# **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 11-J-05-UR Related File Number: 11-SM-05-C

**Application Filed:** 10/10/2005 **Date of Revision:** 

Applicant: CARDINAL ENTERPRISES, INC

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Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

## PROPERTY INFORMATION

**General Location:** East end of Sails Way, south of Lovell Rd.

Other Parcel Info.:

Tax ID Number: 104 O E 27 Jurisdiction: County

Size of Tract: 11.553 acres

Accessibility:

Owner:

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Detached single-family subdivision Density: 3.81 du/ac

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

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** 

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

Street: Sails Way

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## **ZONING INFORMATION (where applicable)**

Current Zoning: PR (Planned Residential) / TO (Technology Overlay)

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 this final unit of the Devanshire Subdivision for up to 37 detached

single family dwellings on individual lots subject to 2 conditions

**Staff Recomm. (Full):**1. Meeting all applicable requirements of the approved concept 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 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 in place to serve this site.

2. The proposed detached single-family subdivision is consistent in use and density with the existing zoning and subdivision development in the area.

3. Access to this unit of the subdivision is through the existing internal road system for the subdivision.

4. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary, Cedar Bluff Middle and Karns High Schools.

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

1. The proposed detached single-family subdivision meets the standards for development within the 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.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as low density residential and slope protection area with a maximum density of 5 du/ac. The PR zoning approved for this site allows a density up to 5 du/ac. which is consistent with the Sector Plan and the other development found in the area. The proposed 37 units for this final unit of the subdivision is within the maximum units allowed for the 5 du/ac portion of the subdivision.

MPC Action: Approved MPC Meeting Date: 12/8/2005

**Details of MPC action:**1. Meeting all applicable requirements of the approved concept 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 and a use-on-

review

Summary of MPC action: APPROVE the development plan for this final unit of the Devanshire Subdivision for up to 37 detached

single family dwellings on individual lots subject to 2 conditions

Date of MPC Approval: 12/8/2005 Date of Denial: Postponements: 11/10/2005

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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:

**Effective Date of Ordinance:** 

**Amendments:** 

**Date of Legislative Appeal:** 

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