

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: 4-A-09-UR **Related File Number:**
Application Filed: 2/20/2009 **Date of Revision:**
Applicant: TENNESSEE VALLEY SURVEYING, INC.

PROPERTY INFORMATION

General Location: North side of Valley View Dr., east of Saylor Ct.
Other Parcel Info.:
Tax ID Number: 70 A B 020 **Jurisdiction:** City
Size of Tract: 1.265 acres
Accessibility: Access is via Valley View Dr., a minor collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: Detached residences on individual lots **Density:** 2.37 du/ac
Sector Plan: East City **Sector Plan Designation:** MDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This site is located in an area with a mix of residential development, a middle school and a public golf course.

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

Street: 3211 Valley View Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

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 development plan for up to 3 detached residential houses on individual lots subject to 4 conditions.

Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Obtaining approval of a final plat for the subdivision of the property into three lots as identified on the development plan.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments: The applicant is proposing to subdivide this 1.265 acre lot (with existing residence) into three lots with a detached residential house on each lot. The existing lot was subdivided back in 2001 from a larger tract that has been developed as Whittle Springs Park condominiums. Since the property is zoned RP-1 (Planned Residential), use-on-review approval is needed to create the additional two lots. The lots range in size from 16,088 to 20,740 square feet. Access to all three lots is to Valley View Dr.

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

- 1. The proposed detached residential units will have minimal impact on local services since all utilities are in place to serve this site.
- 2. This request will have minimal impact on schools and adjacent properties.

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

- 1. The proposed detached residential units are consistent with the following general standard for uses permitted on review: The proposal 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 since the three lots are all over a third of an acre in size. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas.
- 2. The plan meets all of the requirements of the Knoxville Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The East City Sector and One Year Plans propose medium density residential uses for this site. At a density of 2.37 du/ac, the proposed development is consistent with the adopted plans.
- 2. The site is located within the Urban Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 4/9/2009

Details of MPC action:
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Obtaining approval of a final plat for the subdivision of the property into three lots as identified on the development plan.
4. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan for up to 3 detached residential houses on individual lots subject to 4 conditions.

Date of MPC Approval: 4/9/2009

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: