# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

**Related File Number:** 

Date of Revision:

2-SA-06-C



Density: 2.90 du/ac

File Number:	2-E-06-UR
Application Filed:	1/9/2006
Applicant:	VISTA HILLS
Owner:	

#### PROPERTY INFORMATION

General Location: Northwest side of Fox Ridge Dr., northwest end of Wade Crest Ln.

**Other Parcel Info.:** 

Tax ID Number:46133.02, 046NC029-031 & OTHER: PART OF MAP 046Jurisdiction:County

Size of Tract:

Accessibility:

## GENERAL LAND USE INFORMATION

**Existing Land Use:** 

Surrounding Land Use:

Proposed Use:	Detached single-family subdivision

3.1 acres

Sector Plan:	North County	Sector Plan Designation:	LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

922 W Copeland Dr

Street: Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & PR (Planned Residential) Pending

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.:

	MPC ACTION AND DISPOSITION	
Planner In Charge:	Tom Brechko	
Staff Recomm. (Abbr.):	APPROVE the development plan for up to 6 detached single family dwellings on individual lots in Unit 3 of the Subdivision, subject to 3 conditions.	
Staff Recomm. (Full):	<ol> <li>Approval of the rezoning request (1-K-06-RZ) by Knox County Commission to PR (Planned Residential) at a density that allows the proposed subdivision.</li> <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 conditions noted, this plan meets the requirements for approval 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.	
	<ol> <li>With the addition of Unit 3, the detached single-family subdivision will have an overall density of 2.55 du/ac which is consistent in use and density (up to 3 du/ac) with the recommended and approved zoning.</li> </ol>	
	3. Any school age children living in this development are presently zoned to attend Powell Elementary, Middle and High Schools.	
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE	
	<ol> <li>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.</li> </ol>	
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS	
	<ol> <li>The North 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 overall density of 2.55 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.</li> <li>The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.</li> </ol>	
MPC Action:	Approved MPC Meeting Date: 2/9/2006	
Details of MPC action:	<ol> <li>Approval of the rezoning request (1-K-06-RZ) by Knox County Commission to PR (Planned Residential) at a density that allows the proposed subdivision.</li> <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 conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use- on-Review.	

Summary of MPC action:	APPROVE the development plan for up to 6 detached single family dwellings on individual lots in Unit 3 of the Subdivision, subject to 3 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 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":		If "Other":
Amendments:		Amendments:
Date of Legislative Appeal:		Effective Date of Ordinance: