

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-H-07-UR **Related File Number:**
Application Filed: 2/5/2007 **Date of Revision:**
Applicant: DAVID R. MIXON FOR GREG FRANKLIN

PROPERTY INFORMATION

General Location: North side of Kimberlin Heights Rd., east side of Daytona Ln.
Other Parcel Info.:
Tax ID Number: 124 212.02 & 212.03 **Jurisdiction:** County
Size of Tract: 4.28 acres
Accessibility: Access is via Kimberlin Heights Rd., a collector street with a pavement width of 24' within a 50' right-of-way and Daytona Ln., a local street with a pavement width of 11' within a 30' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Attached residential development **Density:** 4.44 du/ac
Sector Plan: South County **Sector Plan Designation:** LDR (Low Density Residential)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Development in the area consists of an attached residential development to the east of the site and a community swimming pool to the north. Single family dwellings developed at rural densities are predominant in the area.

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) @ 1-5 du/ac in 2004.

PLAN INFORMATION (where applicable)

Current Plan Category:

Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) zone.

C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.

D. The use will not significantly injure the value of adjacent property.

E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest City Sector Plan designates this property for medium density residential use. The RB zoning approved for the property allows consideration of up to 24.0 du/ac . The proposed subdivision with its distribution of density on the site and overall density of 4.28 du/ac is consistent with the Sector Plan and the proposed zoning designation.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action:

Approved

MPC Meeting Date: 3/8/2007

Details of MPC action:

1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Provision of a 35' front/peripheral setback along Kimberlin Heights Rd
3. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
4. The Minimum Floor Elevations being verified by the Knox County Dept. of Engineering and Public Works prior to obtainning a grading permit
5. The floor of eachpropsed garage being constructed at an elevation one foot above the projected 25 year flood elevation.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review.

Summary of MPC action:

APPROVE the request for 19 attached residential dwellings as shown on the development plan subject to conditions

Date of MPC Approval:

3/8/2007

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: