

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 request for up to 1 lot within the PR zone and 1 lot within the BP zone subject to 3 conditions.

Staff Recomm. (Full):

1. A separate use-on-review request will be required for each development within the subdivision.
2. The 5' wide sidewalks designated on the typical cross section for the subdivision street and the required sidewalks within each development site will be implemented as a part of each development project. While the sidewalks are not required to be installed with the construction of the street, the right-of-way shall be graded with construction of the street to accommodate the future sidewalks.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval of a concept plan and use-on-review in the PR and BP zones.

Comments:

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. Public water and sewer utilities are available to serve the site.
2. With the recent improvements to Hardin Valley Rd. and the proposed improvements recommended by the traffic study for Carmichael Rd., there will be adequate road capacity to handle the traffic generated by this development.
3. The proposed subdivision is consistent in use with the zoning and development in the area.

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

1. With the recommended conditions, the proposed subdivision meets the standards for development within the BP (Business and Technology) & PR (Planned Residential) zones and all other requirements of the Zoning Ordinance.
2. With the recommended conditions, the proposed use 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 should not significantly injure the value of adjacent property. The use will not draw substantial additional traffic through residential areas. Carmichael Rd. is classified as a minor collector street. With that classification, it is expected to move traffic to and through the area. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The amended Northwest County Sector Plan proposes medium density residential and mixed uses for this property, The proposed subdivision is consistent with the sector plan.
2. The Northwest County Sector Plan also includes a Pellissippi Parkway Access Control Plan. This plan calls for the creation of new service roads running parallel to Pellissippi Parkway to eliminate at-grade access points. The proposed road connecting Hardin Valley Rd. with Carmichael Rd. provides a major part in the implementation of that plan.
3. The Northwest County Sector Plan recommends incorporating sidewalks, bicycle lanes and other pedestrian facilities as a part of the transportation system. The Knoxville Regional Bicycle Plan also recommends that arterial and collector roadways provide on-street bicycle facilities. Based on the Plan recommendations, the typical cross section for the subdivision street includes 5' wide sidewalks and bicycle lanes on each side of the road.
4. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

MPC Action: Approved

MPC Meeting Date: 6/14/2007

Details of MPC action: 1. A separate use-on-review request will be required for each development within the subdivision.
2. The 5' wide sidewalks designated on the typical cross section for the subdivision street and the required sidewalks within each development site will be implemented as a part of each development project. While the sidewalks are not required to be installed with the construction of the street, the right-of-way shall be graded with construction of the street to accommodate the future sidewalks.
3. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted above, this request meets the requirements for approval of a concept plan and use-on-review in the PR and BP zones.

Summary of MPC action: APPROVE the request for up to 1 lot within the PR zone and 1 lot within the BP zone subject to 3 conditions.

Date of MPC Approval: 6/14/2007

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":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: