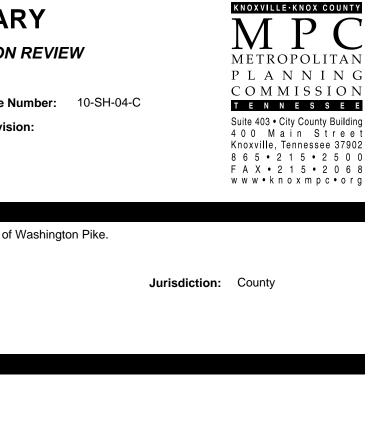
# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

**Related File Number:** 



Application Filed:	9/13/2004	Date of Revision:		
Applicant:	SOUTHLAND GROUP, INC.			
Owner:				
PROPERTY INFORMATION				
General Location:	Northeast side of M	urphy Rd., north of Was		
Other Parcel Info.:				
Tax ID Number:	49 67.02			
Size of Tract:	14.69 acres			

10-J-04-UR

Accessibility:

File Number:

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** 

Surrounding Land Use:

Proposed Use:	Detached single-family subdivision	
Sector Plan:	North City	Sector Plan Designation:

**Rural Area** 

Density: 1.089 du/ac

Neighborhood Context:

**Growth Policy Plan:** 

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

6035 Shannon Valley Dr

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:

## 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 plan for up to 16 detached single family dwellings on individual lots and the amenity area subject to 2 conditions.
Staff Recomm. (Full):	<ol> <li>Meeting all applicable requirements of the approved concept plan.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ol>
	With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of 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 in place to serve this site.
	2. The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE
	<ol> <li>The proposed detached single-family subdivision meets the standards for development within the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.</li> <li>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.</li> <li>The approved zoning density for this site is 1- 3 dwellings per acre. The proposed 1.09 du/ac is</li> </ol>
	within the permitted zoning density.
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
	1. The North City Sector Plan identifies this property for low density residential use which is consistent with the approved zoning density of up to 3 du/ac. At a proposed density of 1.09 du/ac, the subdivision is in compliance with the sector plan.
	Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.
MPC Action:	Approved MPC Meeting Date: 10/14/2004
Details of MPC action:	<ol> <li>Meeting all applicable requirements of the approved concept plan.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ol>
	With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.
Summary of MPC action:	APPROVE the plan for up to 16 detached single family dwellings on individual lots and the amenity area subject to 2 conditions.

Date of MPC Approval:

10/14/2004

Date of Denial:

Postponements:

Date of Withdrawal:

LEGISLATIVE ACTION AND DISPOSITION

Withdrawn prior to publication?: Action Appealed?:

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: