CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 11-G-06-UR Related File Number: 11-SD-06-C

Application Filed: 10/6/2006 **Date of Revision:**

Applicant: EAGLE BEND PROPERTIES

Owner:



PROPERTY INFORMATION

General Location: Southeast side of Ball Rd., southwest side of Rhyne Cove Ln.

Other Parcel Info.:

Tax ID Number: 91 PART OF 179 & 183.01 Jurisdiction: County

Size of Tract: 27.295 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached Residential Development Density:

Sector Plan: Northwest County Sector Plan Designation: LDR & STPA

Growth Policy Plan: Urban Growth Area

Neighborhood Context:

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

Street:

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:

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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 85 detached dwellings on individual lots, and a reduction of

the peripheral setback to 15' along the southwest property line, subject to 3 conditions.

Staff Recomm. (Full):

1. Revising the concept plan to move the right-of-way for Road C out of the proposed 15' peripheral author's content of the proposed 15' peripheral aut

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2. Meeting all applicable requirements of the approved concept subdivision plan.

3. 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 AND

THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since all utilities are available to serve this site.

- 2. The proposed detached residential subdivision at a density of 3.11 du/ac, is consistent in use and density (up to 4 du/ac) with the approved zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.
- 3. Any school age children living in this development are presently zoned to attend Amherst Elementary and Karns Middle School and High School.

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

- 1. The proposed detached residential 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. With only one entrance, the proposed addition will draw additional traffic through the existing subdivision.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for low density residential uses and stream protection area. The PR zoning for the site allows a density up to 4 du/ac. At a proposed density of 3.11 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved MPC Meeting Date: 12/14/2006

Details of MPC action:1. Revising the concept plan to move the right-of-way for Road C out of the proposed 15' peripheral setback.

- 2. Meeting all applicable requirements of the approved concept subdivision plan.
- 3. 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-

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on-Review.

Summary of MPC action: APPROVE the development plan for up to 85 detached dwellings on individual lots, and a reduction of

the peripheral setback to 15' along the southwest property line, subject to 3 conditions.

Amendments:

Date of MPC Approval: 12/14/2006 Date of Denial: Postponements: 11/9/2006

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

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knox County Board of Zoning Appeals

Amendments:

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":

Date of Legislative Appeal: Effective Date of Ordinance:

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