# **CASE SUMMARY**

# APPLICATION TYPE: USE ON REVIEW

File Number: 3-C-03-UR Related File Number: 3-SB-03-C

Application Filed: 2/7/2003 Date of Revision:

Applicant: MALLARD BAY PROPERTIES

Owner:



4 0 0 Main 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:** East of Harvey Rd., at the east end of Mallard Bay Dr. and Bayview Dr.

Other Parcel Info.:

Tax ID Number: 162 48 & PART OF 47.05 Jurisdiction: County

Size of Tract: 45.7 acres

Accessibility:

# GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Detached single-family subdivision with 82 lots Density: 1.79

Sector Plan: Southwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

**Neighborhood Context:** 

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

Street: 12581 Mallard Bay Dr

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

# **ZONING INFORMATION (where applicable)**

Current Zoning: PR (Planned Residential) Pending & F (Floodway)

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:

# 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 82 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 zoning. Other subdivision development in the area has occurred under the PR (Planned Residential) Zoning District at a slightly higher density.

3. Access to this project (an extension of Mallard Bay Subdivision) will be limited to the existing street system within Mallard Bay Subdivision. The traffic impact analysis study submitted with this application indicated that no road improvement will be needed for the traffic that will be generated by this project.

# 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 Southwest County Sector Plan identifies this property as low density residential with a maximum density of 3 du/ac. The PR zoning recommended for approval for this site will allow a density up to 2 du/ac. At a proposed density of 1.79 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.

2. The site is located in the Planned Growth Area of the Growth Policy Plan.

MPC Action: Approved MPC Meeting Date: 3/13/2003

**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 82 detached single family dwellings on individual lots subject

to 2 conditions.

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Date of MPC Approval:	3/13/2003	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?:   Action Appealed?:	
LEGISLATIVE ACTION AND DISPOSITION			
Legislative Body:			
Date of Legislative Action:		Date of Legislative Acti	on, Second Reading:
Ordinance Number:		Other Ordinance Numb	er References:
Disposition of Case:		Disposition of Case, Se	econd Reading:
If "Other":		If "Other":	
Amendments:		Amendments:	

**Effective Date of Ordinance:** 

Date of Legislative Appeal:

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