

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-R-07-UR

Related File Number: 2-SA-07-C

Application Filed: 1/10/2007

Date of Revision:

Applicant: WALT LANE

Owner:

PROPERTY INFORMATION

General Location: North side of Nubbin Ridge Rd., east of Ferncliff Wy.

Other Parcel Info.:

Tax ID Number: 133 50.01 & 51

Jurisdiction: County

Size of Tract: 4.53 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached Residential Subdivision

Density: 3.53 du/ac

Sector Plan: Southwest County **Sector Plan Designation:** LDR & SLPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 8449 Nubbin Ridge Rd

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:

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 16 detached residential dwellings on individual lots, with a reduction of the peripheral setback along the western boundary line (Charles Towne Landing and The Summit property) to 15 feet, subject to 3 conditions.

Staff Recomm. (Full):
1. Approval of the zoning density designation for Tax Parcel 51 allowing up to 3.5 du/ac by the Knox County Commission.
2. Meeting all applicable requirements of the approved concept subdivision plan.
3. 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 utilities are available to serve this site.
- 2. The proposed detached residential subdivision is consistent in use and density with the existing and requested zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar or higher densities.
- 3. Any school age children living in this development are presently zoned to attend Blue Grass Elementary, West Valley Middle and Bearden High Schools.

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

- 1. The proposed detached residential subdivision meets the standards for development within the 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. With direct access to a collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan designates this property for low density residential uses and slope protection area. The PR zoning for the site would allow a density up to 5 du/ac. At a proposed density of 3.48 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation (with approval of the density increase up to 3.5 du/ac for Parcel 51).
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 2/8/2007

Details of MPC action:
1. Approval of the zoning density designation for Tax Parcel 51 allowing up to 3.5 du/ac by the Knox County Commission.
2. Meeting all applicable requirements of the approved concept subdivision plan.
3. 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 16 detached residential dwellings on individual lots, with a reduction of the peripheral setback along the western boundary line (Charles Towne Landing and The Summit property) to 15 feet, subject to 3 conditions.

Date of MPC Approval: 2/8/2007

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: