

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: 3-C-15-UR **Related File Number:**
Application Filed: 1/23/2015 **Date of Revision:**
Applicant: DARRELL & TERESA HURLEY

PROPERTY INFORMATION

General Location: Northwest terminus of Mission Springs Ln., north side of Ruby June Ln.
Other Parcel Info.:
Tax ID Number: 30 08020 & 08021 **Jurisdiction:** County
Size of Tract: 10.085 acres
Accessibility: Access is via Mission Springs Ln., a local street with a 26' pavement width within a 50' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached residence **Density:** 0.1 du/ac
Sector Plan: Northeast County **Sector Plan Designation:** LDR
Growth Policy Plan: Rural Area
Neighborhood Context: The site is located in an area that is a mix of low density residential subdivisions and rural residential/agricultural.

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

Street: 0 Mission Springs Ln
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: Property was rezoned to PR (Planned Residential) in January, 2007.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 one detached dwelling subject to 4 conditions

Staff Recomm. (Full):

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Access to the site is restricted to Mission Springs Ln.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a use on review in the PR zoning district.

Comments:

The applicant is requesting approval to build a single residence on a 10.085 acre lot that had previously been proposed as a part of the Christian Springs Subdivision. The concept plan for Christian Springs was originally approved in 2001 with a revised approval in 2004. The last phase of the subdivision (Unit 4) to be recorded was in 2007. The concept plan for the balance of the property has expired. Since the property is zoned PR, a use on review approval is required for construction of a single residence. The applicant has recorded a plat that combined two 5 acre lots into a single lot. The proposed residence will be located near the middle of the lot.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed development will have minimal impact on local services since all utilities are in place to serve this site.
2. The proposed development is consistent with the use and density of subdivision development in the area.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. The proposed residence is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal 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 will not significantly injure the value of adjacent property. The use will not draw a substantial amount of additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Northeast County Sector Plan identifies this property as low density residential. The PR zoning approved for this site allows a density up to 2.5 du/ac. The proposed residence at a density of 0.1 du/ac is consistent with the Sector Plan and the approved zoning.
2. The site is located within the Rural Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

Action:

Approved

Meeting Date: 3/12/2015

Details of Action:

1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Access to the site is restricted to Mission Springs Ln.
3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.

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

With the conditions noted, this plan meets the requirements for approval of a use on review in the PR zoning district.

Summary of Action: APPROVE the development plan for one detached dwelling subject to 4 conditions
Date of Approval: 3/12/2015 **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:**