

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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www.knoxmpc.org

File Number: 7-E-03-UR **Related File Number:** 7-SC-03-C
Application Filed: 6/9/2003 **Date of Revision:**
Applicant: MOSS CREEK VILLAS, LLC
Owner:

PROPERTY INFORMATION

General Location: North end of Moss View Ln., north of Pleasant Ridge Rd.
Other Parcel Info.:
Tax ID Number: 80 H C 052 **Jurisdiction:** City
Size of Tract: 21.8 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Attached and detached single-family subdivision **Density:** 2.34 du/ac
Sector Plan: Northwest City **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: Murray Dr
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
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 plan for up to 41 attached and 8 detached single family dwellings on individual lots, with the total dwellings for the development being increased to 215 (7 unit increase), subject to 3 conditions.

Staff Recomm. (Full):
1. Meeting all requirements of the approved concept plan.
2. Meeting all conditions of the approved Use-on-Review development plan (2-B-94-UR) and subsequent revisions (1-C-00-UR).
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 (Planned Residential) zone and the other criteria for approval of a concept plan and use-on-review.

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

- 1. The proposed subdivision will have minimal impact on local services since all utilities are in place to serve this site.
- 2. The proposed attached and detached single-family subdivision is consistent in use and density with the previous units of the subdivision. Where the attached units (duplexes) back-up to detached units in adjoining subdivisions, additional landscaping is required in the peripheral setback.

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

- 1. The proposed attached and detached single-family subdivision meets the standards for development within a RP-1 (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.
- 3. The proposed subdivision density of 2.25 du/ac for Unit 9 and overall density of 3.26 du/ac is consistent with the zoning density of 1 - 5.9 du/ac permitted by the RP-1 zoning.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest City Sector Plan identifies the property as low density residential with a maximum density of 6 du/ac. At a maximum proposed density of 3.26 du/ac, the subdivision is consistent with the Sector Plan.

MPC Action: Approved

MPC Meeting Date: 7/10/2003

Details of MPC action:
1. Meeting all requirements of the approved concept plan.
2. Meeting all conditions of the approved Use-on-Review development plan (2-B-94-UR) and subsequent revisions (1-C-00-UR).
3. Meeting all applicable requirements of the Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the RP-1 (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 41 attached and 8 detached single family dwellings on individual lots, with the total dwellings for the development being increased to 215 (7 unit increase), subject to 3 conditions.

Date of MPC Approval: 7/10/2003

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: