

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 2-B-06-UR **Related File Number:**
Application Filed: 1/5/2006 **Date of Revision:**
Applicant: PAUL GARRON
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Broken Creek Ln., south side of Autumn Knoll Dr.
Other Parcel Info.:
Tax ID Number: 148 C E 33 **Jurisdiction:** County
Size of Tract: 0.4 acres
Accessibility: Access is via Broken Creek Ln. and Autumn Knoll Dr., local streets with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Detached single-family lot
Surrounding Land Use:
Proposed Use: Two detached single-family lots **Density:** 5 du/ac
Sector Plan: South County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located in Unit 2 of Twin Creek Subdivision, a detached single-family subdivision that has developed under the PR (Planned Residential) zoning district.

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

Street: Broken Creek Ln
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: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 two detached single family dwellings on Tax Parcel 148CE033, with each dwelling to be on an individual lot, subject to 4 conditions.

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Including the line of sight easement and related conditions for Lot 50R-1 (as recorded for Lot 50 in Unit 2 of the subdivision) on the final plat for the lot split.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments:

The applicant is proposing to subdivide Lot 50 of Twin Creek Subdivision, Unit 2 into two lots with a detached single-family residence on each lot. When the concept plan/use-on-review was approved in 2002 for Unit 2 of the subdivision, it was approved for a total of 54 residential units. Subdivision lots have been recorded for the 54 units. Any further subdivision of the lots requires a use-on-review approval for the additional units. The two proposed lots are similar in size to the other lots located within the subdivision block.

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

1. The proposed additional dwelling unit will have minimal impact on local services since all utilities are available to serve this site.
2. With the additional dwelling, the overall density will be 2.32 du/ac which is consistent with the approved zoning density (up to 3 du/ac). The proposed lots are similar in size to adjoining lots.
3. Any school age children living in this development are presently zoned to attend Bonny Kate Elementary, South-Doyle Middle and 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 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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan designates this property for low density residential uses. The PR zoning for the site allows a density up to 3 du/ac. With the additional dwelling unit, the overall density will be 2.32 du/ac which is consistent with the Sector Plan and zoning designation.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 2/9/2006

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
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Summary of MPC action: APPROVE the development plan for two detached single family dwellings on Tax Parcel 148CE033, with each dwelling to be on an individual lot, subject to 4 conditions.

Date of MPC Approval: 2/9/2006

Date of Denial:

Postponements:

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:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: