

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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400 Main Street
Knoxville, Tennessee 37902
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w w w • k n o x m p c • o r g

File Number: 6-B-11-UR

Related File Number: 6-SA-11-C

Application Filed: 4/25/2011

Date of Revision:

Applicant: BRYAN TESTERMAN, JR.

PROPERTY INFORMATION

General Location: Southeast side of Nubbin Ridge Rd., southwest of Hampson Ln.

Other Parcel Info.:

Tax ID Number: 133 F B 016

Jurisdiction: County

Size of Tract: 26.63 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached dwellings

Density:

Sector Plan: West City

Sector Plan Designation: LDR (Low Density Residential)

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

Neighborhood Context:

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

Street:

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 development plan for up to 98 detached dwellings on individual lots subject to 2 conditions.

Staff Recomm. (Full): 1. Knox County Commission's approval of the rezoning to PR (Planned Residential) at a density allowing the proposed subdivision (5-A-11-RZ).
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.

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 available to serve this site.
2. The recommended conditions for street connections and sidewalks will help provide safer access for residents of the subdivision to the local school and park areas.
3. The proposed detached single-family subdivision at a density of 3.68 du/ac, is consistent in use and density (up to 5 du/ac) with the recommended zoning. Other subdivision development in the area has occurred under the PR zoning regulations at similar densities.
4. Any school age children living in this development are presently zoned to attend Rocky Hill Elementary and Bearden Middle School and West High School.

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

1. The proposed detached residential 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 nonresidential traffic through residential areas.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The West City Sector Plan designates this property for low density residential uses. The PR zoning for the site allows a density up to 5 du/ac. At a proposed density of 3.68 du/ac, the proposed subdivision is consistent with the Sector Plan and recommended zoning designation.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action: Approved as Modified

Meeting Date: 6/9/2011

Details of Action: 1. Knox County Commission's approval of the rezoning to PR (Planned Residential) at a density allowing the proposed subdivision (5-A-11-RZ).
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.

Summary of Action: APPROVE the development plan for up to 98 detached dwellings on individual lots subject to 2 conditions.

Date of Approval: 6/9/2011

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: