CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 4-I-04-UR Related File Number: 4-SF-04-C

Application Filed: 3/11/2004 Date of Revision:

Applicant: FOREST BROOK DEVELOPMENT, LLC

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: South side of W. Governor John Sevier Hwy., east side of Coatney Rd.

Other Parcel Info.:

Tax ID Number: 136 120 Jurisdiction: County

Size of Tract: 14.65 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Attached single family subdivision Density:

Sector Plan: South County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: 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:

Surveyor:

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

Variances Requested:

S/D Name Change:

Comments:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the plan for up to 58 attached single family dwellings on individual lots, subject to 3

conditions

Staff Recomm. (Full):

1. Meeting all applicable requirements of the approved Concept Subdivision plan (4-SF-04-C).

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

3. Final approval by Knox County Commission of the pending rezoning request to PR at 1 to 4 du/ac (2-

K-04-RZ).

The applicant is proposing to develop a 58-unit attached single family condominium development. The proposed density is 3.95 du/ac, within the limits of the approved PR density of 1 to 4 du/ac that was approved by MPC on 3/11/2004 (2-K-04-RZ). This rezoning is still pending final approval from the Knox County Commission and the item is on their April 19, 2004 agenda. The site is located on the south side of W. Gov. John Sevier Hwy and the east side of Coatney Rd. South Doyle High School is located approximately 3 tenths of a mile to the south of the subject property. Since the development is located within the one mile parental responsibility zone of South Doyle High School, sidewalks are required within the development. Sidewalks are shown on one side of the interior street of the development.

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

- 1. The proposed subdivision will have minimal impact on local services since all utilities are in the immediate area. Sanitary sewer will have to be extended from the south, near the high school.
- 2. The proposed development is consistent in use and density with the zoning of the property.

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 the PR (Planned Residential) Zone and all other requirements of the Knox County 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 recommended density of this site is 1 to 4 dwelling units per acre. The proposed 3.95 du/ac is within the permitted PR zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The South County Sector Plan proposes low density residential uses for this site which allows consideration of up to 5 du/ac, consistent with this proposal.
- 2. The site is located within the Planned Growth Area of the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC's approval or denial of the concept plan is final, unless the action is appealed to Knox County Chancery Court. The use on review may be appealed to the Knox County Board of Zoning and Appeals (BZA) within 30 days. The date of the BZA appeal hearing will depend on when the appeal application is filed.

MPC Action: Approved MPC Meeting Date: 4/8/2004

Details of MPC action:1. Meeting all applicable requirements of the approved Concept Subdivision plan (4-SF-04-C).
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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3. Final approval by Knox County Commission of the pending rezoning request to PR at 1 to 4 du/ac (2-

K-04-RZ).

Summary of MPC action: APPROVE the plan for up to 58 attached single family dwellings on individual lots, subject to 3

conditions:

Date of MPC Approval:4/8/2004Date 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:

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