CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:3-M-06-URApplication Filed:2/6/2006Applicant:DANIEL J. WOODSOwner:Danie L. State

PROPERTY INFORMATION

General Location:	Southeast side of Early Rd, southwest of Choto Rd		
Other Parcel Info.:			
Tax ID Number:	169 029.01	Jurisdiction:	County
Size of Tract:	17.65 acres		
Accessibility:	Access is via Early Rd., a local street with a pavement width of 13' to 14' within a 40' wide right-of-way.		

Related File Number:

Date of Revision:

GENERAL LAND USE INFORMATION				
Existing Land Use:	One single family dwelling and vacant land			
Surrounding Land Use:				
Proposed Use:	Private Heliport/Aircra	ft Landing Field		Density:
Sector Plan:	Southwest County	Sector Plan Designation:	AG/RR & SLPA	
Growth Policy Plan:	Rural Area			
Neighborhood Context:	This are of Early Rd. is developed with single family dwellings on lots that are typically one acre in size or larger. The proposed site is located between the existing Stone Henge Subdivision and the recently approved Early Road Subdivision proposed by S & E Properties.			

ADDRESS/RIGHT-0	OF-WAY INFORMATION (where applicable)
Street:	12500 Early Rd
Location:	
Proposed Street Name:	
Department-Utility Rep	ort:
Reason:	
ZONING INFORMA	TION (where applicable)
Current Zoning:	A (Agricultural)
Former Zoning:	
Requested Zoning:	
Previous Requests:	
Extension of Zone:	
History of Zoning:	None noted

PLAN INFORMATION (where applicable)

Current Plan Category:

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:	Dan Kelly			
Staff Recomm. (Abbr.):	WITHDRAW as requested by the applicant			
Staff Recomm. (Full):				
Comments:	Staff is recommending denial of this request because we believe that it will not be compatible with the surrounding residential character. The nearest residences to this site will be less than 300' from the proposed landing area. The operation of a helicopter creates a lot of noise. While a helicopter has the capability of vertical take off and landing, most helicopter approaches are made at a descending angle similar to an airplane. With this in mind, a helicopter operating from this location will be flying at a low altitude in close proximity to the residences in the area.			
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE			
	 The heliport will have minimal impact on local services. The proposed heliport is not consistent in use with the residential subdivision development in the area. The predominant use in the area is detached single family dwellings. The proposed landing area is less than 400' from the nearest existing dwelling. There are other lots in Stone Henge Subdivision that have not been built on as yet that will result in houses approximately 250' to 300' from the landing area. 			
	 Noise associated with the operation of a helicopter in close proximity to residences would not be compatible with the rural residential setting. 			
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX ZONING ORDINANCE			
	 The proposed heliport is not believed to be consistent with the general standards for uses permitted on review: A. The use is not in harmony with the general purpose and intent of the Zoning Ordinance. The proposed use would be an intrusion into a residential area B. The use is not compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed heliport is not compatible in use with the surrounding area. C. Due to noise and potential safety issues, the use may injure the value of adjacent property. CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 			
	. The Southwest County Sector Plan identifies this property for rural density residential use with a naximum density of 1 du/ac.			
MPC Action:	Denied (Withdrawn) MPC Meeting Date: 4/13/2006			
Details of MPC action:				
Summary of MPC action:				
Date of MPC Approval:	Date of Denial:Postponements:3/9/2006			
Date of Withdrawal:	4/13/2006 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:	