CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 2-A-11-UR Related File Number: 2-SA-11-C

Application Filed: 1/3/2011 Date of Revision:

Applicant: THOMAS C. BEELER



PROPERTY INFORMATION

General Location: South side of Yarnell Rd., east of Cooper Ln.

Other Parcel Info.:

Tax ID Number: 117 084 Jurisdiction: County

Size of Tract: 38.3 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Detached Residential Subdivision Density:

Sector Plan: Northwest County Sector Plan Designation: LDR, AG/RR, STPA, SLPA

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 11212 Yarnell Rd

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:

2/28/2011 04:29 PM Page 1 of 3

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 86 detached single family dwellings on individual lots

subject to 1 condition.

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval in the PR zone 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 2.245 du/ac, is consistent in use and density (up to 3 du/ac) with the existing 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 Hardin Valley Elementary and Karns Middle and Hardin Valley Academy.

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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for low density residential and agricultural/rural residential uses. Approximately 10 acres of the site are located within the stream and slope protection areas in the sector plan. The proposed concept plan designates the slope protection area and a portion of the stream protection area as a single lot. The PR zoning approved for the site allows a density up to 3 du/ac. At a proposed density of 2.245 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
- 2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved Meeting Date: 2/10/2011

Details of Action:1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval in the PR zone of a Concept

Plan and a Use-on-Review.

Summary of Action: APPROVE the development plan for up to 86 detached single family dwellings on individual lots

subject to 1 condition.

Date of Approval: 2/10/2011 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?:

Action Appealed?:

2/28/2011 04:29 PM Page 2 of 3

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":	If "Other":
Amendments:	Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

2/28/2011 04:29 PM Page 3 of 3