# **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 10-V-06-UR Related File Number:

**Application Filed:** 9/11/2006 **Date of Revision:** 

Applicant: DAVID WHISNANT

Owner:



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

## **PROPERTY INFORMATION**

General Location: North end of Meriwether Ln., southwest side of Canton Hollow Rd.

Other Parcel Info.:

Tax ID Number: 143 K F 062 Jurisdiction: County

Size of Tract: 1.319 acres

Accessibility: Access is via Meriwether Ln., a local street with a 26' pavement width within a 50' right-of-way.

## GENERAL LAND USE INFORMATION

Existing Land Use: Residence

**Surrounding Land Use:** 

Proposed Use: One additional detached dwelling unit Density: 2.13 du/ac

Sector Plan: Southwest County Sector Plan Designation: LDR & SLPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located in a low density residential area that has developed under PR and A zoning.

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

Street: Meriwether Ln

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 was rezoned to PR (Planned Residential) at up to 3 du/ac in 2003.

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

**Requested Plan Category:** 

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## SUBDIVISION INFORMATION (where applicable)

**Subdivision Name:** 

Survevor:

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 request for one additional detached dwelling unit located on an individual lot 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. Providing plans to the Knox County Department of Engineering and Public Works for stabilizing the graded bank behind tax parcels 62, 63 and 30. These plans must be approved prior to a building permit being issued for this additional dwelling. Stabilization measures shall be in place prior to issuance of a certificate of occupancy for the dwelling.

3. Submitting a subdivision plat for the two lots that will include the detention basin and easement across both lots.

4. Meeting all applicable requirements of the Knox County Department of Engineering and Public

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

With the conditions noted, this plan meets the requirements for approval within a PR (Planned

Residential) district and the criteria for approval of a use on review.

The applicant is requesting approval of one additional dwelling unit within the Biltmore Forest Subdivision. When the concept plan/use on review approval was granted for the subdivision, a maximum of 64 dwelling units were approved. The final plat for the subdivision created 64 lots. A new use on review approval is required to allow the additional unit in the PR zoning district.

Approving the applicant's request will allow the applicant to subdivide an existing 1.319 acre lot. There is a detention basin located near the center of the lot with a building site being available on either side. A dwelling unit is being constructed on the east side of the detention basin. Granting this request will allow the applicant to subdivide the lot and locate a dwelling unit on the southwest side of the detention basin.

When the site was graded for the street system, stormwater detention and building sites, the bank behind this lot and the adjoining lots to the southwest was cut back at a very steep grade. To date the bank has not been stabilized. Staff is recommending a condition of this request that a stabilization plan be submitted, approved and implemented.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The one additional dwelling unit will have minimal impact on local services since all utilities are in place to serve this site.
- 2. The additional dwelling unit will bring the density of the subdivision to 2.13 du/ac which is consistent in use and density with the approved zoning of the property.
- 3. Any school age children living in this development are presently zoned to attend A L Lotts Elementary and Farragut Middle and High Schools.

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

- 1. With the stated conditions, this request meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
- 2. The request is consistent with the general standards for uses permitted on review: The proposed

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Comments:

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.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property for low density residential use. The site is located in the Planned Growth Area of the Growth Policy Plan. The PR zoning approved for this site will allow a density up to 3 du/ac. With a proposed density of 2.13 du/ac, the request is consistent with the Sector Plan and Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 10/12/2006

Details of MPC action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County

Health Department.

- 2. Providing plans to the Knox County Department of Engineering and Public Works for stabilizing the graded bank behind tax parcels 62, 63 and 30. These plans must be approved prior to a building permit being issued for this additional dwelling. Stabilization measures shall be in place prior to issuance of a certificate of occupancy for the dwelling.
- 3. Submitting a subdivision plat for the two lots that will include the detention basin and easement across both lots.
- 4. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval within a PR (Planned Residential) district and the criteria for approval of a use on review.

Summary of MPC action: APPROVE the request for one additional detached dwelling unit located on an individual lot subject to 5

conditions

Date of MPC Approval:10/12/2006Date of Denial:Postponements:Date of Withdrawal:Withdrawn prior to publication?: ☐ Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

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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:

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