

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

Suite 403 • City County Building
4 0 0 M a i n S t r e e t
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

File Number: 10-J-16-UR **Related File Number:** 10-SE-16-C
Application Filed: 9/2/2016 **Date of Revision:**
Applicant: MESANA INVESTMENTS, LLC

PROPERTY INFORMATION

General Location: Southeast side of Keller Bend Rd., southwest of Tedford Ln.
Other Parcel Info.:
Tax ID Number: 155 025 & 02501 **Jurisdiction:** County
Size of Tract: 6.34 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residences
Surrounding Land Use:
Proposed Use: Detached Residential Subdivision **Density:**
Sector Plan: Southwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 2302 Keller Bend 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:

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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.): DENY the requested peripheral setback reduction to 15'.

APPROVE the development plan for up to 19 detached dwellings on individual lots, and a reduction of the peripheral setback as noted under condition #1 below, subject to 3 conditions.

Staff Recomm. (Full): 1. The peripheral setback along Keller Bend Rd. to remain at 35' with a reduction to 25' along the remaining peripheral boundaries.
2. Prior to final plat approval, providing certification from the applicant's surveyor that the total acreage for the subdivision and the total of 19 lots will not result in the density for the subdivision to exceed 3.0 du/ac.
3. 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 in a PR zoning district 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 utilities are available to serve this site.
2. The proposed low density residential development at a density of 2.997 du/ac is consistent with the approved zoning of the property.

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

1. With the stated conditions, the proposed detached residential 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 detached residential use is compatible with the character of the neighborhood where it is proposed and this section of Keller Bend Rd. north of Citadel Ln. that is designated as low density residential (up to 5 du/ac) on the Sector Plan. The use will not significantly injure the value of adjacent property. The use will draw minimal traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential use. The PR zoning approved for the property by Knox County Commission in 2007 allows consideration of up to 3.0 du/ac. The proposed development with a density of 2.997 du/ac is consistent with the Sector Plan and approved zoning designation.
2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved

Meeting Date: 10/13/2016

Details of Action: 1. The peripheral setback along Keller Bend Rd. to remain at 35' with a reduction to 25' along the remaining peripheral boundaries.
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Summary of Action:

DENY the requested peripheral setback reduction to 15'.
APPROVE the development plan for up to 19 detached dwellings on individual lots, and a reduction of the peripheral setback as noted under condition #1 below, subject to 3 conditions.

Date of Approval:

10/13/2016

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: