CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



Density: 2.66 du/ac

File Number:	4-B-08-UR	Related File Number:	4-SB-08-C
Application Filed:	2/28/2008	Date of Revision:	
Applicant:	TIMBER OUTLETS INVESTMENTS, LLC		

PROPERTY INFORMATION

General Location: East of intersection of Reflection Bay Dr. and Mahogany Ln., southwest of Long Hollow Rd.

Other Parcel Info.:

 Tax ID Number:
 27 287, 287.03, PO 287.02 & OTHER: PART OF 027MD0 Jurisdiction: County

 Size of Tract:
 15.8 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:	Detached residential subdivision		
Sector Plan:	North County	Sector Plan Designation:	LDR
Growth Policy Plan:	Rural Area		

Neighborhood Context:

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

3424 Long Hollow Rd

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:

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 42 detached residential dwellings on individual lots subject to the following condition:		
Staff Recomm. (Full):	1. Meeting all applicable requirements of the Knox County Zoning Ordinance.		
	With the conditions noted, this plan meets the requirements within a PR zoning district for approval of a Concept Plan and a Use-on-Review.		
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.		
	The proposed detached residential subdivision is consistent in use and overall density with the zoning of the property and subdivision development in the area.		
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE		
	 The proposed detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions. 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 substantial traffic through residential areas. 		
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS		
	 The North County Sector Plan identifies this site for low density residential use. The PR zoning for the property will allow consideration of up to 2.1 du/ac. While this proposed unit of the subdivision, with a density of 2.68 du/ac, exceeds the zoning density, the overall density of 1.88 du/ac for the subdivision is consistent with the zoning designation and the Sector Plan. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 		
MPC Action:	Approved MPC Meeting Date: 4/10/2008		
Details of MPC action:	1. Meeting all applicable requirements of the Knox County Zoning Ordinance.		
	With the conditions noted, this plan meets the requirements within a PR zoning district for approval Concept Plan and a Use-on-Review.		
Summary of MPC action:	APPROVE the development plan for up to 42 detached residential dwellings on individual lots subject to the following condition:		
Date of MPC Approval:	4/10/2008Date 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":	lf "Other":
Amendments:	Amendments:
Date of Legislative Appeal:	Effective Date of Ordinance: