

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-05-UR

Related File Number: 5-SK-05-C

Application Filed: 4/11/2005

Date of Revision:

Applicant: B. L. BALL

Owner:

PROPERTY INFORMATION

General Location: East side of N Gallaher View Rd., north of Walker Springs Rd.

Other Parcel Info.:

Tax ID Number: 106 P A 027

Jurisdiction: City

Size of Tract: 8.52 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Attached single-family subdivision

Density:

Sector Plan: Northwest City **Sector Plan Designation:** MDR

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

Neighborhood Context:

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

Street: 501 Broome Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (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 52 attached single-family dwellings on individual lots subject to 4 conditions.

Staff Recomm. (Full): 1. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
2. Meeting all applicable requirements of the Knoxville City Arborist.
3. Meeting all applicable requirements of the approved concept subdivision plan.
4. Meeting all applicable requirements of the Knoxville 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 all utilities are in place to serve this site.
- 2. The proposed attached single-family subdivision is consistent in use and density with the existing zoning designation. Multi-family development currently exists to the east and south of the site.
- 3. Any school age children living in this development are presently zoned to attend West Hills Elementary, Bearden Middle & Bearden High Schools.
- 4. Access to this project will be limited to N. Gallaher View Rd., a minor arterial street.

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 RP-1 (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. The use will not draw additional traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City Sector Plan and Knoxville One Year Plan designate this property for medium density residential with a maximum density of 24 du/ac. The RP-1 zoning approved for the site allows a density up to 7 du/ac. At a proposed density of 6.1 du/ac, the proposed subdivision is consistent with the Sector and One Year Plans and the zoning designation.

MPC Action: Approved

MPC Meeting Date: 5/12/2005

Details of MPC action: 1. Installation of landscaping as shown on the development plan within six months of the issuance of occupancy permits for this project.
2. Meeting all applicable requirements of the Knoxville City Arborist.
3. Meeting all applicable requirements of the approved concept subdivision plan.
4. Meeting all applicable requirements of the Knoxville 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 52 attached single-family dwellings on individual lots subject to 4 conditions.

Date of MPC Approval: 5/12/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

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: