

# 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  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 11-B-13-UR      **Related File Number:** 11-SC-13-C  
**Application Filed:** 9/30/2013      **Date of Revision:**  
**Applicant:** S&E PROPERTIES, LLC

## PROPERTY INFORMATION

**General Location:** Southeast side of Creekhead Dr., southwest of Whitman Dr.  
**Other Parcel Info.:**  
**Tax ID Number:** 106 B A 027      **Jurisdiction:** City  
**Size of Tract:** 9.85 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Residence and vacant land  
**Surrounding Land Use:**  
**Proposed Use:** Detached residential subdivision      **Density:**  
**Sector Plan:** Northwest County      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Urban Growth Area (Inside City Limits)  
**Neighborhood Context:**

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

**Street:** 1701 Helmbolt Rd  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RP-1 (Planned Residential) Pending  
**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.): APPROVE the request as shown on the concept plan for up to 43 detached dwellings on individual lots, subject to 1 condition

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review within the RP-1 (Planned Residential) zoning district.

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 water and sewer will be provided to this site.
2. The proposed detached residential subdivision at a density of 4.37 du/ac, is consistent in use and density with the approved zoning of the property.
3. The proposed low density detached residential subdivision is compatible with the scale and intensity of the surrounding low density residential subdivisions which have developed under R-1 (Low Density Residential) and RP-1 (Planned Residential) zoning.

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

1. The proposed detached residential subdivision, with the recommended conditions, meets the standards for development within a RP-1 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 use is compatible with the character of the neighborhood where it is proposed. The use will not draw significant traffic through residential neighborhoods since the subdivision entrance is located off of a minor arterial street. The use will not significantly injure the value of adjacent property.

**CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The Northwest County Sector Plan designates this site for low density residential uses which allows consideration of a density up to 5 du/ac. The proposed subdivision with a density of 4.37 du/ac is consistent with the Sector Plan and approved zoning designation of up to 4.4 du/ac.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved Meeting Date: 12/12/2013

Details of Action: 1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review within the RP-1 (Planned Residential) zoning district.

Summary of Action: APPROVE the request as shown on the concept plan for up to 43 detached dwellings on individual lots, subject to 1 condition

Date of Approval: 12/12/2013 Date of Denial: Postponements: 11/14/2013

Date of Withdrawal: Withdrawn prior to publication?:  Action Appealed?:

**LEGISLATIVE ACTION AND DISPOSITION**

**Legislative Body:** Knoxville City Council

**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:**