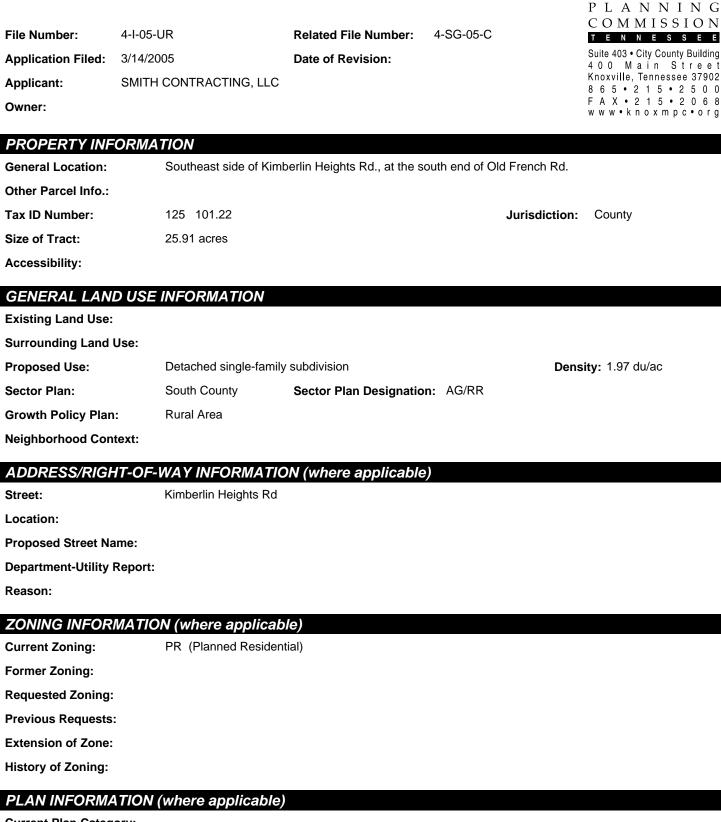
CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



Current Plan Category:

Requested Plan Category:

KNOXVILLE·KNOX COUNTY

METROPOLITAN

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	CACTION AND DISP	OSITION	
Planner In Charge:	Tom Brechko			
Staff Recomm. (Abbr.):	APPROVE the development plan for up to 51 detached single family dwellings on individual lots subject to 2 conditions.			
Staff Recomm. (Full):	 Meeting all applicable requirements of the approved Concept Subdivision plan. Meeting all applicable requirements of the Knox County Zoning Ordinance. 			
	With the conditions criteria for approval		quirements for approval in the PR zone and the other	
Comments:	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE			
	serve this site. 2. The proposed de		npact on local services since all utilities are in place to sion is consistent in use and density with the approved	
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE			
	development within Ordinance. 2. The proposed su The proposed devel Sector Plan. The us use is compatible wi significantly injure th residential areas sin	a PR (Planned Residential) 2 ubdivision is consistent with the lopment is consistent with the se is in harmony with the gen ith the character of the neigh ne value of adjacent property nee the subdivision has direct ensity of this site is 1- 2 du/action	ched single-family subdivision meets the standards for Zone and all other requirements of the Zoning the general standards for uses permitted on review: a adopted plans and policies of the General Plan and teral purpose and intent of the Zoning Ordinance. The borhood where it is proposed. The use will not . The use will not draw additional traffic through access to a major collector street. . The proposed density of 1.97 du/ac is within the	
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The South County Sector Plan identifies this property as agricultural/rural residential. When the			
	property was rezoned in 2000, the Sector Plan designated the property as low density residential at a density of 1-3 du/ac. The site is located in the Rural Area of the Growth Policy Plan. The PR zoning approved for this site will allow a density up to 2 du/ac.			
MPC Action:	Approved		MPC Meeting Date: 4/14/2005	
Details of MPC action:	 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 51 detached single family dwellings on individual lots subject to 2 conditions.			
Date of MPC Approval:	4/14/2005	Date of Denial:	Postponements:	

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 Appea	:	Effective Date of Ordinance:	