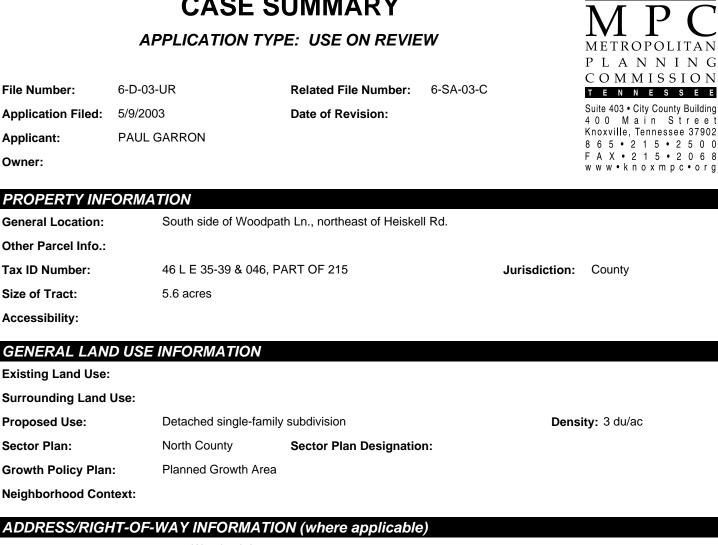
CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



KNOXVILLE·KNOX COUNTY

File Number:	6-D-03-UR
Application Filed:	5/9/2003
Applicant:	PAUL GARRON
Owner:	

PROPERTY INFORMATION

General Location: South side of Woodpath Ln., northeast of Heiskell Rd.

Other Parcel Info.:

Tax ID Number: 46 L E 35-39 & 046, PART OF 215 Size of Tract: 5.6 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:	Detached single-family subdivision	
Sector Plan:	North County	Sector Plan Designation:
Growth Policy Plan:	Planned Growth Area	

Neighborhood Context:

8237 Woodpath Ln

PR (Planned Residential)

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:

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 17 additional 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 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
	 The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site. The proposed detached single-family subdivision is consistent in use and density with the recent rezoning and other subdivision development in the area.
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE
	 The proposed detached single-family subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance. 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 permitted zoning density for this site is 1 - 3 du/ac. The proposed density for units 1 and 2 of this subdivision is 2.3 du/ac which meets the permitted zoning density.
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
	1. The North County Sector Plan identifies this property as low density residential with a maximum density of 5 du/ac. The proposed subdivision is consistent with the Sector Plan use and density.
MPC Action:	Approved MPC Meeting Date: 6/12/2003
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 of a Concept Plan and a Use- on-Review.
Summary of MPC action:	APPROVE the development plan for up to 17 additional detached single family dwellings on individual lots subject to 2 conditions
Date of MPC Approval:	6/12/2003Date of Denial:Postponements:
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:Date of Legislative Action, Second Reading: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: