CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 2-J-07-UR Related File Number:

Application Filed: 1/2/2007 Date of Revision:

Applicant: ROY CORUM PROPERTY

Owner:



Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX•2 1 5 • 2 0 6 8 www•knoxmpc•org

PROPERTY INFORMATION

General Location: South side of Fairview Rd., southeast of Napoli Bv.

Other Parcel Info.:

Tax ID Number: 21 PT 127 Jurisdiction: County

Size of Tract: 2.73 acres

Accessibility: Access is via Fairview Rd., a minor arterial street with 18' of pavement width within 40' of right of way.

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached residential development Density: 1.47 du/ac

Sector Plan: Northeast County Sector Plan Designation: LDR (Low Density Residential 0 & SPLA (Slope Prot

Growth Policy Plan: Planned Growth Area

Neighborhood Context: This area is developed with rural, low and medium density residential uses under A, RA and RB zoning.

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

Street:

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 site was zoned PR (Planned Residential) at 2.5 du/ac in August, 2005

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

3/19/2007 09:28 AM Page 1 of 3

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Survevor:

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 up to four detached dwellings on individual lots subject to 7 conditions

Staff Recomm. (Full):

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

2. Widening the existing paved driveway to a minimum width of 20'

3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept

4. Placing a note on the final plat that all lots will have access from the joint permanent easement only

5. Prior to final plat approval establish a homeowners association for the purpose of assessing fees for the maintenance of the joint permanent easement

6. Certification on the final plat by the applicant's engineer that there is 400' of sight distance in both directions on Fairview Rd..

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

Comments:

The applicant is proposing to subdivide this 2.73 acre site into 4 detached lots at a density of 1.47 du/ac. This is part of a nineteen acre site that was subject to a concept subdivision and use on review in 2005. The applicant was holding this 2.7 acre portion of the site for his own use. He is now proposing to divide the site so other family members can build houses on the property.

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 water and sewer utilities are in place to serve this site.
- 2. The proposed detached single-family subdivision is consistent in use and density with the recommended zoning.
- 3. 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 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 identifies this property for low residential use. The recommended PR zoning for this site will allow a density up to 2.5 du/ac. At a proposed density of 1.47 du/ac, the proposed subdivision is consistent with the Sector Plan and the recommended zoning density.

MPC Action: Approved MPC Meeting Date: 2/8/2007

Details of MPC action:1. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works 2. Widening the existing paved driveway to a minimum width of 20'

3/19/2007 09:28 AM Page 2 of 3

- 3. Connection to sanitary sewer and meeting all other applicable requirements of the Knox County Health Dept
- 4. Placing a note on the final plat that all lots will have access from the joint permanent easement only
- 5. Prior to final plat approval establish a homeowners association for the purpose of assessing fees for the maintenance of the joint permanent easement
- 6. Certification on the final plat by the applicant's engineer that there is 400' of sight distance in both directions on Fairview Rd..
- 7. Meeting all applicable requirements of the Knox County Zoning Ordinance

Summary of MPC action: APPROVE the request for up to four detached dwellings on individual lots subject to 7 conditions

Date of MPC Approval:2/8/2007Date 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:

3/19/2007 09:28 AM Page 3 of 3