# **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 5-C-06-UR Related File Number: 5-SA-06-C

**Application Filed:** 4/10/2006 **Date of Revision:** 

Applicant: MPM DEVELOPMENT

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 Dry Gap Pike, north of Haynes Sterchi Rd.

Other Parcel Info.:

**Tax ID Number:** 57 125.36 & 125.37 **Jurisdiction:** City

Size of Tract: 11.73 acres

Accessibility:

## **GENERAL LAND USE INFORMATION**

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Two-family dwelling subdivision Density: 2.39 du/ac

Sector Plan: North City Sector Plan Designation: LDR & SLPA

Growth Policy Plan: Urban Growth Area (Inside City Limits)

**Neighborhood Context:** 

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

Street: 810 Dry Gap Pike

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### **ZONING INFORMATION (where applicable)**

Current Zoning: RP-1 (Planned Residential)

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 14 two-family dwellings (28 dwelling units) 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 Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan and a use on

review in the RP-1 zoning district.

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

THE COMMUNITY AS A WHOLE

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

2. The proposed two-family dwelling subdivision is consistent in use and density with the zoning designation for the property.

3. Any school age children living in this development are presently zoned to attend Sterchi Elementary. Gresham Middle & Central High Schools.

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

1. With the stated conditions, the proposed two-family dwelling subdivision meets the standards for development within a RP-1 (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 since the subdivision has direct access to a major and minor collector streets.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North City Sector Plan and One Year Plan identify this property for low density residential use. The RP-1 zoning approved for this site will allow a density up to 6 du/ac. With a proposed density of 2.39 du/ac, the proposed subdivision is consistent with the One Year Plan and Sector Plan.

2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

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

2. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a concept plan and a use on review in the RP-1 zoning district.

APPROVE the development plan for up to 14 two-family dwellings (28 dwelling units) on individual lots **Summary of MPC action:** 

subject to 2 conditions.

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

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Date of Withdrawal:	Withdrawn prior to publication?:   Action Appealed?:	
LEGISLATIVE ACTION AND DISPOSITION		
Legislative Body:	Knoxville City Council	
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:** 

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