CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 11-B-09-UR Related File Number:

Application Filed: 9/25/2009 **Date of Revision:**

Applicant: EAGLE BEND REALTY, LLC



PROPERTY INFORMATION

General Location: Southeast side of Vicar Ln., south of Westland Dr.

Other Parcel Info.:

Tax ID Number: 133 G D 01206 Jurisdiction: County

Size of Tract: 0.32 acres

Access ibility: Access is via Vicar Ln., a local street off of Westland Dr. with a 26' pavement width within a 50' right-of-

way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant detached residential lot

Surrounding Land Use:

Proposed Use: Two detached residential lots Density: 4.88 du/ac

Sector Plan: West City Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Urban Growth Area

Neighborhood Context: The site is located in an area that has a mix of low and medium density residential development.

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

Street: 952 Vicar 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: The site was rezoned to PR (Planned Residential) at a density of up to 5 du/ac in 2004.

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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.): APPROVE the development plan for up to 2 detached residential units on individual lots bringing the

total number of residential units in the Subdivision to 35, subject to 3 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. Meeting all applicable requirements of the Knox County Zoning Ordinance.

Comments: The applicant is requesting approval of an additional dwelling unit within Westland Forest Subdivision to

bring the total number of detached residential lots to 35. Lot 11 in the subdivision was originally approved for the existing house on site and is larger than the other lots within the subdivision. The original house has been removed. With the additional lot, the overall density for the subdivision will be

4.88 du/ac.

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 water and sewer utilities are available to serve this site.

2. The proposed detached residential subdivision at a density of 4.88 du/ac, 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 Rocky Hill Elementary, Bearden Middle and West High Schools.

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

1. The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.

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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will have minimal traffic impact on the existing residential neighborhood.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for low and medium density residential use. The PR zoning approved for the property allows consideration of up to 5 du/ac on the rear portion of the property and up to 6 du/ac on the portion of the property fronting on Westland Dr. The proposed subdivision with an overall density of 4.88 du/ac is consistent with the Sector Plan and zoning designations.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved Meeting Date: 11/12/2009

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

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Summary of Action: APPROVE the development plan for up to 2 detached residential units on individual lots bringing the

total number of residential units in the Subdivision to 35, subject to 3 conditions.

Date of Approval: 11/12/2009 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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