

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

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www.knoxmpc.org

File Number: 2-C-10-UR **Related File Number:** 2-SA-10-C
Application Filed: 12/23/2009 **Date of Revision:**
Applicant: HABITAT FOR HUMANITY

PROPERTY INFORMATION

General Location: Southeast side of Skyline Dr., northwest side of Tynemouth Dr.
Other Parcel Info.:
Tax ID Number: 83 A F 032, 083AD009 & 083HC005 **Jurisdiction:** City
Size of Tract: 15.45 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached and attached residential subdivision **Density:** 3.69 du/ac
Sector Plan: East City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: 4044 Skyline Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential) Pending & R-1EN (Established Neighborhood)
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:

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 54 detached dwellings and 3 attached dwellings on individual lots subject to 2 condition.

Staff Recomm. (Full): 1. Obtaining approval from the City of Knoxville for the rezoning to RP-1 (Planned Residential) at a density that allows the proposed subdivision.
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 within the RP-1 zone.

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 3.61 du/ac, is consistent in use and density with the recommended rezoning of the property and with the density allowed under the R-1 zoning of other property in the area.
3. Any school age children living in this development are presently zoned to attend Sarah Moore Greene Elementary, Carter Middle and Austin East High Schools.

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

1. The proposed residential subdivision, with the recommended conditions, 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 East City Sector Plan and Knoxville One Year Plan designate this property for low density residential use. The RP-1 rezoning recommended for approval by the Planning Commission allows consideration of a density up to 4 du/ac. The proposed subdivision at a density of 3.61 du/ac 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.

Action: Approved

Meeting Date: 2/11/2010

Details of Action: 1. Obtaining approval from the City of Knoxville for the rezoning to RP-1 (Planned Residential) at a density that allows the proposed subdivision.
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 within the RP-1 zone.

Summary of Action: APPROVE the development plan for up to 54 detached dwellings and 3 attached dwellings on individual lots subject to 2 condition.

Date of Approval: 2/11/2010

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: