CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 4-A-11-UR Related File Number: 4-SA-11-C

Application Filed: 2/28/2011 Date of Revision:

Applicant: SOUTHLAND GROUP, INC.



4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g

PROPERTY INFORMATION

General Location: Northeast side of Dry Gap Pike, northwest of Cunningham Rd.

Other Parcel Info.:

Tax ID Number: 47 155 Jurisdiction: County

Size of Tract: 8.5 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence

Surrounding Land Use:

Proposed Use: Detached Residential Subdivision Density:

Sector Plan: North County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 1720 Dry Gap Pike

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) Pending

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

4/21/2011 04:57 PM Page 1 of 3

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 35 detached dwellings on individual lots and reduce the

peripheral setback to 30' along the northern and southern property line as shown on the plan subject to

2 conditions.

Staff Recomm. (Full):

1. Obtaining approval from Knox County Commission for the rezoning of the property to PR (Planned

Residential) at a density up to 5 du/ac (3-B-11-RZ).

2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use

on Review within the PR zone.

Comments: EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND

THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.

2. The proposed detached residential subdivision at a density of 4.12 du/ac, is consistent in use and density with the requested rezoning of the property and existing residential development in the area.

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

1. The proposed detached residential subdivision, with the recommended conditions, meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.

2. 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 will not draw additional traffic through residential areas since access is to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan designates this property for low density residential use. The PR zoning recommended for approval by the Planning Commission allows consideration of a density up to 5 du/ac. The proposed subdivision at a density of 4.12 du/ac is consistent with the Sector Plan and proposed zoning designation.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

Action: Approved Meeting Date: 4/14/2011

Details of Action:1. Obtaining approval from Knox County Commission for the rezoning of the property to PR (Planned

Residential) at a density up to 5 du/ac (3-B-11-RZ).

2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use

on Review within the PR zone.

Summary of Action: APPROVE the development plan for up to 35 detached dwellings on individual lots and reduce the

peripheral setback to 30' along the northern and southern property line as shown on the plan subject to

2 conditions.

Date of Approval: 4/14/2011 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

4/21/2011 04:57 PM Page 2 of 3

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:Knox County Board of Zoning AppealsDate 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:

4/21/2011 04:57 PM Page 3 of 3