CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



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File Number:4-B-07-URRelated File Number:Application Filed:3/5/2007Date of Revision:Applicant:LARRY HOLT CONSTRUCTION

PROPERTY INFORMATION

General Location:	Northwest side of Kimberlin Heights Rd., southwest of Draeger Ln.	
Other Parcel Info .:		
Tax ID Number:	125 I A 14	Jurisdiction:
Size of Tract:	2.7 acres	
Accessibility:	Access is via Kimberlin Heights Rd., a collector street with a pavement width of 20' within a 40' wide right-of-way	

GENERAL LAND USE INFORMATION					
Existing Land Use:	Vacant land				
Surrounding Land Use:					
Proposed Use:	detached residential development		Density: 1.49 du/ac		
Sector Plan:	South County	Sector Plan Designation:	LDR (Low density residential)		
Growth Policy Plan:	Planned Growth Area				
Neighborhood Context:	Property in the area is zoned PC and CA commercial and A agricultural. The predominate use in the area are detached dwellings that have been constructed at rural densities.				

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

 Current Zoning:
 PR (Planned Residential)

 Former Zoning:
 Requested Zoning:

 Previous Requests:
 Extension of Zone:

 History of Zoning:
 The property was zoned PR (Planned Residential) @ 5 du/ac in December 2006

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:	Dan Kelly		
Staff Recomm. (Abbr.):	APPROVE the development plan to permit up to 4 detached dwellings on individual lots subject to 5 conditions		
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Zoning Ordinance No more that two driveway cuts on Kimberlin Heights Rd. to serve all 4 lots Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works Connection to sanitary sewer and meeting any other relevant requirement of The Knox County Health Dept. A revised site plan reflecting the conditions of approval must be submitted to MPC prior to issuance of any building permits With the conditions noted, this plan meets the requirements for approval in the PR zone and the other 		
	criteria for approval of a use on review.		
Comments:	The applicant is proposing to divide this 2.52 acre site into four lots and construct a detached dwelling on each lot. The site was zoned PR (Planned Residential) in December of 2006. The plan as proposed would permit four driveways to Kimberlin Heights Rd. Staff will recommend that no more than two driveways be construct to serve all four lots. The reduction of the number of driveways accessing this major collector street will lessen the potential traffic conflict points.		
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE		
	 All public utilities are available in the area to serve this site. The existing roads in the area will support the additional traffic that will be generated by this project The proposed development is compatible with the scale and intensity of the surrounding development and zoning pattern. 		
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE		
	 The proposal meets all requirements of the PR zoning district as well as the general criteria for approval of a use-on-review. The proposed development is consistent with the following general standards 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. The use will not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use. 		
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS		
	 The South County Sector Plan designates this site for low density residential use. The proposed dwellings are consistent with the PR (Planned Residential) zoning and sector plan designation. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 		
MPC Action:	Approved MPC Meeting Date: 4/12/2007		
Details of MPC action:	 Meeting all applicable requirements of the Knox County Zoning Ordinance No more that two driveway cuts on Kimberlin Heights Rd. to serve all 4 lots 		

	 Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works Connection to sanitary sewer and meeting any other relevant requirement of The Knox County Health Dept. A revised site plan reflecting the conditions of approval must be submitted to MPC prior to issuance of any building permits With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use on review. 					
Summary of MPC action:	APPROVE the development plan to permit up to 4 detached dwellings on individual lots subject to 5 conditions					
Date of MPC Approval:	4/12/2007	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":

Amendments:

Effective Date of Ordinance:

If "Other":

Amendments:

Date of Legislative Appeal: