# **CASE SUMMARY**

APPLICATION TYPE: USE ON REVIEW

File Number: 2-D-06-UR Related File Number:

Application Filed: 1/9/2006 Date of Revision:

Applicant: JUDY & CHARLES COWDEN

Owner:



4 0 0 M ain Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

### **PROPERTY INFORMATION**

General Location: Northwest side of Hardin Valley Rd., northeast of Bryant Ln.

Other Parcel Info.:

Tax ID Number: 103 104 Jurisdiction: County

Size of Tract: 16.75 acres

Accessibility: Access is via Hardin Valley Rd., a minor arterial street with a three lane pavement section within a 60'

right-of-way.

#### **GENERAL LAND USE INFORMATION**

**Existing Land Use:** Single family dwelling and vacant land

**Surrounding Land Use:** 

Proposed Use: Single family dwelling Density: NA

Sector Plan: Northwest County Sector Plan Designation: LDR (Low Density Residential)

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located between the Pellissippi State campus and detached single family subdivisions. The

property on the south side of Hardin Valley Rd. was recently recommended for PC/ TO commercial

zoning

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

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: BP (Business and Technology) & TO (Technology Overlay)

Former Zoning:

Requested Zoning:

**Previous Requests:** 

**Extension of Zone:** 

**History of Zoning:** Property zoned BP/TO in the early 1980's

### PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a detached single family dwelling as shown on the development plan subject

to 4 conditions

Staff Recomm. (Full):

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

2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

3. Meeting all applicable requirements of the Knox County Health Dept.

4 Approval of a Certificate of Appropriateness for a building permit by the Tenn. Technology Corridor

**Development Authority** 

With the conditions noted, this plan meet the requirements for approval in the BP zone and the other

criteria for approval of a use-on-review.

Comments: The BP (Business and Technology Park) zone permits detached single family dwellings as use

permitted on review. Requests for single family dwellings must comply with the development requirements of the A (Agricultural) zone. In addition to MPC review, the Tennessee Technology

Corridor Development Authority must consider this request.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND

THE COMMUNITY AS A WHOLE

1. The proposed dwelling will have minimal impact on local services since all utilities are available to

serve this site.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY

**ZONING ORDINANCE** 

1. The proposed detached single-family dwelling meets the standards for development within the BP (Business and Technology Park) Zone and all other requirements of the Zoning Ordinance.

2. The proposed dwelling 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 Northwest County Sector Plan designates this property for low density residential uses.

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. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works

3. Meeting all applicable requirements of the Knox County Health Dept.

4 Approval of a Certificate of Appropriateness for a building permit by the Tenn. Technology Corridor Development Authority

With the conditions noted, this plan meet the requirements for approval in the BP zone and the other

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criteria for approval of a use-on-review.

Summary of MPC action: APPROVE the request for a detached single family dwelling as shown on the development plan subject

to 4 conditions

Date of MPC Approval:2/9/2006Date of Denial:Postponements:Date of Withdrawal:Withdrawn prior to publication?: ☐ Action Appealed?:

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville 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":

Amendments:

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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