



## **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:** Dan Kelly

**Staff Recomm. (Abbr.):** APPROVE the request for up 4 detached single family dwellings on individual lots subject to 3 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. Approval of the rezoning of this site by the Knox County Commission at a density that will support the proposed development

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of use on review.

**Comments:**

The applicant is proposing a 4 lot subdivision on this 1.15 acre site. The property was recommended for rezoning to PR (Planned Residential) at 1-4 dwellings per acre by MPC on October 13, 2005. The development of this site and another site in the immediate vicinity is being done in conjunction with a proposed 46 lot subdivision planned for the property on the north side of Sands Rd.

### **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 in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation.
3. The applicant will widen Sands Rd. to a minimum width of 20' from the entrance to the development to Bakertown Rd.

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

1. The proposed detached and attached single-family subdivision meets the standards for development within a PR 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.
3. Knox County commission will act on the rezoning of this site at its November 2005 meeting.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The proposed development is consistent with the Northwest County Sector Plan proposal of low density residential uses. The PR zoning approved for this site will allow a density up to 4 du/ac. At a proposed density of 2.53 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

**MPC Action:** Approved

**MPC Meeting Date:** 11/10/2005

**Details of MPC action:**

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. Approval of the rezoning of this site by the Knox County Commission at a density that will support the proposed development

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of use on review.

**Summary of MPC action:** APPROVE the request for up 4 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:**

**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:**