CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 2-F-03-UR Related File Number: 2-SD-03-C

Application Filed: 1/13/2003 Date of Revision:

Applicant: CHAMPION CONSTRUCTION

Owner:



Suite 403 • City County Building
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: North side of George Williams Rd., northeast side of I-140.

Other Parcel Info.:

Tax ID Number: 144 4.01, 4.10, 4.11 & 4.13 **Jurisdiction:** County

Size of Tract: 14.97 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached Single-family Subdivision Density: 2.87 du/ac

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: George Williams Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: 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:

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SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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

Variances Requested:

S/D Name Change:

MPC Action:

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 41 detached single family dwellings on individual lots subject

to 2 conditions.

Staff Recomm. (Full):1. Meeting all applicable requirements of the approved concept subdivision plan.

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

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 in place to serve this site.

2. The proposed detached single-family subdivision is consistent in use and density with the recent zonings and subdivision development in the area.

3. Access to this project will be limited to the unnamed frontage road (City street) off of Fox Rd.

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

1. 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.

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. The use will not draw additional traffic through residential areas.

3. The recommended zoning density of this site is 1 - 3.2 du/ac. The proposed 2.73 du/ac is within the recommended zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan identifies this property as low density residential with a density range of 1 - 5 du/ac. The PR zoning recommended for this site would allow a density up to 3.2 du/ac. which is consistent with the Sector Plan and the other development found in the area.

MPC Meeting Date: 2/13/2003

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Details of MPC action: 1. Meeting all applicable requirements of the approved concept subdivision plan.

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

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-

on-Review.

Approved

Summary of MPC action: APPROVE the development plan for up to 41 detached single family dwellings on individual lots subject

to 2 conditions.

Date of MPC Approval: 2/13/2003 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

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LEGISLATIVE ACTION AND DISPOSITION

| Legislative Body: | |
|-----------------------------|---|
| 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:

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