CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 6-D-04-UR Related File Number: 6-SB-04-C

Application Filed: 5/10/2004 **Date of Revision:**

Applicant: HUBER PROPERTIES, LLC

Owner:



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PROPERTY INFORMATION

General Location: West side of Tipton Station Rd., south of Chapman Hwy.

Other Parcel Info.:

Tax ID Number: 137 334.02 & PART OF 331 Jurisdiction: County

Size of Tract: 35.59 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached single-family subdivision Density: 2.67 du/ac

Sector Plan: South County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: 109 Tipton Station 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:

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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 plan for up to 95 detached single family dwellings on individual lots and the reduction of

the peripheral setback along the common lot line between the subdivision boundary and the existing

homesite, from 35' to 15', subject to 3 conditions

Staff Recomm. (Full):

1. Adjusting the common property line between the subdivision and the existing homesite so that

existing buildings on the homesite lot do not extend into the 15' peripheral setback.

2. Meeting all requirements of the approved concept plan.

3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zone and the other criteria for approval of a concept plan and 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 detached single-family subdivision is consistent in use and density with other subdivisions zoned PR (Planned Residential) in the area.

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

1. 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.

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 recommended PR zoning for the property would allow a density up to 4 du/ac. At a proposed density of 2.67 du/ac, the subdivision is consistent with the recommended density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The South County Sector Plan identifies the property as low density residential with a maximum density of 5 du/ac. At a proposed density of 2.67 du/ac, the subdivision is consistent with the Sector

Plan.

MPC Action: Approved MPC Meeting Date: 6/10/2004

Details of MPC action:1. Adjusting the common property line between the subdivision and the existing homesite so that existing buildings on the homesite lot do not extend into the 15' peripheral setback.

2. Meeting all requirements of the approved concept plan.

3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) zone and the other criteria for approval of a concept plan and use on review.

Summary of MPC action: APPROVE the plan for up to 95 detached single family dwellings on individual lots and the reduction of the peripheral setback along the common lot line between the subdivision boundary and the existing

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homesite, from 35' to 15', subject to 3 conditions

Date of MPC Approval: 6/10/2004 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":

Amendments: Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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