CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 10-G-02-UR Related File Number: 9-F-02

Application Filed: 9/9/2002 Date of Revision:

Applicant: MACKEY BROWNLEE

Owner:



4 0 0 Main Street 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 Nubbin Ridge Rd, west of Davis Lane

Other Parcel Info.:

Tax ID Number: 133 PART OF 050 Jurisdiction: County

Size of Tract: 1.77 acres

Accessibility: Access is via Nubbin Ridge Rd., a minor collector street with an 17' 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 dwelling Density: 0.56 du/ac

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This site is located in an area of Nubbins Ridge Rd. with large acreage tracts of land. The western

portion of this tract was recently approved for a detached single-family subdivision which adjoins

Charles Towne landing.

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

Street: Nubbin Ridge Rd

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:

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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 one detached single family dwelling on an individual lot subject to

4 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. Providing certification on the final plat that the lot meets the sight distance requirements.

4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: The applicant is proposing to subdivide a 1.77 acre lot out of a 31.5 acre tract of land for use for a detached single-family residence.

detached Single-rannily residence.

A. Effect of the Proposal on the Subject Property, Surrounding Property and the Community as a Whole.

1) The proposed subdivision should have minimal impact on local services since facilities (water and

sewer) are already in place for the subdivisions to the west of the site.

2) The proposed lot should have minimal impact on properties in the area due to the low density

being proposed.

B. Conformity of the Proposal to Criteria Established by the Knox County Zoning Ordinance.

1) The proposed use of a detached single-family dwelling 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 a detached single-family

dwelling.

C. Conformity of the Proposal to Adopted Plans.

1) At a proposed density of 0.56 du/ac, the use is consistent with the Southwest County Sector Plan

which designates this area as low density residential.

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. Providing certification on the final plat that the lot meets the sight distance requirements.

4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Summary of MPC action: APPROVE the development plan for one detached single family dwelling on an individual lot subject to

4 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: Date of Legislative Action, Second Reading:

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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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