CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

$\underset{\text{metropolitan}}{\text{Metropolitan}}$
METROPOLITAN
PLANNING
C O M M I S S I O N
TENNESSEE
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

KNOXVILLE·KNOX COUNTY

File Number:	5-G-04-UR
Application Filed:	4/12/2004
A	

Related File Number:

Date of Revision:

5-SB-04-C

EAGLE BEND REALTY, LLC Applicant:

Owner:

PROPERTY INFORMATION

General Location: South side of Pine Grove Rd., west of Strawberry Plains Pike

Other Parcel Info.:

Tax ID Number: 84 37.01 Size of Tract: 24.02 acres

Jurisdiction: County

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:	Detached Single-family Subdivision		
Sector Plan:	East County	Sector Plan Designation:	
Growth Policy Plan:	Urban Growth Area (Outside City Limits)		

Density: 3.04 du/ac

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable) 7016 Pine Grove Rd

Location:

Street:

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:

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 73 detached single family dwellings on individual lots subject to 3 conditions.
Staff Recomm. (Full):	 Approval of the PR zoning at a density of 1 - 8 du/ac by Knox County Commission (4-L-04-RZ). Meeting all applicable requirements of the approved concept subdivision plan. Meeting all applicable requirements of the Knox County Zoning Ordinance.
	With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of 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 water and sewer utilities are in place to serve this site. 2. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning recommendation. 3. Pine Grove Rd. has adequate pavement width for development of this site which is in close proximity to Strawberry Plains Pike and its interchange with I-40.
	 CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE 1. The proposed detached single-family subdivision meets the standards for development within a PR 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.
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS 1. The East County Sector Plan identifies this property as mixed uses. The PR zoning recommended for this site will allow a density up to 8 du/ac. At a proposed density of 3.04 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning density.
	MPC's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court.
	MPC's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the appeal hearing will depend on when the appeal application is filed.
MPC Action:	Approved MPC Meeting Date: 5/13/2004
Details of MPC action:	 Approval of the PR zoning at a density of 1 - 8 du/ac by Knox County Commission (4-L-04-RZ). Meeting all applicable requirements of the approved concept subdivision plan. Meeting all applicable requirements of the Knox County Zoning Ordinance.
	With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of concept plan and a use on review.

Summary of MPC action:	APPROVE the development plan for up to 73 detached single family dwellings on individual lots subject to 3 conditions.		
Date of MPC Approval:	5/13/2004	Date of Denial:	Postponements:
Date of Withdrawal:		Withdrawn prior to publication?: 🗌 Action Appealed?:	

LEGISLATIVE ACTION AND DISPOSITION

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:

Legislative Body: