

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

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www.knoxmpc.org

File Number: 5-L-04-UR **Related File Number:** 5-SI-04-C
Application Filed: 4/12/2004 **Date of Revision:**
Applicant: B & J ENTERPRISES
Owner:

PROPERTY INFORMATION

General Location: North side of Millertown Pike, west side of Harris Rd.
Other Parcel Info.:
Tax ID Number: 60 46.01 & 050 133 **Jurisdiction:** County
Size of Tract: 110.91 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached Single-family Subdivision and condominiums **Density:** 1.74 du/ac
Sector Plan: Northeast County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Outside City Limits)
Neighborhood Context:

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

Street: 2927 Harris Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)
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 102 detached single-family dwellings and 84 attached single-family dwellings on individual lots subject to 5 conditions.

Staff Recomm. (Full):
1. Approval of the PR zoning at a density of 1 - 3 du/ac by Knox County Commission (4-I-04-RZ).
2. Any landscaping within the street medians and at all intersections shall meet the visibility triangle requirements of the Knox County Zoning Ordinance.
3. Installation of landscaping as shown on the landscape plan for the townhouse lots within six months of the issuance of occupancy permits for this project, or posting a bond with the Knox County Department of Engineering & Public Works to guarantee such installation.
4. Meeting all applicable requirements of the approved concept subdivision plan.
5. 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 and attached single-family subdivision is consistent in use and density with the recent rezoning recommendation.
3. With the proposed left turn lane improvement to Millertown Pike, the existing area roads are adequate for handling this proposed development.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE
1. The proposed detached and attached 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 proposed development is consistent with the Northeast County Sector Plan proposal of low density residential uses and slope protection. The PR zoning recommended for this site will allow a density up to 3 du/ac. At a proposed density of 2.12 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: 1. Approval of the PR zoning at a density of 1 - 3 du/ac by Knox County Commission (4-I-04-RZ).

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Summary of MPC action: APPROVE the development plan for up to 102 detached single-family dwellings and 84 attached single-family dwellings on individual lots subject to 5 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

Legislative Body:

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: