# **CASE SUMMARY**

# APPLICATION TYPE: USE ON REVIEW

File Number: 4-D-06-UR Related File Number:

**Application Filed:** 3/6/2006 **Date of Revision:** 

Applicant: M & M PARTNERS

Owner:



Suite 403 • City County Building 4 0 0 M a i n S t r e e t 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 Valley Hill Ln., northwest of Trent Ln.

Other Parcel Info.:

**Tax ID Number:** 143 E D 024 **Jurisdiction:** County

Size of Tract: 0.6 acre

Accessibility: Access is via Valley Hill Ln., a local street with 50' of right of way and 25' of pavement width.

#### GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

**Surrounding Land Use:** 

Proposed Use: Single family residence Density:

Sector Plan: Southwest County Sector Plan Designation: LDR / SLPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The subject property is located within Lovell Hills, a single family subdivision developed under PR

zoning.

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

Street: 643 Valley Hill Ln

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: Property was zoned PR in the late 1980's and the subdivision was developed in phases during the

1990's. MPC approved a use on review for two tennis courts to be constructed on this parcel on

2/12/04 (1-A-04-UR).

# PLAN INFORMATION (where applicable)

**Current Plan Category:** 

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**Requested Plan Category:** 

## 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: Michael Brusseau

Staff Recomm. (Abbr.): APPROVE the development plan for a single family dwelling on Lot 32, Lovell Hills, Unit 11, in the PR

zoning district.

Staff Recomm. (Full): The lot was originally approved for a single family dwelling and is more appropriate for a house than the

previously approved tennis courts.

**Comments:** The applicant is proposing to build a single family dwelling on this residential lot within Lovell Hills

Subdivision. The lot was originally approved for a single family dwelling in the 1990's, but was subsequently approved for two tennis courts in 2004 (1-A-04-UR). Use on review approval is required to change the most recent use on review approval for this lot only. This lot is the only one on Valley Hill

Ln. and one of only a few lots in Lovell Hills Subdivision yet to be developed with houses.

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

1. This proposal is consistent with the surrounding single family residential development in the Lovell Hills subdivision.

- 2. The lot is of similar size and has similar slope characteristics to other lots within the subdivision.
- 3. The proposed use is more compatible and consistent with surrounding development than the previously approved plan for tennis courts on the property. Staff had previously recommended denial of the tennis court proposal, but MPC voted to approve the request.

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

1. The proposed development is consistent with the general standards for uses permitted on review: The proposal is consistent with the policies of the General Plan, Sector Plan and other adopted plans. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the area where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential streets.

2. The proposal meets the intent of the PR zoning district in the Knox County Zoning Ordinance.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan proposes low density residential uses for this area, consistent with the proposal.

2. The site is located in the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy

Plan.

MPC Action: Approved MPC Meeting Date: 4/13/2006

**Details of MPC action:** The lot was originally approved for a single family dwelling and is more appropriate for a house than the

previously approved tennis courts.

Summary of MPC action: APPROVE the development plan for a single family dwelling on Lot 32, Lovell Hills, Unit 11, in the PR

zoning district.

Date of MPC Approval: 4/13/2006 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: 

Action Appealed?:

#### LEGISLATIVE ACTION AND DISPOSITION

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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:

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