CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 5-E-07-UR Related File Number: 5-SE-07-C

Application Filed: 3/30/2007 Date of Revision:

Applicant: LAKECOVE PROPERTIES, LLC



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: Southeast of S. Northshore Dr., northeast side of Choto Rd.

Other Parcel Info.:

Tax ID Number: 162 58.01, 58.09, 58.10 & OTHER: 60.01 AND 62.02 **Jurisdiction:** County

Size of Tract: 28.14 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached residential subdivision Density: 1.99 du/ac

Sector Plan: Southwest County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: S Northshore Dr

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) and PR Pending & F (Floodway)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

5/16/2007 05:24 PM Page 1 of 3

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 55 detached dwellings on individual lots subject to 2

conditions.

Staff Recomm. (Full):

1. Approval by Knox County Commission of the rezoning to PR (Planned Residential) at a density up to

3 du/ac for tax parcel 58.09 (4-G-07-RZ).

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 a Use-

on-Review.

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

THE COMMUNITY AS A WHOLE

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.

2. The proposed detached residential subdivision at a density of 1.99 du/ac, is consistent in use and density (up to 3 du/ac) with the approved and recommended zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.

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

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

1. The proposed detached residential subdivision meets the standards for development within the PR (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. With direct access to a collector street, the proposed subdivision will not draw additional traffic through residential neighborhoods.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential uses and stream protection area. The approved and recommended PR zoning for the site would allow a density up to 3 du/ac. At a proposed density of 1.99 du/ac, the proposed subdivision 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: 5/10/2007

Details of MPC action:1. Approval by Knox County Commission of the rezoning to PR (Planned Residential) at a density up to 3 du/ac for tax parcel 58.09 (4-G-07-RZ).

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 a Use-

on-Review.

Summary of MPC action: APPROVE the development plan for up to 55 detached dwellings on individual lots subject to 2

conditions.

5/16/2007 05:24 PM Page 2 of 3

Date of MPC Approval:	5/10/2007	Date 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 Legi	islative Action, Second Reading:
Ordinance Number:		Other Ordina	nance Number References:
Disposition of Case:		Disposition	of Case, Second Reading:
If "Other":		If "Other":	
Amendments:		Amendment	ts:

Effective Date of Ordinance:

Date of Legislative Appeal:

5/16/2007 05:24 PM Page 3 of 3