CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 5-D-06-UR Related File Number: 5-SB-06-C

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

Applicant: M & M PARTNERS

Owner:



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 www•knoxmpc•org

PROPERTY INFORMATION

General Location: Northeast side of N. Campbell Station Rd., east side of Black Rd.

Other Parcel Info.:

Tax ID Number: 130 61.02 Jurisdiction: County

Size of Tract: 10.62 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached single-family subdivision Density: 3.11 du/ac

Sector Plan: Northwest County Sector Plan Designation: LDR Pending

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

Neighborhood Context:

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

Street: 11936 Black 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 33 attached single-family dwellings on individual lots subject

to 3 conditions.

Staff Recomm. (Full):

1. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits, or posting a bond with the Knox County Department of Engineering and Public Works,

to guarantee such installation.

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

3. 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

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 attached single-family subdivision at a density of 3.11 du/ac, is consistent in use and density with the approved rezoning of the property.

3. Any school age children living in this development are presently zoned to attend Farragut Elementary, Intermediate, Middle and High Schools.

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

- 1. The proposed attached 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. The PR zoning approved by the Knox County Commission allows consideration of a density up to 4 du/ac. The proposed subdivision at a density of 3.11 du/ac is consistent with the Sector Plan and zoning designation.

2. The site is located within the Urban Growth 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. Installing all landscaping, as shown on the development plan, within six months of issuance of building permits, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.

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

3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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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 33 attached single-family dwellings on individual lots subject

to 3 conditions.

Date of MPC Approval:5/11/2006Date 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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