

# 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

**File Number:** 6-C-05-UR                      **Related File Number:** 6-SA-05-C  
**Application Filed:** 5/9/2005              **Date of Revision:**  
**Applicant:** WOODBURY, LLC  
**Owner:**

Suite 403 • City County Building  
400 Main Street  
Knoxville, Tennessee 37902  
865 • 215 • 2500  
FAX • 215 • 2068  
www.knoxmpc.org

## PROPERTY INFORMATION

**General Location:** East end of Sheretz Dr., west side of Bob Kirby Rd., north of Dutchtown Rd.  
**Other Parcel Info.:**  
**Tax ID Number:** 118 116 & 118FB005                      **Jurisdiction:** County  
**Size of Tract:** 9.63 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Attached single-family subdivision                      **Density:** 3.43 du/ac  
**Sector Plan:** Northwest County              **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Planned Growth Area  
**Neighborhood Context:**

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

**Street:** 9917 Sheretz Dr  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** PR (Planned Residential) Pending & RA (Low Density 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 33 attached single-family dwellings and one detached dwelling on individual lots subject to 4 conditions.

**Staff Recomm. (Full):**

1. Revising the development plan to show a Type "C" landscape screen (Copy attached) within the peripheral boundary of the subdivision to help reduce the impact of the attached residential units on the adjoining single-family subdivisions.
2. Installation of landscaping as shown on the revised development plan within six months of the issuance of occupancy permits for this project.
3. Meeting all applicable requirements of the approved concept subdivision plan.
4. 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 attached single-family subdivision at a density of 3.74 du/ac, is consistent in use and density (up to 4.5 du/ac) with the recent rezoning. Other subdivision development in the area has occurred under the PR zoning regulations (Greenwood Crossing to the north was developed at a density of 4.9 du/ac). Rennboro Subdivision to the west, which is zoned RA (Low Density Residential), was developed at a density of 2.15 du/ac.
3. The only approvable access to the site is via Sheretz Dr., a local street which is located within a detached single-family neighborhood. During the rezoning process, Staff had identified the potential impact to the existing single-family subdivision of approving the higher density for this site. The Planning Commission had recommended approval and Knox County Commission approved a density of up to 4.5 du/ac. The applicant has proposed a single-family attached development that has a higher density (3.74 du/ac) than the single-family subdivision (2.15 du/ac) but is less than the maximum density allowed by the rezoning. The proposed density is just slightly over the midpoint of the low density category. With Sheretz Dr. being located near the entrance to the subdivision at Dutchtown Rd., the impact on the overall subdivision is less.
4. Any school age children living in this development are presently zoned to attend Cedar Bluff Primary, Intermediate and Middle Schools and Karn High School.

### **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 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 - 4.5 dwellings per acre. The proposed 3.74 du/ac does not exceed the proposed zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property for low density residential with a maximum density of 5 du/ac. The PR zoning approved for the site allows a density up to 4.5 du/ac. At a proposed density of 3.74 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.
- 2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

**MPC Action:** Denied **MPC Meeting Date:** 7/14/2005

**Details of MPC action:**

**Summary of MPC action:** Deny

**Date of MPC Approval:** **Date of Denial:** 7/14/2005 **Postponements:** 6/9/2005

**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:**