

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

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File Number: 11-F-02-UR

Related File Number: 11-SA-02-C

Application Filed: 10/14/2002

Date of Revision:

Applicant: JMP DEVELOPMENT

Owner:

PROPERTY INFORMATION

General Location: Southeast end of Willow View Ln., northeast side of S. Northshore Dr.

Other Parcel Info.:

Tax ID Number: 154 082

Jurisdiction: County

Size of Tract: 15.45 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached single family subdivision

Density: 2.27 du/ac

Sector Plan: Southwest County

Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: S. Northshore Dr

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:

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 plan for up to 35 detached single-family dwellings on individual lots, with a reduction of the peripheral setback to 15' along the S. Northshore Dr. right-of-way as shown on the approved concept plan for Lots 31 - 33, subject to 2 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the approved concept subdivision plan.
2. 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 in the PR zone and the criteria for approval of a use on review.

Comments: The applicant is requesting a reduction in the peripheral setback along the S. Northshore Dr. right-of-way for Lots 31 - 33. The reduction of the setback to 15' is being requested to address the 20' jog in the State's right-of-way in that area. The property directly across S. Northshore Dr. from the proposed subdivision is zoned PR which would allow the Planning Commission to approve this request.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed expansion of this subdivision will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed detached single-family subdivision is consistent in use and density of the adjoining subdivisions.
3. Improvements at the intersection of the entrance road to the subdivision and S. Northshore Dr. were installed with the first phases of the subdivision. This improvement also included regrading the bank along S. Northshore Dr. to improve sight distance.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zoning District and all other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan identifies this property as low density residential with a maximum density of 5 DU/AC. The PR zoning approved for this site allows a density up to 3 DU/AC. At a proposed density of 2.27 DU/AC, the proposed subdivision is consistent with the Sector Plan.

MPC Action: Approved**MPC Meeting Date:** 11/14/2002

Details of MPC action: 1. Meeting all applicable requirements of the approved concept subdivision plan.
2. 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 in the PR zone and the criteria for approval of a use on review.

Summary of MPC action: APPROVE the plan for up to 35 detached single-family dwellings on individual lots, with a reduction of the peripheral setback to 15' along the S. Northshore Dr. right-of-way as shown on the approved concept plan for Lots 31 - 33, subject to 2 conditions

Date of MPC Approval: 11/14/2002**Date of Denial:****Postponements:**

Date of Withdrawal:

Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: