

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-P-05-UR **Related File Number:** 5-SO-05-C
Application Filed: 4/11/2005 **Date of Revision:**
Applicant: S & E PROPERTIES
Owner:

PROPERTY INFORMATION

General Location: South side of Early Rd., northeast of Signal Point Rd.
Other Parcel Info.:
Tax ID Number: 169 33 & 33.01 **Jurisdiction:** County
Size of Tract: 156 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached single-family subdivision **Density:** 0.97 du/ac
Sector Plan: Southwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 12610 Early 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 151 detached single family dwellings on individual lots subject to 3 conditions.

Staff Recomm. (Full):

1. Providing a Type A landscape screen (copy attached) along the property line of Lots 1 & 5 of Bluff Point Subdivision, Unit 1 where the proposed right-of-way for the entrance road is less than 75' from the property line. Installation of the landscape screen shall be completed within six months of the completion of the entrance road, or a bond shall be posted with the Knox County Department of Engineering & Public Works to guarantee such installation.
2. Meeting all applicable requirements of the approved concept subdivision plan.
3. 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 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 detached single-family subdivision is consistent in use and density with the recent rezoning. The use of large areas of open space/common area around the perimeter of the subdivision will reduce the impact on adjoining property.
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 single-family subdivision meets the standards for development within a 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. The use will not draw additional traffic through residential areas.
3. The approved zoning density of this site is 1 du/ac. The proposed 0.97 du/ac does not exceed the proposed zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for agricultural/rural residential and slope protection area. The PR zoning approved for the site allows a density up to 1 du/ac. At a proposed density of 0.97 du/ac and with the amount of area set aside as open space/common area, the proposed subdivision is consistent with the Sector Plan and zoning designation.

MPC Action:

Approved

MPC Meeting Date: 5/12/2005

Details of MPC action:

1. Providing a Type A landscape screen (copy attached) along the property line of Lots 1 & 5 of Bluff Point Subdivision, Unit 1 where the proposed right-of-way for the entrance road is less than 75' from the

property line. Installation of the landscape screen shall be completed within six months of the completion of the entrance road, or a bond shall be posted with the Knox County Department of Engineering & Public Works to guarantee such installation.

2. Meeting all applicable requirements of the approved concept subdivision plan.
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Summary of MPC action: APPROVE the development plan for up to 151 detached single family dwellings on individual lots subject to 3 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: 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: