

# 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

Suite 403 • City County Building  
4 0 0 M a i n S t r e e t  
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

**File Number:** 3-D-18-UR

**Related File Number:** 12-SD-17-C

**Application Filed:** 1/30/2018

**Date of Revision:**

**Applicant:** STEVE BETHEL

## PROPERTY INFORMATION

**General Location:** Southeast side of Raby Way, northeast side of Harvey Rd.

**Other Parcel Info.:**

**Tax ID Number:** 162 04701, 04706, 04707, OTHER: 04708 & PART OF 0 **Jurisdiction:** County

**Size of Tract:** 15.28 acres

**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land and utility substation

**Surrounding Land Use:**

**Proposed Use:** Detached Residential Subdivision

**Density:**

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

**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:**

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

**Street:** 0 Harvey Rd

**Location:**

**Proposed Street Name:**

**Department-Utility Report:**

**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential), F (Floodway) and PR 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:

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 request for up 7 detached dwellings and reduction of the peripheral boundary setback along the eastern boundary of lot #7 from 35' to 15 ' as shown on the concept plan subject to 2 conditions.

Staff Recomm. (Full):

- 1. Prior to final plat approval, the Knox County Commission approving the rezoning of this site (1-F-18-RZ) to PR (Planned Residential) at a density high enough to meet or exceed the development density proposed by this concept plan/use on review.
- 2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the condition noted, this plan meets the requirements for approval in the PR (Planned Residential) Zone and the general criteria for approval of a use on review

Comments:

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

- 1. The proposed detached residential subdivision will have minimal impact on local services since utilities are available to serve this site.
- 2. The proposed low density residential development at a density of 0.607 du/ac is compatible with other development that has occurred in this area.

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

- 1. With the stated conditions, the proposed detached residential 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 since the subdivision has direct access to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Southwest County Sector Plan designates this property for low density residential use. The PR zoning (1-F-18-RZ) recommended for approval by the Planning Commission will allow consideration of a development density of up to 2.0 du/ac . The actual proposed development of 0.607 du/ac is consistent with the Sector Plan and the recommended zoning designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 3/8/2018

Details of Action:

- 1. Prior to final plat approval, the Knox County Commission approving the rezoning of this site (1-F-18-RZ) to PR (Planned Residential) at a density high enough to meet or exceed the development density proposed by this concept plan/use on review.
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Summary of Action:

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conditions.

**Date of Approval:**

3/8/2018

**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:**