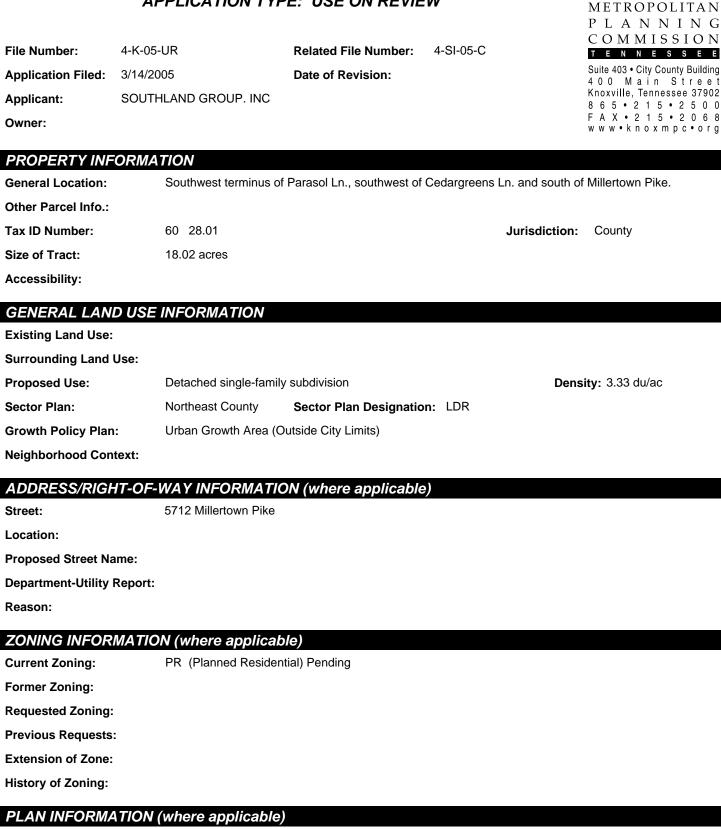
## CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**Current Plan Category:** 

**Requested Plan Category:** 

KNOXVILLE·KNOX COUNTY

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

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

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 59 detached single family dwellings on individual lots and reduce the peripheral setback from 35' to 15' along the property boundary that adjoins the platted units of Meadows of Millertown, subject to 3 conditions.			
Staff Recomm. (Full):	<ol> <li>Approval of the rezoning request (3-Q-05-RZ) by the Knox County Commission to PR (Planned Residential) at an appropriate density to accommodate this development.</li> <li>Meeting all applicable requirements of the approved Concept Subdivision plan.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ol>			
	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			
	1. The proposed subdivision will have minimal impact on local services since all utilities are in place to			
	serve this site. 2. 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.			
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE			
	<ol> <li>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.</li> </ol>			
	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 since the subdivision has direct access to a major collector street.			
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS			
	1. The Northeast County Sector Plan identifies this property as low density residential. The site is located in the Urban Growth Area of the Growth Policy Plan. The PR zoning recommended for approval for this site will allow a density up to 5 du/ac. At a proposed density of 3.27 du/ac, the proposed subdivision is consistent with the Sector Plan, Growth Policy Plan and proposed rezoning.			
MPC Action:	Approved MPC Meeting Date: 4/14/2005			
Details of MPC action:	<ol> <li>Approval of the rezoning request (3-Q-05-RZ) by the Knox County Commission to PR (Planned Residential) at an appropriate density to accommodate this development.</li> <li>Meeting all applicable requirements of the approved Concept Subdivision plan.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ol>			
	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 59 detached single family dwellings on individual lots and reduce the peripheral setback from 35' to 15' along the property boundary that adjoins the platted units of Meadows of Millertown, 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:	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":	If "Other":		
Amendments:		Amendments:			
Date of Legislative Appeal	:	Effective Date o	f Ordinance:		