

# 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

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
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F A X • 215 • 2068  
w w w • k n o x m p c • o r g

**File Number:** 6-A-14-UR                      **Related File Number:** 6-SA-14-C  
**Application Filed:** 4/10/2014              **Date of Revision:**  
**Applicant:** PRIMOS LAND COMPANY, LLC

## PROPERTY INFORMATION

**General Location:** Northwest side of E. Beaver Creek Dr., southwest side of Dry Gap Pike.  
**Other Parcel Info.:**  
**Tax ID Number:** 47 154 AND OTHER: PART OF 156, 166.01 AND 166.02    **Jurisdiction:** County  
**Size of Tract:** 23.24 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Vacant land and residence  
**Surrounding Land Use:**  
**Proposed Use:** Detached Residential Subdivision                      **Density:**  
**Sector Plan:** North County                      **Sector Plan Designation:** Low Density Residential and Stream Protection Ar  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 1731 Dry Gap Pike  
**Location:**  
**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:

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 request for up to 49 detached dwellings on individual lot, and a reduction of the peripheral setback from 35' to 25' as shown on the concept plan, subject to 2 conditions

**Staff Recomm. (Full):**

1. Obtaining approval from the Planning Commission and Knox County Commission for the rezoning of a 50' wide strip of a portion of tax parcels 156, 166.01 and 166.02 on tax map 047, to PR (Planned Residential) at a density of up to 5 du/ac.
2. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review within the PR (Planned Residential) zoning district.

**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 will be provided to this site.
2. The proposed detached residential subdivision at a density of 2.11 du/ac, is consistent in use and density with the approved zoning of the property.
3. The proposed low density detached residential subdivision is compatible with the scale and intensity of the surrounding development.

### **CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE**

1. The proposed detached residential subdivision, with the recommended conditions, 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 draw significant traffic through residential neighborhoods since the subdivision entrance is located off of a major collector street. The use will not significantly injure the value of adjacent property.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North County Sector Plan designates this site for low density residential uses. The proposed subdivision with a density of 2.11 du/ac is consistent with the Sector Plan and approved zoning designation of up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**Action:** Approved

**Meeting Date:** 6/12/2014

**Details of Action:**

1. Obtaining approval from the Planning Commission and Knox County Commission for the rezoning of a 50' wide strip of a portion of tax parcels 156, 166.01 and 166.02 on tax map 047, to PR (Planned Residential) at a density of up to 5 du/ac.
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With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-on-Review within the PR (Planned Residential) zoning district.

**Summary of Action:** APPROVE the request for up to 49 detached dwellings on individual lot, and a reduction of the peripheral setback from 35' to 25' as shown on the concept plan, subject to 2 conditions

Date of Approval: 6/12/2014

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:**