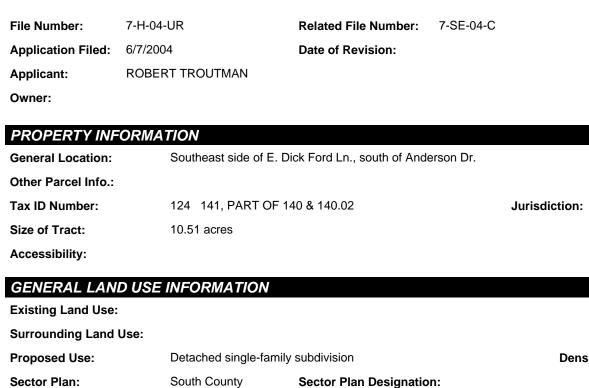
# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



Urban Growth Area (Outside City Limits)

PR (Planned Residential) Pending

Density: 3.04 du/ac

County

KNOXVILLE·KNOX COUNTY

METROPOLITAN PLANNING COMMISSION

Suite 403 • City County Building

400 Main Street Knoxville, Tennessee 37902

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www•knoxmpc•org

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**Neighborhood Context:** 

**Growth Policy Plan:** 

#### ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable) 6804 E Dick Ford Ln

Street: Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

### ZONING INFORMATION (where applicable)

**Current Zoning:** 

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:

0

## OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

|                        | MPC  | CACTION AND DISP             | POSITION  |  |
|------------------------|--|------------------------------|---|--|
| Planner In Charge:     | Tom Brechko  |                              |   |  |
| Staff Recomm. (Abbr.): | APPROVE the development plan for up to 32 detached single family dwellings on individual lots subject to 2 conditions.   |                              |   |  |
| Staff Recomm. (Full):  | <ol> <li>Meeting all applicable requirements of the approved concept subdivision plan.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ol>  |                              |   |  |
|                        | With the conditions on-Review.   | noted, this plan meets the r | equirements for approval of a Concept Plan and a Use- |  |
| Comments:              | EFFECT OF THE P<br>THE COMMUNITY   |                              | CT PROPERTY, SURROUNDING PROPERTY AND                 |  |
|                        | <ol> <li>Public water and sewer utilities are available to serve the site.</li> <li>With the repaving of E. Dick Ford Ln. from the subdivision entrance west to Little Switzerland Rd., safe vehicular access will be provided to the subdivision.</li> <li>While the proposed detached single-family subdivision will impact surrounding properties, the proposed density will be compatible with the scale and intensity of established development and is at density less than the RB zoning in the area allows.</li> <li>CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE</li> </ol>   |                              |   |  |
|                        |  |                              |   |  |
|                        | <ol> <li>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.</li> <li>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. Th 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.</li> <li>The PR zoning for the property allows a density up to 4.5 du/ac. At a proposed density of 3.04 du/ac, the subdivision is consistent with the zoning density.</li> </ol> |                              |   |  |
|                        | CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS<br>1. The South County Sector Plan identifies the property as low density residential with a maximum<br>density of 5 du/ac. At a proposed density of 3.04 du/ac, the subdivision is consistent with the Sector<br>Plan.  |                              |   |  |
|                        |  |                              |   |  |
| MPC Action:            | Approved   |                              | MPC Meeting Date: 7/8/2004                            |  |
| Details of MPC action: | <ol> <li>Meeting all applicable requirements of the approved concept subdivision plan.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> </ol>  |                              |   |  |
|                        | With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use on-Review.  |                              |   |  |
| Summary of MPC action: | APPROVE the development plan for up to 32 detached single family dwellings on individual lots subject to 2 conditions.   |                              |   |  |
| Date of MPC Approval:  | 7/8/2004   | Date of Denial:              | Postponements:  |  |

| 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 Appea          | :                                   | Effective Date of Ordinance:                |  |  |