CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number: 7-F-07-UR Related File Number: 7-SD-07-C

Application Filed: 6/4/2007 **Date of Revision:**

Applicant: BUTLER BROTHERS EXCAVATING, INC.



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PROPERTY INFORMATION

General Location: Northeast side of Bell Campground Rd., northwest of Oak Terrace Ln.

Other Parcel Info.:

Tax ID Number: 56 35, 36, 37 & 38 **Jurisdiction:** County

Size of Tract: 5.4 acres

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached Residential Subdivision Density: 1.67 du/ac

Sector Plan: North County Sector Plan Designation: LDR

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

Street: Bell Campground Rd

Location:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential)

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

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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 development plan for up to 8 detached residences on individual lots, subject to 1

condition

Staff Recomm. (Full):

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR (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 utilities are in place to serve this site.

2. The proposed detached residential subdivision is consistent in use and density with the adjoining subdivision that is zoned PR (Planned Residential).

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

1. 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.

3. The approved PR zoning for the property allows a density up to 3 du/ac. At a proposed density of 1.48 du/ac, the subdivision is consistent with the zoning density.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The North County Sector Plan identifies the property as low density residential with a maximum density of 5 du/ac. At a proposed density of 1.48 du/ac, the subdivision is consistent with the Sector Plan.

2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan.

Policy Plan.

MPC Action: Approved MPC Meeting Date: 7/12/2007

Details of MPC action: 1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

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

Summary of MPC action: APPROVE the development plan for up to 8 detached residences on individual lots, subject to 1

condition

Date of MPC Approval: 7/12/2007 Date of Denial: Postponements:

Date of Withdrawal: Withdrawn prior to publication?: ☐ Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

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Legislative Body:Knox County Board of Zoning AppealsDate 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:

Effective Date of Ordinance:

Date of Legislative Appeal:

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