## **CASE SUMMARY**

APPLICATION TYPE: SUBDIVISION

CONCEPT PLAN

File Number:4-SA-07-CApplication Filed:3/1/2007Applicant:TODD GARRETT

Related File Number: Date of Revision: METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 FAX • 2 1 5 • 2 0 6 8

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KNOXVILLE·KNOX COUNTY

#### PROPERTY INFORMATION

General Location:	Southeast side of Meredith Rd., northeast side of Hannahs Park Ln.		
Other Parcel Info.:			
Tax ID Number:	67 P G 019	Jurisdiction:	County
Size of Tract:	0.7 acre		
Accessibility:	Access is via Meredith Rd., a local street with a pavement width of 18' within a 40' right-of-way.		

GENERAL LAND USE INFORMATION					
Existing Land Use:	Developed subdivisio	n			
Surrounding Land Use:	Property in the area is zoned PR and RA residential and A agricultural. Development in the area consists of single family dwellings.				
Proposed Use:	Detached dwelling		Density: 1.96 du/ac		
Sector Plan:	Northwest County	Sector Plan Designation:			
Growth Policy Plan:	Planned Growth Area	a			
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)

Former Zoning:

**Requested Zoning:** 

Previous Requests:

Extension of Zone:

History of Zoning:

#### PLAN INFORMATION (where applicable)

Current Plan Category:

**Requested Plan Category:** 

#### SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Hannahs Park

None

No. of Lots Proposed: 1 No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

### OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

	MP	C ACTION AND DISPOSITIO	V		
Planner In Charge:	Dan Kelly				
Staff Recomm. (Abbr.):	APPROVE the concept plan subject to 4 conditions				
Staff Recomm. (Full):	<ol> <li>Place a note or street system only</li> <li>Meeting all other</li> <li>A final plat base</li> </ol>	er requirements of the previously approve	67PG019) will have access from the internal		
Comments:	Based on the prev 19 lots. A conditio internal street. Du requesting that the	iously approved concept plan 6-SG-04-C n of that concept plan was that all lots we e to the location of a small stream and th	plan 6-SG-04-C, the applicant divided this 9.7 acre site into as that all lots would be required to have access to the all stream and the detention basin, the applicant is now lowed to connect to Meredith Rd. The proposed driveway		
	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE				
	<ol> <li>The proposed subdivision will have minimal impact on local services since water and sewer utilities are in place to serve this site.</li> <li>The proposed subdivision is consistent in use and density with the recent rezoning recommendation.</li> </ol>				
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE				
	requirements of th 2. The proposed The proposed dev Sector Plan. The use is compatible	<ol> <li>The proposed subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.</li> <li>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.</li> </ol>			
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS				
	density residential a proposed density	posed development is consistent with the Northwest County Sector Plan proposal of low idential uses. The PR zoning recommended for this site will allow a density up to 3 du/ac. At I density of 1.96 du/ac, the proposed subdivision is consistent with the Sector Plan and ded zoning density.			
MPC Action:	Approved		MPC Meeting Date: 4/12/2007		
Details of MPC action:					
Summary of MPC action:	APPROVE the concept plan subject to 4 conditions				
Date of MPC Approval:	4/12/2007	Date of Denial:	Postponements:		
Date of Withdrawal:		Withdrawn prior to publication?:	Action Appealed?:		

### LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:Knox County Chancery CourtDate 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: