

CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N

T E N N E S S E E

Suite 403 • City County Building
400 Main Street
Knoxville, Tennessee 37902
865 • 215 • 2500
F A X • 215 • 2068
www.knoxmpc.org

File Number: 6-K-17-UR
Application Filed: 4/24/2017
Applicant: MARSH-DON, LLC

Related File Number: 6-SC-17-C
Date of Revision:

PROPERTY INFORMATION

General Location: East side of N. Campbell Station Rd., southwest of El Rancho Trail
Other Parcel Info.:
Tax ID Number: 117 011 **Jurisdiction:** County
Size of Tract: 19.7 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land
Surrounding Land Use:
Proposed Use: Detached Residential Subdivision **Density:**
Sector Plan: Northwest County **Sector Plan Designation:** Agricultural and Hillside Protection
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 1808 N Campbell 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:

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 27 detached dwellings on individual lots subject to 2 conditions

Staff Recomm. (Full):

- 1. Obtaining approval from Knox County Commission of the rezoning of the property to PR (Planned Residential) at a density of up to 2 du/ac.
- 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 zone and the other criteria for approval of a Use on Review.

Comments:

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

- 1. All utilities are available or will be extended to serve this site.
- 2. The proposed low density residential development at a density of 1.37 du/ac, which preserves the steepest slope areas, is compatible with other development that has occurred in this area.

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

- 1. With the stated conditions, the proposed detached residential 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 since the subdivision has direct access to a minor arterial street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Planning Commission adopted a resolution on May 11, 2017 amending the Northwest County Sector Plan to designate this property for low density residential use and slope protection. The Planning Commission has recommended the rezoning of this property to PR at a density of up to 2 du/ac. The proposed development with a density of 1.37 du/ac is consistent with the amended Sector Plan and proposed zoning designation.
- 2. The majority of this site is located within the hillside protection area. The concept plan as proposed is protecting the steeper portions of the site and is consistent with the land disturbance guidelines of the Knoxville-Knox County Hillside and Ridgetop Protection Plan.
- 3. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

Action:

Approved

Meeting Date: 6/8/2017

Details of Action:

- 1. Obtaining approval from Knox County Commission of the rezoning of the property to PR (Planned Residential) at a density of up to 2 du/ac.
- 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 zone and the other criteria for approval of a Use on Review.

Summary of Action:

APPROVE the request for up to 27 detached dwellings on individual lots subject to 2 conditions

Date of Approval:

6/8/2017

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: