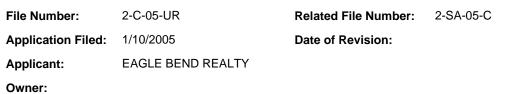
# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW





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County

Density: 3.22 du/ac

Jurisdiction:

#### PROPERTY INFORMATION

General Location: West side of Carpenter Rd., just north of W. Emory Rd.

**Other Parcel Info.:** 

 Tax ID Number:
 78
 31, 31.02 & 34

Size of Tract: 17.4 acres

Accessibility:

#### GENERAL LAND USE INFORMATION

**Existing Land Use:** 

Surrounding Land Use:

 Proposed Use:
 Detached single-family subdivision

 Sector Plan:
 Northwest County
 Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** 

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

PR (Planned Residential) Pending

7319 Carpenter Rd

Street: Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

**Requested Zoning:** 

Previous Requests:

Extension of Zone:

History of Zoning:

# 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.:

	МІ	PC ACTION AND DISPO	DSITION
Planner In Charge:	Tom Brechko		
Staff Recomm. (Abbr.):	APPROVE the development plan for up to 55 detached single family dwellings on individual lots subject to 2 conditions.		
Staff Recomm. (Full):	<ol> <li>Meeting all applicable requirements of the approved concept subdivision plan.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ol>		
	With the conditio on-Review.	ns noted, this plan meets the rec	quirements for approval of a Concept Plan and a Use-
Comments:	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE		
	1. The proposed serve this site.	l subdivision will have minimal in	npact on local services since all utilities are in place to
	2. The widening improvements to Carpenter Rd., as required by the Knox County Department of Engineering and Public Works, will improve the carrying capacity on the existing roadway for the projected traffic from this subdivision.		
	CONFORMITY O ZONING ORDIN		RIA ESTABLISHED BY THE KNOX COUNTY
	<ol> <li>With the stated conditions, 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.</li> <li>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.</li> <li>CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS</li> <li>The Northwest County Sector Plan identifies this property as low density residential. The site is located in the Planned Growth Area of the Growth Policy Plan. The PR zoning approved for this site will allow a density up to 4 du/ac. At a proposed density of 3.16 du/ac, the subdivision is consistent with the approved zoning, Sector Plan and Growth Policy Plan.</li> </ol>		
MPC Action:	Approved		MPC Meeting Date: 2/10/2005
Details of MPC action:	<ol> <li>Meeting all applicable requirements of the approved concept subdivision plan.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> <li>With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use- on-Review.</li> </ol>		
Summary of MPC action:	APPROVE the development plan for up to 55 detached single family dwellings on individual lots subject to 2 conditions.		
Date of MPC Approval:	2/10/2005	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: 🗌 Action Appealed?:		

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Board of Zoning Appe	eals
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":		lf "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: