CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



PROPERTY INFORMATION

General Location: Northeast side of Thompson Rd., south of Hardin Valley Rd.

Other Parcel Info.:

 Tax ID Number:
 104
 138.02 & 142

Size of Tract: 8.96 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

- Proposed Use: Detached single-family subdivision
- Sector Plan: Northwest County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

PR (Planned Residential)

2128 Thompson 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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County

Density: 4.129 du/ac

Jurisdiction:

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 35 detached single family dwellings on individual lots subject to 4 conditions			
Staff Recomm. (Full):	 Approval of the rezoning request before Knox County Commission to PR (Planned Residential) at a density up to 4 du/ac (1-C-06-RZ). Revising the concept plan pending the determination by the Tennessee Department of Environment and Conservation on the status of the depression in the area of proposed lots 8 and 9. If it is determined to be a sinkhole, the sinkhole and a 50' setback around the sinkhole will have to be identified on the plan and Lot 9 will have to be combined with the adjoining lots. A geotechnical report prepared by a registered engineer will be required to determine soil stability in the 50' setback area around the sinkhole. The report must be reviewed and approved by the Knox County Department of Engineering and Public Works prior to final plat approval. Engineered footings may be required for these areas. No building is allowed inside the hatchered contour of the sinkholes. If the feature is not a sinkhole, the proposed lots can be developed. Meeting all applicable requirements of the approved concept subdivision plan. Meeting all applicable requirements of the Knox County Zoning Ordinance. 			
	With the conditions noted, this plan meets the requirements for approval of the concept plan in the PR zone and the other 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			
	 The proposed subdivision will have minimal impact on local services since water and sewer utilities are available to serve this site. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation. 			
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE			
	 With the proposed conditions, the detached single-family subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance. 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			
	 The proposed development is consistent with the Northwest County Sector Plan proposal of low density residential uses. The PR zoning recommended for this site will allow a density up to 4 du/ac. At a proposed density of 3.98 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 			
	I know final approval of this request the developer must prepare a design plan prior to the development			

Upon final approval of this request, the developer must prepare a design plan prior to the development

	of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.					
MPC Action:	Approved		MPC Meeting Date: 3/9/2006			
Details of MPC action:	 Approval of the rezoning request before Knox County Commission to PR (Planned Residential) at a density up to 4 du/ac (1-C-06-RZ). Revising the concept plan pending the determination by the Tennessee Department of Environment and Conservation on the status of the depression in the area of proposed lots 8 and 9. If it is determined to be a sinkhole, the sinkhole and a 50' setback around the sinkhole will have to be identified on the plan and Lot 9 will have to be combined with the adjoining lots. A geotechnical report prepared by a registered engineer will be required to determine soil stability in the 50' setback area around the sinkhole. The report must be reviewed and approved by the Knox County Department of Engineering and Public Works prior to final plat approval. Engineered footings may be required for these areas. No building is allowed inside the hatchered contour of the sinkholes. If the feature is not a sinkhole, the proposed lots can be developed. Meeting all applicable requirements of the Approved concept subdivision plan. Meeting all applicable requirements of the Knox County Zoning Ordinance. 					
	zone and the other					
Summary of MPC action:	APPROVE the development plan for up to 35 detached single family dwellings on individual lots subject to 4 conditions					
Date of MPC Approval:	3/9/2006	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					

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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: