CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



PROPERTY INFORMATION

General Location: East side Morris Rd., southeast of Dairy Ln.

Other Parcel Info.:

 Tax ID Number:
 37
 179

Size of Tract: 6.6 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Single family detached subdivision

Sector Plan: North County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

PR (Planned Residential) pending

Street:

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:



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County

Density: 2.42 du/ac

Jurisdiction:

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 16 detached single-family dwellings on individual lots subject to 2 conditions.	
Staff Recomm. (Full):	 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 approval and existing development in the area.	
	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 proposed development is consistent with the North County Sector Plan proposal of low density residential uses. The PR zoning for this site will allow a density up to 3 du/ac. At a proposed density of 2.42 du/ac, the proposed subdivision is consistent with the Sector Plan and 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:	 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 16 detached single-family dwellings on individual lots subject to 2 conditions.	
Date of MPC Approval:	5/13/2004 Date of Denial: Postponements:	

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: