CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 4-D-05-UR Related File Number: 4-SC-05-C

Application Filed: 3/11/2005 **Date of Revision:**

Applicant: HARRY W. KOOGLER

Owner:



Suite 403 • City County Building 4 0 0 M ain 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: Southwest side of Tooles Bend Rd., southeast side of S. Northshore Dr.

Other Parcel Info.:

Tax ID Number: 145 37.01, 38 & 42 Jurisdiction: County

Size of Tract: 6.53 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Attached single-family subdivision Density: 3.98 du/ac

Sector Plan: Southwest County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 8804 S Northshore Dr

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:

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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: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for up to 26 attached single-family dwellings on individual lots subject

to 3 conditions.

Staff Recomm. (Full):

1. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.

2. Meeting all applicable requirements of the approved concept subdivision plan.

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

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: 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 all utilities are in place to serve this site.

- 2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning. Other subdivision development in the area has occurred under the PR zoning regulations.
- 3. Any school age children living in this development are presently zoned to attend Rocky Hill Elementary, West Valley Middle & Bearden High Schools.

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

- 1. The proposed attached single-family subdivision 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 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 additional traffic through residential areas.
- 3. The approved zoning density of this site is 1 4 dwellings per acre. The proposed 3.98 du/ac does not exceed the proposed zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential with a maximum density of 5 du/ac. The PR zoning approved for the site allows a density up to 4 du/ac. At a proposed density of 3.98 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.

MPC Action: Approved MPC Meeting Date: 5/12/2005

Details of MPC action:1. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.

- 2. Meeting all applicable requirements of the approved concept subdivision plan.
- 3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other

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criteria for approval of a Use-on-Review.

Summary of MPC action: APPROVE the development plan for up to 26 attached single-family dwellings on individual lots subject

to 3 conditions.

Date of MPC Approval: 5/12/2005 Date of Denial: Postponements: 4/14/2005

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:

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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