

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
FAX • 215 • 2068
www.knoxmpc.org

File Number: 4-G-05-UR **Related File Number:**
Application Filed: 3/14/2005 **Date of Revision:**
Applicant: STEVE WINDSOR
Owner:

PROPERTY INFORMATION

General Location: Southeast side Mossy Point Way, northeast of Bayou Bend Way
Other Parcel Info.:
Tax ID Number: 162 L C 012 **Jurisdiction:** County
Size of Tract: 0.74 acre
Accessibility: Access is via Mossy Point Way, a private (joint permanent easement) street with a pavement width of 26' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Single family dwelling
Surrounding Land Use:
Proposed Use: Approval of one additional single family dwelling **Density:** 2.77 du/ac
Sector Plan: Southwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: Property in the area is zoned PR residential and A agricultural. Development consists of single family dwellings.

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

Street: 12216 Mossy Point Way
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 zoned PR (Planned Residential) @ 1-3 du/ac in 2000

PLAN INFORMATION (where applicable)

Current Plan Category:
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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for a detached single family dwelling on an individual lot as shown on the development plan subject to 3 conditions

- Staff Recomm. (Full):**
1. Meeting all applicable requirements of the Knox county Zoning Ordinance
 2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
 3. Meeting all requirements of the previously approved use on review 2-E-01-UR

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 approved development plan for Bayou Bend Subdivision limited the development to 30 detached single family dwellings on individual lots. The applicant is proposing to subdivide an existing lot in the development and build a single family dwelling on each of the lots. This would raise the number of developed lots in this development to 31. The applicant needs the approval of this use on review in order to build a dwelling on these newly created lots.

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

1. Public water and sewer utilities are in place to serve the site.
2. The proposal will have a minimal impact on the street and school systems.
3. The proposed single family dwellings are compatible with the scale and intensity of the surrounding development and zoning pattern.

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

1. The proposal meets all requirements of the PR zoning district.
2. The proposed single family dwelling is consistent with the general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the One Year Plan, 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 an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Southwest County Sector Plan propose low density residential uses for the site. Development of the site at 2.77 du/ac complies with the Sector Plan.

MPC Action: Approved

MPC Meeting Date: 4/14/2005

- Details of MPC action:**
1. Meeting all applicable requirements of the Knox county Zoning Ordinance
 2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.
 3. Meeting all requirements of the previously approved use on review 2-E-01-UR

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 request for a detached single family dwelling on an individual lot as shown on the development plan subject to 3 conditions

Date of MPC Approval: 4/14/2005

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: