

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
4 0 0 M a i n S t r e e t
Knoxville, Tennessee 37902
8 6 5 • 2 1 5 • 2 5 0 0
F A X • 2 1 5 • 2 0 6 8
w w w • k n o x m p c • o r g

File Number: 7-C-14-UR **Related File Number:**
Application Filed: 5/27/2014 **Date of Revision:**
Applicant: SOUTHLAND GROUP INC.

PROPERTY INFORMATION

General Location: Northwest side of W. Emory Rd., and northeast side of Callow Cove Ln.
Other Parcel Info.:
Tax ID Number: 67 007.02 & 066EC023 **Jurisdiction:** County
Size of Tract: 1.3 acres
Accessibility: Access is via W. Emory Rd., a major arterial street with 23' of pavement width within 55-65' of right-of-way, or Callow Cove Ln., a local street with 26' of pavement width within 50' of right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Residence
Surrounding Land Use:
Proposed Use: 5 Detached Residential Units **Density:** 3.85 du/ac
Sector Plan: Northwest County **Sector Plan Designation:** LDR
Growth Policy Plan: Planned Growth Area
Neighborhood Context: This area is developed with low density residential uses under A and PR zoning.

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

Street: 3917 W Emory Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) and PR pending
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: A one acre portion of the property was recommended for rezoning to PR at a density up to 5 du/ac by the Planning Commission on June 12, 2014. Knox County Commission will consider the request on July 28, 2014.

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 5 detached dwellings on individual lots and a reduction of the peripheral setback along W. Emory Rd., from 35' to 25' as shown on the site plan subject to 4 conditions:

- Staff Recomm. (Full):**
1. Obtaining approval from Knox County Commission of the rezoning request for Tax Parcel 067 00702 to PR (Planned Residential) at a density of up to 5 du/ac.
 2. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
 4. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval within a PR (Planned Residential) zoning district and the criteria for approval of a use on review.

Comments: The applicant is proposing to create five residential lots from an existing lot within Glenstone II subdivision and a one acre parcel adjacent to the subdivision entrance that is zoned A (Agricultural). The one acre parcel was recommended for rezoning to PR at a density up to 5 du/ac by the Planning Commission on June 12, 2014. Knox County Commission will consider the request on July 28, 2014.

The applicant will be submitting a final plat for the subdivision of the 1.42 acres into 5 lots. Four of the lots will have access from Callow Cove Ln. The existing residence will utilize the existing driveway onto W. Emory Rd.

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

1. The proposed development will have minimal impact on local services since all required utilities are in place to serve this development.
2. The impact to the existing street system will be minimal.
3. The proposed development is compatible with the surrounding subdivisions which have developed under PR zoning allowing the same density.

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

1. The proposed detached residential development, with the recommended conditions, meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance.
2. The proposed development 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 draw significant traffic through residential neighborhoods since the subdivision entrance is located off of a minor arterial street. The use will not significantly injure the value of adjacent property.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this site for low density residential uses which allows consideration of a density up to 5 du/ac. The proposed subdivision with a density of 3.85 du/ac is consistent with the Sector Plan and recommended zoning designation of up to 5 du/ac.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth

Policy Plan map.

Action:

Approved

Meeting Date: 7/10/2014

Details of Action:

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Summary of Action:

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Date of Approval:

7/10/2014

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: