CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 12-K-03-UR **Related File Number:**

Date of Revision: **Application Filed:** 11/10/2003

Applicant: **HUBER PROPERTIES**

Owner:



Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: East side Foote Mineral Ln., northeast of Bakertown Rd.

Other Parcel Info.:

Tax ID Number: 92 PART OF 65 Jurisdiction: City

Size of Tract: 15396 square feet

Access is via Foote Mineral Ln., a local street with 50' of right of way and 18' of pavement width. Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Detached single family dwelling **Proposed Use:** Density:

Sector Plan: Northwest County Sector Plan Designation: Low Density Residential

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

This area has been developed with residential uses under A, A-1, R-1 and RP-1 zoning. **Neighborhood Context:**

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

Street:

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:

MPC approved a one year plan amendment to LDR and a rezoning to RP-1 at 1 to 5.99 du/ac on 1/9/03 **History of Zoning:**

(1-E-03-PA/1-L-03-RZ). 39 lots were approved on 2/13/03 (2-SF-03-C/2-I-03-UR).

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

1/31/2007 12:05 PM Page 1 of 3

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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for an additional single family dwelling in the RP-1 zoning district,

subject to 4 conditions:

Staff Recomm. (Full):

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

2. Meeting all applicable requirements of the Knoxville Department of Engineering.

3. Connecting to sanitary sewer, and meeting all other applicable requirements of the Knox County Health Department.

4. Meeting all requirements of the Tennessee Department of Environment and Conservation (TDEC) related to closing the sinkhole. See attached letter from TDEC dated April 3, 2003.

With the conditions noted above, this proposal meets all requirements of the RP-1 zoning district, as well as other criteria for approval of a use on review.

Comments: The applicant wishes to add one lot to the previously approved subdivision to bring the total to 40 lots.

This is an increase in density from 4.38 du/ac to 4.5 du/ac. This use on review approval is required to allow a single family dwelling to be constructed on that lot. All of the lots within the subdivision will have to be approved through the platting process. A sinkhole is currently located at the subject site, which was filled with water at the time of field inspection. The applicant has obtained approval from TDEC to close and fill the sinkhole for development. The approval letter from TDEC is attached. The applicant will have to work with the City Department of Engineering in meeting drainage requirements for the overall development.

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

- 1. The proposed addition of one single family lot to this subdivision will have minimal or no impact on streets or schools. Public water and sewer utilities are in place to serve this site.
- 2. The additional dwelling unit will have minimal impact on surrounding properties.

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

- 1. This request 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 area 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,
- 2. The proposal meets all requirements of the RP-1 zoning district, as well as other requirements of the Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The proposal is consistent with Northwest County Sector Plan, which proposes low density residential uses for this site.
- 2. The City of Knoxville One Year Plan proposes low density residential uses for this site.

MPC Action: Approved MPC Meeting Date: 12/11/2003

- **Details of MPC action:**1. Meeting all applicable requirements of the Knoxville Zoning Ordinance.
 - 2. Meeting all applicable requirements of the Knoxville Department of Engineering.
 - 3. Connecting to sanitary sewer, and meeting all other applicable requirements of the Knox County Health Department.
 - 4. Meeting all requirements of the Tennessee Department of Environment and Conservation (TDEC) related to closing the sinkhole. See attached letter from TDEC dated April 3, 2003.

1/31/2007 12:05 PM Page 2 of 3

Summary of MPC action: APPROVE the development plan for an additional single family dwelling in the RP-1 zoning district,

subject to 4 conditions:

Date of MPC Approval: 12/11/2003 **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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

1/31/2007 12:05 PM Page 3 of 3