

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: 11-A-07-UR

Related File Number:

Application Filed: 9/13/2007

Date of Revision:

Applicant: BOB WEAVER

PROPERTY INFORMATION

General Location: East side of Mountain Vista Rd., north of W. Emory Rd.

Other Parcel Info.:

Tax ID Number: 77 | A 007 & 008

Jurisdiction: County

Size of Tract: 3.03 acres

Accessibility: Access is via Mountain vista rd., a local street with a pavement width of 26' within a 50' wide right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: 2 detached dwellings

Surrounding Land Use:

Proposed Use: Detached residential subdivision

Density: .97 du/ac

Sector Plan: Northwest County **Sector Plan Designation:** AG / RR (Agricultural / Rural residential)

Growth Policy Plan: Rural Area

Neighborhood Context: This site is located in an area of low density detached residential development. Property in the area is zoned PR residential and A agricultural. The Anderson county Boundary is immediately to the north of this site.

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: The property was zoned PR at 1 du/ac in 1996.

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: Dan Kelly

Staff Recomm. (Abbr.): Approve the request to permit up to 3 detached dwellings on individual lots on this 3.03 acre site as shown on the development plan subject to 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. Prior to issuance of a building permit for 8R2, the applicant's surveyor must certify that 250' of sight distance exists in both directions from the proposed driveway looking onto Mountain Vista Rd.
4. Establish a sight distance easement across parcels 077 IA 007 & 008 as required by the Knox County Dept. of Engineering and Public Works
5. Containing all grading required for installation of the driveway for lot 8R2, the 2.18 acre lot, or obtaining a grading easement from the adjoining property owner(s)
6. Renumbering the lots to eliminate the duplicated lot numbers. The 2.18 acre lot should be labeled as lot 8R2
7. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept.
8. A revised site plan reflecting the conditions of approval must be submitted to MPC staff for review and certification prior to the issuance of any building permits for this site.

Comments: The applicant is proposing to resubdivided two existing lots in Emory Vista Subdivision to create a third lot. The two lots presently contain 3.03 acres. After the subdivision lots 7R1 and 8R1 will contain approximately .40 acres each. Proposed lot 8R2 (See condition #6) will contain 2.18 acres. Division of two of the lots into parcels that contain less than one acre can occur as long as the three proposed lots do not exceed the gross density established by the zoning of the site.

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

1. The proposed duplex will have minimal impact on local services since all utilities are in place to serve this site.
2. This request will have minimal impact on schools and adjacent properties.

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

1. The proposed detached residential development is consistent with the following general standard for uses permitted on review: The proposal 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 substantial additional traffic through residential areas.
2. The plan meets all of the requirements of the Knoxville Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northwest County Sector Plan proposes rural residential uses for this site.
2. The current PR zoning at 1 du/ac is consistent with the sector plan recommendation for the area.

MPC Action: Denied (Withdrawn)

MPC Meeting Date: 11/8/2007

Details of MPC action:

Summary of MPC action:

Date of MPC Approval:

Date of Denial:

Postponements:

Date of Withdrawal: 11/8/2007

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: