CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 12-B-06-UR Related File Number: 12-SA-06-C

Application Filed: 11/6/2006 **Date of Revision:**

Applicant: E. DOYLE JOHNSON CONSTRUCTION

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Southeast side of Murray Dr., east of Bill Murray Ln.

Other Parcel Info.:

Tax ID Number: 68 J B 3 & 4 Jurisdiction: City

Size of Tract: 2.36 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached Residential Subdivision Density: 4.615 du/ac

Sector Plan: Northwest City Sector Plan Designation: LDR

Growth Policy Plan: Urban Growth Area (Inside City Limits)

Neighborhood Context:

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

Street: 812 Murray Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (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 11 detached residential units on individual lots 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 Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-

on-Review in the RP-1 zoning district.

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 utilities are available to serve this site.

- 2. The proposed detached residential subdivision at a density of 4.66 du/ac, is consistent in use and density (up to 5.9 du/ac) with the approved zoning and is compatible with the scale and intensity of the surrounding development and zoning pattern.. Other properties in the immediate area are developed with residential uses under R-1 and RP-1 zoning.
- 3. Any school age children living in this development are presently zoned to attend Powell Elementary, Middle and High Schools.

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 RP-1 (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 City Sector Plan and Knoxville One Year Plan designate this property for low density residential uses. The RP-1 zoning for the site allows a density up to 5.9 du/ac. At a proposed density of 4.66 du/ac, the subdivision is consistent with the Sector and One Year Plans and zoning designation.

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

2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Useon-Review in the RP-1 zoning district.

on-Neview in the NF-1 Zoning district

Summary of MPC action: APPROVE the development plan for up to 11 detached residential units on individual lots subject to 2

conditions.

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

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Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:	
LEGISLATIVE ACTION AND DISPOSITION		
Legislative Body:	Knoxville City Council	
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":

Amendments: Amendments:

If "Other":

Date of Legislative Appeal: Effective Date of Ordinance:

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