision planned for the property on the north side of Sands Rd. The detention basin on this site will serve these five lots and the previously approved development. Sands Rd. will be widened from the subdivision entrance to Bakertown Rd.

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 water and sewer utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.
3. The applicant will widen Sands Rd. to a minimum width of 20' from the entrance to the development to Bakertown Rd.

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

1. The proposed detached and attached single-family subdivision meets the standards for development within a PR 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. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The proposed development is consistent with the Northwest County Sector Plan proposal of low density residential uses. The PR zoning approved for this site will allow a density up to 4 du/ac. At a proposed density of 2.53 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

MPC Action:

Approved

MPC Meeting Date: 10/13/2005

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Designate the proposed detention basin as common area and a drainage easement

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of use on review.

Summary of MPC action: APPROVE the request for up to 5 detached single family dwellings on individual lots subject to 3 conditions

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 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: