CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 4-L-06-UR Related File Number: 11-SE-05-C

Application Filed: 3/13/2006 Date of Revision:

Applicant: S & E PROPERTIES

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: East side of N. Campbell Station Rd., south of Yarnell Rd., north of Black Rd.

Other Parcel Info.:

Tax ID Number: 130 16 & 17.01 Jurisdiction: County

Size of Tract: 46.4 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached Single-family Subdivision Density: 2.97 du/ac

Sector Plan: Northwest County Sector Plan Designation: AG/RR & STPA

Growth Policy Plan: Rural Area

Neighborhood Context:

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

Street: 11726 Yarnell Rd

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:

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 132 detached single-family dwellings on individual lots

subject to 2 conditions.

Staff Recomm. (Full):

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

2. 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 use on

review in the PR zoning district.

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

THE COMMUNITY AS A WHOLE

1. A letter was provided from West Knox Utility District identifying that water and sanitary sewer service may be provided to this site.

- 2. The proposed detached single-family subdivision at a density of 2.84 du/ac, is consistent in use and density with the approved rezoning of the property.
- 3. The revised traffic impact study concluded that no major negative traffic volume related impacts will result from the proposed subdivision. It was also determined that no separate turn lanes will be warranted based on anticipated peak hour traffic conditions.
- 4. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary and Karns Middle and High Schools.

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 with the recommended conditions.
- 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to an arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan as amended by Knox County Commission designates this property for low density residential use with stream protection and slope protection areas. The PR zoning approved by the Knox County Commission allows consideration of a density up to 3 du/ac. The proposed subdivision at a density of 2.84 du/ac is consistent with the Sector Plan and zoning designation.
- 2. The area designated on the Sector Plan for slope protection is located on the south side of Hickory Creek and will not be impacted by the subdivision. The stream protection areas designated on the Sector Plan are protected by Knox County regulations that include stream buffers and no fill zones. All lots have building sites outside of these protected areas.
- 3. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved MPC Meeting Date: 5/11/2006

Details of MPC action:1. Meeting all applicable requirements of the approved concept subdivision plan.

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2. 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 use on

review in the PR zoning district.

Summary of MPC action: APPROVE the development plan for up to 132 detached single-family dwellings on individual lots

subject to 2 conditions.

Date of MPC Approval: 5/11/2006 Date of Denial: Postponements: 4/13/2006

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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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