CASE SUMMARY APPLICATION TYPE: USE ON REVIEW			KNOXVILLE-KNOX COUNTY METROPOLITAN P L A N N I N G C O M M I S S I O N
File Number: Application Filed:	5-E-10-UR 3/29/2010	Related File Number: 5-SB-10-C Date of Revision:	TENNESSEE Suite 403 • City County Building 400 Main Street
Applicant:	THE ORCHARD AT KN	OXVILLE II	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 INF	ORMATION		
General Location:	South side of C	herokee Trail, west of Edington Rd.	
Other Parcel Info.:			
Tax ID Number:	108 006	Ju	risdiction: County
Size of Tract:	6.88 acres		
Accessibility:			
GENERAL LAN	D USE INFORMATIO	DN	
Existing Land Use:	:		
Surrounding Land	Use:		
Proposed Use:	Detached Resid	dential Subdivision	Density: 2.76 du/ac
Sector Plan:	South County	Sector Plan Designation: LDR & SLPA	
Growth Policy Plar	: Urban Growth A	Area (Outside City Limits)	
Neighborhood Con	itext:		
ADDRESS/RIG	HT-OF-WAY INFORM	MATION (where applicable)	
Street:	Cherokee Trl		
Location:			
Proposed Street Na	ame:		
Department-Utility	Report:		
Reason:			
ZONING INFOR	MATION (where app	olicable)	
Current Zoning:	PR (Planned R		
Former Zoning:			
Requested Zoning:	:		
Previous Requests	:		
Extension of Zone:	:		
History of Zoning:			
PLAN INFORM	ATION (where applic	cable)	

Current Plan Category:

Requested Plan Category:

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 19 residential dwelling units on individual lots with a maximum of 76 bedrooms for the development subject to 2 conditions		
Staff Recomm. (Full):	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Installing all landscaping as shown on the approved landscape plan within six months of issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation. The proposed landscape materials shall not interfere with the required sight distances along Cherokee Trail. 		
	With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use on Review within a PR (Planned Residential) district.		
Comments:	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE		
	 Public water and sewer utilities are available to serve the site. As a proposed student housing development there will be minimal impact on the public school system. The recent installation of a traffic signal at the intersection of Cherokee Trail and the entrance road 		
	to the Hospital should reduce the impact of this proposed development.		
	ZONING ORDINANCE		
	 With the recommended conditions, the proposed subdivision meets all requirements of the PR zoning as well as the general criteria for approval of a use on review. The proposed development is consistent with the following general standards for uses permitted on review: The proposal 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 substantial additional traffic through residential areas since the development is located on a collector street. No surrounding land uses will pose a hazard or create and unsuitable environment for the proposed use. 		
	CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS		
	 The South County Sector Plan proposes medium density residential uses for the site and slope protection. The development as proposed complies with the Sector Plan and the current zoning of the site (PR at up to 6 du/ac). The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map. 		
Action:	Approved Meeting Date: 5/13/2010		
Details of Action:	 Meeting all applicable requirements of the Knox County Zoning Ordinance. Installing all landscaping as shown on the approved landscape plan within six months of issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee installation. The proposed landscape materials shall not interfere with the required sight distances along Cherokee Trail. 		
	With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use on Review within a PR (Planned Residential) district.		

Summary of Action:	APPROVE the development plan for up to 19 residential dwelling units on individual lots with a maximum of 76 bedrooms for the development subject to 2 conditions					
Date of Approval:	5/13/2010	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 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:	