

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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File Number: 2-H-06-UR **Related File Number:** 2-SD-06-C
Application Filed: 1/9/2006 **Date of Revision:**
Applicant: LUTTRELL CONSTRUCTION
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Tazewell Pike, west of Lambent Ln.
Other Parcel Info.:
Tax ID Number: 29 196 **Jurisdiction:** County
Size of Tract: 25.6 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached single-family subdivision **Density:** 1.64 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** AG/RR & SLPA
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 6525 Tazewell Pike
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:

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 40 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 available to serve this site. The applicant provided a letter from the utility provider during the rezoning stage for this property that stated the costs to extend water and sewer lines will be the responsibility of the developer.
2. The proposed detached single-family subdivision at a density of 1.56 du/ac, is consistent in use and density (up to 2 du/ac) with the approved zoning.
3. The traffic engineer's assessment report submitted at the rezoning stage for this property stated that the existing road conditions on Tazewell Pike can accommodate the projected increase in traffic from this development.
4. Any school age children living in this development are presently zoned to attend Gibbs Elementary, Holston Middle and Gibbs High Schools.

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.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northeast County Sector Plan designates this property for agricultural and rural residential uses. The northern half of the site is also designated on the plan as being within the slope protection area. The proposed development complies with the hillside provisions of the Minimum Subdivision Regulations. The PR zoning for the site allows a density up to 2 du/ac. At a proposed density of 1.56 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
2. The site is located within the Rural 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 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.

Summary of MPC action: APPROVE the development plan for up to 40 detached single family dwellings on individual lots subject to 2 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 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: