CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

Related File Number:

Date of Revision:

11-SD-04-C

Jurisdiction:

Density:

County



File Number:11-E-04-URApplication Filed:10/11/2004Applicant:JIM SULLIVANOwner:

PROPERTY INFORMATION

General Location: East side of Thompson Rd., south of Hardin Valley Rd.

Other Parcel Info.:

 Tax ID Number:
 104
 PT. 141.01

Size of Tract: 13.2 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:	Detached single family subdivision				
Sector Plan:	Northwest County	Sector Plan Designation:			
Growth Policy Plan:	Planned Growth Area				

Neighborhood Context:

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

PR (Planned Residential)

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:

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 66 detached single family dwellings on individual lots subject to 4 conditions.					
Staff Recomm. (Full):	 Installation of Type B landscaping (see attachment) along the northeast and southeast property lines within six months of the issuance of any occupancy permits for this project. Revising the typical setback notations on the concept plan to identify at least a 5' minimum side yard setback along the line that is opposite of the zero setback line, and identifying the front setback as 20'. 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.					
Comments:	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 in place to serve this site. The proposed detached single-family subdivision is consistent in use and density with the recent zoning. Other subdivision development in the area has occurred under the PR (Planned Residential) Zoning District. 					
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE					
	 With the noted conditions, 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. 					
	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 significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the subdivision has direct access to a major collector street.					
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS					
	 The Northwest County Sector Plan identifies this property as low density residential. 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 5 du/ac. At a proposed density of 5 du/ac, the proposed subdivision is consistent with the Sector Plan, Growth Policy Plan and approved zoning density. 					
MPC Action:	Approved MPC Meeting Date: 1/13/2005					
Details of MPC action:	 Installation of Type B landscaping (see attachment) along the northeast and southeast property lines within six months of the issuance of any occupancy permits for this project. Revising the typical setback notations on the concept plan to identify at least a 5' minimum side yard setback along the line that is opposite of the zero setback line, and identifying the front setback as 20'. 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 66 detached single family dwellings on individual lots subject to 4 conditions.							
Date of MPC Approval:	1/13/2005	Date of Deni	al:	Postponements:	11/10/2004- 12/9/2004			
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:				g:			
Ordinance Number:	Other Ordinance Number References:							
Disposition of Case:	Disposition of Case, Second Reading:							
If "Other":	lf			If "Other":				
Amendments:			Amendments:					
Date of Legislative Appeal: Effective Date of Ordinance			nance:					