# CASE SUMMARY

## APPLICATION TYPE: USE ON REVIEW

File Number:	4-T-05-UR	Related File Number	: 4-SP-05-C		COMMISSION TENNESSEE
Application Filed:	3/14/2005	Date of Revision:			Suite 403 • City County Building 4 0 0 Main Street
Applicant:	BENCHMARK ASSOCIATES, INC.         Knoxville, Tennessee 37902           8 6 5 • 2 1 5 • 2 5 0 0				
Owner:					F A X • 2 1 5 • 2 0 6 8 w w w • k n o x m p c • o r g
PROPERTY INF					
General Location:		e of Nubbin Ridge Rd., northeas	t of Wildtree Ln.		
Other Parcel Info.:					
Tax ID Number:	133 65, 66, 67 & 68.01		Jurisdiction:	County	
Size of Tract:	21.33 acres			ý	
Accessibility:					
	D USE INFORMAT				
Existing Land Use:		ION I			
Surrounding Land					
Proposed Use:		le-family subdivision		Dens	sity: 2.67 du/ac
Sector Plan:	Southwest Co	-	tion: LDR		
Growth Policy Plar	Planned Grow	th Area			
Neighborhood Con	itext:				
		MATION (where applical	blo)		
Street:	8300 Nubbin F		ole)		
Location:					
Proposed Street Na	ame:				
Department-Utility					
Reason:					
701110 11505					
	MATION (where ap	Residential) Pending			
Current Zoning: Former Zoning:	FR (FIDINED	nesiderillar) r eriulliy			
Requested Zoning:					
Previous Requests					
i levious ivequests	•				

Extension of Zone:

**History of Zoning:** 

#### PLAN INFORMATION (where applicable)

Current Plan Category:

**Requested Plan Category:** 



### 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 55 detached single family dwellings on individual lots and a reduction of the peripheral setback from 35' to 25' along the property boundary that adjoins the PR zoning to the southeast, subject to 3 conditions.	
Staff Recomm. (Full):	<ol> <li>Approval of the rezoning request (4-W-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	
	<ol> <li>The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.</li> <li>The proposed detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.</li> </ol>	
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE	
	<ol> <li>With the stated conditions and approval of the rezoning request for Parcels 67 and 68.01, 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> <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 since the subdivision has direct access to a major collector street.</li> </ol>	
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS	
	1. The Southwest County Sector Plan identifies this property as low density residential. The site is located in the Planned Growth Area of the Growth Policy Plan. The PR zoning approved and requested for this site will allow a density up to 4 du/ac. With a proposed density of 2.71 du/ac, the proposed subdivision is consistent with the Sector Plan, Growth Policy Plan.	
MPC Action:	Approved MPC Meeting Date: 4/14/2005	
Details of MPC action:	<ol> <li>Approval of the rezoning request (4-W-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 55 detached single family dwellings on individual lots and a reduction of the peripheral setback from 35' to 25' along the property boundary that adjoins the PR	

zoning to the southeast, subject to 3 conditions. 4/14/2005 Date of MPC Approval: Date of Denial: **Postponements:** Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?: LEGISLATIVE ACTION AND DISPOSITION Knox County Board of Zoning Appeals Legislative Body: Date of Legislative Action: Date of Legislative Action, Second Reading: **Ordinance Number: Other Ordinance Number References: Disposition of Case, Second Reading: Disposition of Case:** If "Other": If "Other": Amendments: Amendments:

**Effective Date of Ordinance:** 

1/31/2007 01:03 PM

Date of Legislative Appeal: