## **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 4-H-07-UR Related File Number: 4-SE-07-C

**Application Filed:** 3/5/2007 **Date of Revision:** 

Applicant: THE LIVERY DEVELOPMENT COMPANY



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### PROPERTY INFORMATION

**General Location:** Northeast side of Harvey Rd., north of Choto Rd.

Other Parcel Info.:

**Tax ID Number:** 162 43, 44, 44.01, 44.02 & 45 **Jurisdiction:** County

Size of Tract: 21 acres

Accessibility:

### GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Detached residential subdivision Density: 1.67 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: 1220 Harvey Rd

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### **ZONING INFORMATION (where applicable)**

Current Zoning: PR (Planned Residential) & PR (Planned Residential) pending

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:

No. of Lots Approved: 0 No. of Lots Proposed:

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 56 detached dwellings on individual lots subject to 1

condition.

1. Meeting all applicable requirements of the Knox County Zoning Ordinance. Staff Recomm. (Full):

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-

on-Review.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND Comments:

THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.

2. The proposed detached residential subdivision at a density of 2.68 du/ac, is consistent in use and density (up to 3 du/ac) with the approved zoning. Other subdivision development in the area has occurred under the PR zoning with maximum density ranges from 2 du/ac to 3.02 du/ac.

3. While the overall density of the subdivision is 2.68 du/ac the applicant has laid out the subdivision so that the smaller lots adjoin the higher density lots to the north and the larger lots adjoin the lower density developments to the east and south.

3. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediate, Middle and High Schools.

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

- 1. The proposed detached residential subdivision meets the standards for development within the 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. With direct access to a collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential use. The approved PR zoning for the site would allow a density up to 3 du/ac. At a proposed density of 2.68 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

MPC Action: Approved MPC Meeting Date: 6/14/2007

**Details of MPC action:** 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-

on-Review.

**Summary of MPC action:** APPROVE the development plan for up to 56 detached dwellings on individual lots subject to 1

condition.

6/14/2007 Date of Denial: Date of MPC Approval: Postponements: 4/12/2007

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Date of Withdrawal:	Withdrawn prior to publication?: $\square$	Action Appealed?:
Date of Withdrawal.	withdrawn prior to publications.	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:

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