CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW





General Location: Southeast side of Bluegrass Rd., east of Pine Springs Rd.

Other Parcel Info.:

 Tax ID Number:
 144
 127

 Size of Tract:
 17.48 acres

Jurisdict

Jurisdiction: County

Density: 2.86 du/ac

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached single-family subdivision

Sector Plan: Southwest County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

PR (Planned Residential) Pending

1627 Popejoy Rd

Street: Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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 50 detached single family dwellings on individual lots subject to 3 conditions.			
Staff Recomm. (Full):	 Approval of the rezoning request (10-E-05-RZ) by Knox County Commission to PR (Planned Residential) at a density that allows the proposed subdivision. Meeting all applicable requirements of the approved concept subdivision plan. 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 and a Use- 			
Comments:	on-Review. EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AN THE COMMUNITY AS A WHOLE			
	 The proposed subdivision will have minimal impact on local services since all utilities are available to serve this site. The proposed detached single-family subdivision at a density of 2.86 du/ac, is consistent in use and density (up to 3 du/ac) with the requested rezoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities. Any school age children living in this development are presently zoned to attend Blue Grass Elementary, West Valley Middle School and Bearden High School. CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance. The proposed development 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 significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS The Southwest County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. The PR zoning recommended for approval for the site would allow a density up to 3 du/ac. At a proposed density of 2.86 du/ac, the proposed subdivision is consistent with the Sector Plan and proposed zoning designation. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth 			
MPC Action:	Policy Plan map. Approved MPC Meeting Date: 11/10/2005			
Details of MPC action:	 Approval of the rezoning request (10-E-05-RZ) by Knox County Commission to PR (Planned Residential) at a density that allows the proposed subdivision. Meeting all applicable requirements of the approved concept subdivision plan. 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 and a Use-			

	on-Review.			
Summary of MPC action:	APPROVE the development plan for up to 50 detached single family dwellings on individual lots subject to 3 conditions.			
Date of MPC Approval:	11/10/2005	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:		Da	te of Legislative Action, Second Reading:	
Ordinance Number:		Ot	her Ordinance Number References:	
Disposition of Case:		Dis	sposition of Case, Second Reading:	
If "Other":		If "	'Other":	
Amendments:		An	nendments:	
Date of Legislative Appeal	:	Eff	fective Date of Ordinance:	