CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: Application Filed: Applicant: Owner:	6-K-04-UR 5/10/2004 WIDE HORIZON DEVELOPI	Related File Number: Date of Revision: MENT	6-SH-04-C		C O M M I S S T E N N E S Suite 403 • City County 4 0 0 M a i n S Knoxville, Tennesse 8 6 5 • 2 1 5 • 3 F A X • 2 1 5 • 3 w w w • k n o x m p
PROPERTY INF	ORMATION				
General Location:	West side of Fountai	in City Rd., north of Rifle Rai	nge Dr.		
Other Parcel Info.:					
Tax ID Number:	57 125.15			Jurisdiction:	County
Size of Tract:	18.83 acres				
Accessibility:					
GENERAL LAN	D USE INFORMATION				
Existing Land Use:					
Surrounding Land I	Use:				
Proposed Use:	Detached single-fam	ily subdivision		Dens	sity: 1.54 du/ac
Sector Plan:	North City	Sector Plan Designatio	on:		
Growth Policy Plan	: Planned Growth Are	a			
Neighborhood Cont	text:				
	IT-OF-WAY INFORMAT	ION (whore applicable			
Street:	6585 Fountain City F		<i>=)</i>		
Location:					
Proposed Street Na	ime.				
Department-Utility I					
Reason:					
	MATION (where applica	-			
Current Zoning:	PR (Planned Reside	ential)			
Former Zoning:					
Requested Zoning:					
Previous Requests:	1				
Extension of Zone:					
History of Zoning:					
PLAN INFORMA	TION (where applicable	e)			
Current Plan Catego					

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	DN			
Planner In Charge:	Tom Brechko				
Staff Recomm. (Abbr.):	APPROVE the plan for up to 27 detached single-family dwellings on individual lots as shown on the development plan subject to 2 conditions				
Staff Recomm. (Full):	 Meeting all requirements of the approved concept plan. Meeting all applicable requirements of the Knox County Zoning Ordinance. 				
	With the conditions noted, this plan meets the requiremen Residential) zone and the other criteria for approval of a c				
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 serve this site. The proposed detached single-family subdivision is consubdivisions zoned PR (Planned Residential) 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 (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 a Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. 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. The PR zoning approved for the property allows a density up to 5 du/ac. At a proposed density 1.63 du/ac, the subdivision is consistent with the approved density. 				
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS				
	1. The proposed development at a density of 1.63 du/ac is consistent with the North City Sector Plan designation of low density residential with a maximum density of 5 du/ac.				
MPC Action:	Approved	MPC Meeting Date: 6/10/2004			
Details of MPC action:	etails of MPC action:1. Meeting all requirements of the approved concept plan.2. 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 27 detached single-family dwellings on individual lots as shown on the development plan subject to 2 conditions				
Date of MPC Approval:	6/10/2004Date of Denial:	Postponements:			
Date of Withdrawal: Withdrawn prior to publication?: Action Appealed?:					

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:	Knox County Board of Zoning Appe	eals
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: