CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: Application Filed:	4-H-05-UR	Related File Number:	COMMISSIO
Application Filed:		Related File Number:	4-SF-05-C TENNESSE
	3/14/2005	Date of Revision:	Suite 403 • City County Build 4 0 0 Main Stre
Applicant:	HEARTLAND DEVELOPMENT, LLC		Knoxville, Tennessee 379 8 6 5 • 2 1 5 • 2 5 0
Owner:			FAX•215•206 www•knoxmpc•o
PROPERTY IN	FORMATION		
General Location:		of Highland View Rd., southwest o	of Simpson Rd.
Other Parcel Info.			
Tax ID Number:	150 017		Jurisdiction: County
Size of Tract:	124.68 acres		
Accessibility:			
GENERAL LAN	ID USE INFORMATIO	DN	
Existing Land Use	:		
Surrounding Land	Use:		
Proposed Use:	Detached single	e-family subdivision	Density: 0.95 du/ac
Sector Plan:	South County	Sector Plan Designation	n:
Growth Policy Pla	n: Rural Area		
Neighborhood Co	ntext:		
ADDRESS/RIG	HT-OF-WAY INFORM	ATION (where applicable	•)
Street:	Highland View [Dr	
Location:			
Proposed Street N	lame:		
Department-Utility	Report:		
Reason:			
ZONING INFO	RMATION (where app	licable)	
Current Zoning:	PR (Planned R	esidential) Pending	
Former Zoning:			
Requested Zoning	;		
Previous Request	S:		
Extension of Zone	:		
History of Zoning			
PLAN INFORM	ATION (where applic	eable)	
Current Dian Cata	gory:		
Current Plan Cate			

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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 115 detached single family dwellings on individual lots subject to 3 conditions.
Staff Recomm. (Full):	 Approval of the rezoning request (3-L-05-RZ) by the Knox County Commission to PR (Planned Residential) at an appropriate density to accommodate this development. Meeting all applicable requirements of the approved Concept Subdivision plan. 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
	 The proposed subdivision will have minimal impact on local services since utilities are in place to serve this site. The site will be served by subsurface sewage disposal systems. Upon review of the traffic study, it has been determined by MPC and Knox County Department of Engineering and Public Works Staff that there is adequate capacity on the existing roadway to handle the projected traffic and off-site traffic improvements will not be required.
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE
	 With the stated conditions, the proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance. 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 since the subdivision has direct access to a major collector street.
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
	1. The South County Sector Plan identifies this property as an agricultural/rural residential area. The site is located in the Rural Area of the Growth Policy Plan. The PR zoning recommended for approval for this site will allow a density up to 1 du/ac. With a proposed density of 0.95 du/ac, the proposed subdivision is consistent with the Sector Plan, Growth Policy Plan and recommended rezoning.
MPC Action:	Approved MPC Meeting Date: 4/14/2005
Details of MPC action:	 Approval of the rezoning request (3-L-05-RZ) by the Knox County Commission to PR (Planned Residential) at an appropriate density to accommodate this development. Meeting all applicable requirements of the approved Concept Subdivision plan. 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
Summary of MPC action:	APPROVE the development plan for up to 115 detached single family dwellings on individual lots 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:	
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: