CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 2-E-13-UR Related File Number:

Application Filed: 12/31/2012 Date of Revision:

Applicant: EUGENE LACKEY



Suite 403 • City County Building 4 0 0 M a i n S t r e e t 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: South side of Thurman Ln., southwest of Carolyn Ln.

Other Parcel Info.:

Tax ID Number: 122 K C 03409-03411 Jurisdiction: County

Size of Tract: 0.25 acres

Accessibility: Access is via Thurman Ln., a local street with a pavement width of 15 to 17' within variable width right-

of-way. As part of developing this subdivision, Thurman Ln. was been extended onto this site with the

standard pavement width of 26' within a 50' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Developing subdivision

Surrounding Land Use:

Proposed Use: Revision to previously approved plan to permit up to 6 attached Density: 2.86 du/ac

dwellings and 7 detached dwellings

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

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This subdivision has been developed in an older residential area that has occurred under RA zoning,

and includes nearby businesses along Maryville Pike within CA, CB, and C-4 zones.

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

Street: 2146 Thurman 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: The property was zoned PR (Planned Residential) in 2006. A concept subdivision plan and use on

review permitting 11 detached dwellings was approved in 2008

PLAN INFORMATION (where applicable)

2/27/2013 04:50 PM Page 1 of 3

Current Plan Category:

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Approved: 0 No. of Lots Proposed:

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 to amend 5-J-08-UR to permit up to 7 detached and the six attached dwellings

as shown on the site plan subject to 2 conditions

1. Meeting all other applicable requirements of the Knox County Zoning Ordinance Staff Recomm. (Full):

2. Meeting all other applicable requirements of the previously approved use on review

The applicant has submitted a revised development proposal for the Breakthrough organization. Comments:

Breakthrough is an organization that provides assistance to autistic youth and adults. The Breakthrough Subdivision was approved in 2008. At that time the plan was approved for up to eleven detached dwellings on individual lots. The subdivision has been developed and seven detached dwellings have been constructed and occupied by autistic adults. They are now requesting to forgo the construction of the remaining four detached dwellings. Instead they propose to combine some the remaining lots and construct six attached dwellings on those lots. The overall density of the project would be 2.86 du/ac which is below the 3 du/ac density permitted by the current zoning of the property. The proposed development will maximize the permitted density of the site. The one remaining lot will be designated as unbuildable unless the zoning density of the site is increased at some point in the future.

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

- 1. The proposed revised plan will have minimal impact on local services since all utilities can be provided to the site.
- 2. The completed improvements to Thurman Ln. aid in the safe access to this site.

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

- 1. The proposed residential development meets the standards for development within the PR (Planned Residential)) zone and all other requirements of the Knox County Zoning Ordinance.
- 2. The proposed development is compatible with the character of the neighborhood where it is proposed.
- 3. The traffic generated from this project will be similar to the traffic that is generated by other similar residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan identifies this property for Low Density Residential use. The proposed development at 2.86 du/ac complies with the Sector Plan.

2. The site is located in the Urban Growth Area as shown on the Knoxville-Knox County-Farragut Growth Policy Plan.

Action: Approved Meeting Date: 2/14/2013

Details of Action:

APPROVE the request to amend 5-J-08-UR to permit up to 7 detached and the six attached dwellings **Summary of Action:**

as shown on the site plan subject to 2 conditions

2/14/2013 Date of Denial: Date of Approval: Postponements:

2/27/2013 04:50 PM Page 2 of 3

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:	Γ	Date of Legislative Action, Second Reading:
Ordinance Number:		Other Ordinance Number References:
Disposition of Case:	Γ	Disposition of Case, Second Reading:
If "Other":	l ₁	f "Other":

Amendments:

Effective Date of Ordinance:

Amendments:

Date of Legislative Appeal:

2/27/2013 04:50 PM Page 3 of 3