

# 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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File Number: 6-C-16-UR

Related File Number: 6-SB-16-C

Application Filed: 5/3/2016

Date of Revision:

Applicant: RUFUS H. SMITH, JR.

## PROPERTY INFORMATION

General Location: South side of W. Emory Rd., south end of Cate Rd.

Other Parcel Info.:

Tax ID Number: 66 131

Jurisdiction: County

Size of Tract: 14.58 acres

Accessibility:

## GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

Surrounding Land Use:

Proposed Use: Detached Residential Subdivision

Density:

Sector Plan: Northwest County Sector Plan Designation: LDR & STPA

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 5132 W Emory Rd

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 61 detached dwellings on individual lots, and the requested reduction of the peripheral setback to 25 feet in the areas identified on the Concept Plan (and as noted under comments), subject to 2 conditions.

**Staff Recomm. (Full):**

1. Approval of the rezoning of the property by Knox County Commission to PR (Planned Residential) at a density that would allow the proposed subdivision.
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 in a PR zoning district 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 utilities are available to serve this site.
2. The proposed low density residential development is compatible with other development that has occurred in this area.

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

1. With the stated conditions, 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 traffic through residential areas since the subdivision has direct access to a major arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan identifies this property as low density residential. The site is located in the Planned Growth Area of the Growth Policy Plan. The PR zoning as recommended for this site will allow a density up to 5 du/ac. At a proposed density of 4.18 du/ac, the subdivision is consistent with the approved zoning, Sector Plan and Growth Policy Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan

**Action:**

Approved

**Meeting Date:** 6/9/2016

**Details of Action:**

1. Approval of the rezoning of the property by Knox County Commission to PR (Planned Residential) at a density that would allow the proposed subdivision.
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 in a PR zoning district and a Use on Review.

**Summary of Action:**

APPROVE the development plan for up to 61 detached dwellings on individual lots, and the requested reduction of the peripheral setback to 25 feet in the areas identified on the Concept Plan (and as noted under comments), subject to 2 conditions.

Date of Approval: 6/9/2016

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:**