# **CASE SUMMARY**

APPLICATION TYPE: USE ON REVIEW

File Number: 4-J-03-UR Related File Number: 4-SF-03-C

Application Filed: 3/10/2003 Date of Revision:

Applicant: EAGLE BEND REALTY

Owner:



4 0 0 M ain Street 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 Yarnell Rd., east of Carmichael Rd.

Other Parcel Info.:

Tax ID Number: 117 103 & PART OF PARCEL 97 & OTHER: 118, PARCE Jurisdiction: County

Size of Tract: 26 acres

Accessibility:

## GENERAL LAND USE INFORMATION

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Detached Single-family Subdivision Density: 2.85 du/ac

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area & Rural Area

**Neighborhood Context:** 

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

Street: Yarnell 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:** 

1/31/2007 12:55 PM Page 1 of 3

## 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 74 detached single family dwellings on individual lots subject

to 3 conditions

Staff Recomm. (Full):

1. Approval of the sector plan amendment and rezoning of tax parcel 117 097 to PR (Planned

Residential) at a density of 1 -3 du/ac by the Knox County Commission (3-L-03-RZ & 3-B-03-SP).

2. Meeting all applicable requirements of the approved concept subdivision plan.

3. 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.

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

THE COMMUNITY AS A WHOLE

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

- 2. The proposed detached single-family subdivision is consistent in use and density with the recent rezonings. Other subdivision development in the area has occurred under the A (Agricultural) Zoning District
- 3. Access to this project will be limited to Yarnell Rd. via the internal road system of the project.

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

- 1. 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.
- 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 permitted zoning density of this site is 1 4 dwellings per acre for 20 acres and recommended at 1 3 dwellings per acre for the remaining six acres. The proposal meets the permitted and proposed zoning densities.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan as amended identifies the majority of this property as low density residential with a maximum density of 5 du/ac. The PR zoning approved for that area allows a density up to 4 du/ac. The proposed amendment before Knox County Commission would allow a density of 1 - 3 du/ac. At a proposed density of 2.85 du/ac, the proposed subdivision is consistent with the Sector Plan and approved zoning density and the proposed amendments.

MPC Action: Approved MPC Meeting Date: 4/10/2003

Details of MPC action:

1. Approval of the sector plan amendment and rezoning of tax parcel 117 097 to PR (Planned Residential) at a density of 1 -3 du/ac by the Knox County Commission (3-L-03-RZ & 3-B-03-SP).

- 2. Meeting all applicable requirements of the approved concept subdivision plan.
- 3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

1/31/2007 12:55 PM Page 2 of 3

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 74 detached single family dwellings on individual lots subject

to 3 conditions

Date of MPC Approval:4/10/2003Date of Denial:Postponements:Date of Withdrawal:Withdrawn prior to publication?: ☐ Action Appealed?:

# LEGISLATIVE ACTION AND DISPOSITION

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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:

1/31/2007 12:55 PM Page 3 of 3