# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



#### **PROPERTY INFORMATION**

General Location: East side of Reagan Rd., south of Coward Mill Rd.

**Other Parcel Info.:** 

 Tax ID Number:
 90
 80

 Size of Tract:
 45.5 acres

Jurisdiction: County

Density:

Accessibility:

### GENERAL LAND USE INFORMATION

**Existing Land Use:** 

Surrounding Land Use:

Proposed Use:	Detached single-family subdivision		
Sector Plan:	Northwest County	Sector Plan Designation:	
Growth Policy Plan:	Planned Growth Area		

PR (Planned Residential) Pending

Neighborhood Context:

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

2624 Reagan Rd

Street: Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:

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 136 detached single family dwellings on individual lots subject to 3 conditions.		
Staff Recomm. (Full):	<ol> <li>Approval of the sector plan amendment and rezoning request by the Knox County Commission to LDR (Low Density Residential) &amp; PR (Planned Residential) at an appropriate density to accommodate this development (2-B-05-SP &amp; 2-F-05-RZ).</li> <li>Meeting all applicable requirements of the approved concept subdivision plan.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ol>		
	With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use- on-Review in the PR zoning district.		
Comments:	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE		
	<ol> <li>The proposed subdivision will have minimal impact on local services since all utilities are available in the area to serve this site.</li> <li>The proposed detached single-family subdivision is consistent in use and density with the proposed rezoning of the property. Other development in the area has occurred under the PR (Planned Residential) Zoning District at a similar density.</li> <li>Upon review of the traffic study, it has been determined by MPC and Knox County Department of Engineering and Public Works Staff that there is adequate capacity on the existing roadways to handle the projected traffic with no off-site improvements.</li> </ol>		
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE		
	<ol> <li>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.</li> <li>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.</li> </ol>		
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS		
	1. With the proposed amendment to the Northwest County Sector Plan to low density residential and the proposed rezoning to PR (Planned Residential) at a density of 1 - 3.5 du/ac, not to exceed 136 lots, the proposed subdivision will be consistent with the sector plan and zoning if the changes are approved.		
MPC Action:	Approved MPC Meeting Date: 3/10/2005		
Details of MPC action:	<ol> <li>Approval of the sector plan amendment and rezoning request by the Knox County Commission to LDR (Low Density Residential) &amp; PR (Planned Residential) at an appropriate density to accommodate this development (2-B-05-SP &amp; 2-F-05-RZ).</li> <li>Meeting all applicable requirements of the approved concept subdivision plan.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ol>		
	With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-		

	on-Review in the PR zoning district.				
Summary of MPC action:	APPROVE the development plan for up to 136 detached single family dwellings on individual lots subject to 3 conditions.				
Date of MPC Approval:	3/10/2005	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: E		Effective Date	Effective Date of Ordinance:		