# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



File Number:	6-F-05-UR
Application Filed:	5/9/2005
Applicant:	RICK CANTREL
Owner:	

#### **PROPERTY INFORMATION**

**General Location:** Northwest side of Hill Rd., north of Cabbage Dr.

**Other Parcel Info.:** 

Tax ID Number:	28 118 & 128.01 AND	OTHER: MAP 19, PARCEL 79.04	Jurisdiction:	County
Size of Tract:	68.26 acres			

**Related File Number:** 

Date of Revision:

6-SC-05-C

Accessibility:

## GENERAL LAND USE INFORMATION

**Existing Land Use:** 

Surrounding Land Use:

Proposed Use:	Detached single-family	Density: 2.12 du/ac		
Sector Plan:	North County	Sector Plan Designation:	LDR & AG/RR	
Growth Policy Plan:	Rural Area			
Neighborhood Context:				

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

8019 Hill Rd

Location:

Street:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

#### ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & 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:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

# OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

Planner In Charge:	MPC ACTION AND DISPOSITION Tom Brechko			
Staff Recomm. (Abbr.):	APPROVE the development plan for up to 145 detached single family dwellings on individual lots subject to 2 conditions.			
Staff Recomm. (Full):	<ol> <li>Meeting all applicable requirements of the approved concept subdivision plan.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ol>			
	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 in place to serve this site.			
	2. The proposed detached single-family subdivision at a density of 2.12 du/ac, is consistent in use and density with the recent rezonings.			
	<ol> <li>Any school age children living in this development are presently zoned to attend Halls Elementary, Middle and High Schools</li> </ol>			
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE			
	<ol> <li>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.</li> <li>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.</li> </ol>			
	3. The approved zoning density of this site is 1 - 3 dwellings per acre. The proposed 2.12 du/ac does not exceed the proposed zoning density.			
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS			
	<ol> <li>The North County Sector Plan designates this property for low density residential for the southeast portion of the property and agricultural/rural residential for the northwest portion of the property. The PR zoning approved for the site allows a density up to 3 du/ac. At a proposed density of 2.12 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designation.</li> <li>The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.</li> </ol>			
MPC Action:	Approved MPC Meeting Date: 6/9/2005			
Details of MPC action:	<ol> <li>Meeting all applicable requirements of the approved concept subdivision plan.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ol>			
	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 145 detached single family dwellings on individual lots subject to 2 conditions.			

Date of MPC Approval:

6/9/2005

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: 
Action Appealed?:

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Legislative Body:	Knox County Commission	
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: