		Р	L A N N I N G C O M M I S S I O N
File Number:	11-J-08-UR	Related File Number: 11-SD-08-C	E N N E S S E E uite 403 • City County Building
Application Filed:	10/14/2008	Date of Povision:	0 0 M a i n S t r e e t noxville, Tennessee 37902
Applicant:	HEARTLAND DEVELOP	8 8	6 5 • 2 1 5 • 2 5 0 0 A X • 2 1 5 • 2 0 6 8
		w	ww•knoxmpc•org
PROPERTY INF	ORMATION		
General Location:	North side of Hig	phland View Dr., west of Chapman Highway.	
Other Parcel Info.:			
Tax ID Number:	150 017	Jurisdiction:	County
Size of Tract:	124.68 acres		
Accessibility:			
GENERAL LAN	D USE INFORMATIO	N	
Existing Land Use:	:		
Surrounding Land	Use:		
Proposed Use:	Detached Residential Subdivision		/: 1.404 du/ac
Sector Plan:	South County	Sector Plan Designation: LDR/SLPA	
Growth Policy Plar	n: Rural Area		
Neighborhood Cor	ntext:		
ADDRESS/RIGI	HT-OF-WAY INFORM	ATION (where applicable)	
Street:	Highland View D	r	
Location:			
Proposed Street Na	ame:		
Department-Utility	Report:		
Reason:			
ZONING INFOR	MATION (where app	licable)	
Current Zoning:	PR (Planned Re	esidential)	
Former Zoning:			
Requested Zoning	:		
Previous Requests	:		
Extension of Zono			

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

Extension of Zone:

History of Zoning:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 169 detached residential units on individual lots subject to 3 conditions.		
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Any future trail system in the common area is subject to approval by Planning Commission and Knox County Department of Engineering and Public Works Staff. The common area shall remain undisturbed except for clearing and grading associated with approved drainage or recreational amenities. 		
	With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use- on-Review in the PR Zoning District.		
Comments:	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE		
	 The proposed subdivision will have minimal impact on local services since utilities are in place to serve this site. The site will be served by subsurface sewage disposal systems. Upon review of the traffic study, it has been determined by MPC and Knox County Department of Engineering and Public Works Staff that there will be adequate capacity on the existing roadway to handle the projected traffic and off-site traffic with the recommended improvements. 		
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE		
	 With the stated conditions, 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. 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		
	1. The South County Sector Plan identifies this property as low density residential with a slope protection area. The site is located in the Rural Area of the Growth Policy Plan. The PR zoning as amended will allow a density up to 1.47 du/ac. With a proposed density of 1.36 du/ac, and with the steeper portion of the site being identified as common area, the proposed subdivision is consistent with the Sector Plan and Growth Policy Plan.		
MPC Action:	Approved MPC Meeting Date: 12/11/2008		
Details of MPC action:	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Any future trail system in the common area is subject to approval by Planning Commission and Knox County Department of Engineering and Public Works Staff. The common area shall remain undisturbed except for clearing and grading associated with approved drainage or recreational amenities. 		
	With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use- on-Review in the PR Zoning District.		

Summary of MPC action:	APPROVE the development plan for up to 169 detached residential units on individual lots subject to 3 conditions.			
Date of MPC Approval:	12/11/2008	Date of Denial:	Postponements:	11/13/2008
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:	D	Date of Legislative Action, Second Reading:
Ordinance Number:	0	Other Ordinance Number References:
Disposition of Case:	D	Disposition of Case, Second Reading:
If "Other":	lf	f "Other":
Amendments:	A	Amendments:
Date of Legislative Appeal:	E	Effective Date of Ordinance: