# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



**Growth Policy Plan:** Planned Growth Area

**Neighborhood Context:** 

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

10805 Woody Dr

Street: 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:

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 64 detached single family dwellings on individual lots subject to 3 conditions			
Staff Recomm. (Full):	<ol> <li>Approval of the rezoning of tax parcel 143 032 to PR (Planned Residential) at a density of 1 -3 du/ac by the Knox County Commission (5-F-03-RZ).</li> <li>Meeting all applicable requirements of the approved concept subdivision plan.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> <li>With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-</li> </ol>			
	on-Review.			
Comments:	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE			
	<ol> <li>The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.</li> <li>The proposed detached single-family subdivision is consistent in use and density with other subdivisions zoned PR (Planned Residential) in the area.</li> <li>Access to this project will be limited to a single entrance off of Woody Dr. Clearing the vegetation along the north side of Woody Dr., to provide adequate sight distance for the proposed entrance, will also improve sight distance along this curvy portion of Woody Dr.</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> <li>The proposed subdivision density of 2.1 du/ac is consistent with the zoning density of 1 - 3 du/ac recommended by the Planning Commission.</li> </ol>			
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS			
	1. The Southwest County Sector Plan identifies the majority of the property as low density residential with a maximum density of 5 du/ac. The PR zoning recommended for approval by the Planning Commission for the property would allow a density up to 3 du/ac. The northern portion of the property is designated on the plan as a slope protection area. The applicant has identified the slope protection area as future development. Any future development of that area shall be at a reduced density and include measures to protect the steep slopes from erosion and to reduce the potential for slope failure and building damage. At a proposed density of 2.1 du/ac, the proposed subdivision is consistent with the Sector Plan.			
MPC Action:	Approved MPC Meeting Date: 6/12/2003			
Details of MPC action:	1. Approval of the rezoning of tax parcel 143 032 to PR (Planned Residential) at a density of 1 -3 du/ac by the Knox County Commission (5-F-03-RZ).			

	<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> <li>With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use- on-Review.</li> </ol>			
Summary of MPC action:	APPROVE the development plan for up to 64 detached single family dwellings on individual lots subject to 3 conditions			
Date of MPC Approval:	6/12/2003	Date of Denial:	Postponements:	
Date of Withdrawal:	Withdrawn prior to publication?: Action Appealed?:			

## LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	
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: