

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

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File Number: 7-C-06-UR **Related File Number:** 7-SD-06-C
Application Filed: 6/5/2006 **Date of Revision:**
Applicant: CORNERSTONE DEVELOPMENT GROUP
Owner:

PROPERTY INFORMATION

General Location: Northeast side of East Gallaher Ferry Rd., north of Hardin Valley Rd.
Other Parcel Info.:
Tax ID Number: 116 67.06 AND PART OF 29 **Jurisdiction:** County
Size of Tract: 44.83 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached Single-family Subdivision **Density:** 2.39 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR, SLPA, STPA & LDR Pending
Growth Policy Plan: Rural Area
Neighborhood Context:

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

Street: 2312 East Gallaher Ferry Rd
Location:
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.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko

Staff Recomm. (Abbr.): APPROVE the development plan for up to 104 detached single-family dwellings For Unit 2 subject to 3 conditions.

Staff Recomm. (Full): 1. Meeting the conditions of the rezoning approval (Case number 6-M-05-RZ) granted by the Knox County Commission on August 22, 2005. The applicable conditions for development on the east side of E. Gallaher Ferry Rd. address density and total number of units and tree protection. 2. Meeting all applicable requirements of the approved concept subdivision plan. 3. 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. Public water is available at the site. Sewer utilities are available in the area to serve the site, but will need to be extended to this property.
- 2. The proposed detached single-family subdivision at a density of 2.32 du/ac, is consistent in use and density with the approved rezoning of the property.
- 3. Any school age children living in this development are presently zoned to attend Hardin Valley Elementary and Karns Middle and High Schools.

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

- 1. 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 with the recommended conditions.
- 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 (See comments below). The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use will not draw additional traffic through residential areas since access is to collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property as low density residential use, stream protection and slope protection areas. The proposed density for this unit of the subdivision is 2.32 du/ac which is consistent with the Sector Plan designation. Future units of the subdivision will be monitored so that the maximum density allowed by the PR zoning is not exceeded.
- 2. The site is located within the Rural Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

MPC Action: Approved

MPC Meeting Date: 8/10/2006

Details of MPC action: 1. Meeting the conditions of the rezoning approval (Case number 6-M-05-RZ) granted by the Knox County Commission on August 22, 2005. The applicable conditions for development on the east side of E. Gallaher Ferry Rd. address density and total number of units and tree protection. 2. Meeting all applicable requirements of the approved concept subdivision plan. 3. 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 MPC action: APPROVE the development plan for up to 104 detached single-family dwellings For Unit 2 subject to 3 conditions.

Date of MPC Approval: 8/10/2006

Date of Denial:

Postponements: 7/13/2006

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: