# **CASE SUMMARY**

# APPLICATION TYPE: USE ON REVIEW

File Number: 7-H-05-UR Related File Number: 7-SB-05-C

**Application Filed:** 6/13/2005 **Date of Revision:** 

Applicant: CORNERSTONE DEVELOPMENT GROUP, LLC

Owner:



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

### PROPERTY INFORMATION

General Location: North side of the intersection of Hardin Valley Rd. and Hickory Creek Rd., east and west side of E.

Gallaher Ferry Rd.

Other Parcel Info.:

Tax ID Number: 116 29 Jurisdiction: County

Size of Tract: 159.81 acres

Accessibility:

### **GENERAL LAND USE INFORMATION**

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Detached single-family subdivision Density: 2.065 du/ac

Sector Plan: Northwest County Sector Plan Designation: 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) Pending

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:** 

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 314 detached single-family dwellings subject to 3 conditions.

Staff Recomm. (Full):

1. Approval of the PR (Planned Residential) zoning and sector plan amendment, at a density that will allow the proposed subdivision, by Knox County Commission (6-M-05-RZ & 6-B-05-SP).

- 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.

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. A letter was provided from West Knox Utility District with the rezoning request identifying that water and sanitary sewer service may be provided to this site.
- 2. The proposed detached single-family subdivision at a density of 2.07 du/ac, is consistent in use and density with the recommended rezoning of the property.
- 3. With the elimination of Roads P and Q and Lots 246 262 and preservation of the stream and slope protection areas within a common area, the impact on adjoining property is reduced.
- 4. Grading of the bank in the curve of Hardin Valley Rd. will improve the safety of the existing roadway.
- 5. 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 and arterial streets.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The Northwest County Sector Plan designates this property as agricultural/rural residential (recommended amendment to low density residential, low density residential use, stream protection and slope protection areas. The PR zoning recommended for approval by the Planning Commission will allow a density up to 3 du/ac. The proposed subdivision at a density of 2.07 du/ac is consistent with the recommended Sector Plan and zoning designations. With the elimination of Roads P and Q and Lots 246 262 the subdivision will meet the intent of preserving the stream and slope protection areas.
- 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: 7/14/2005

**Details of MPC action:**1. Approval of the PR (Planned Residential) zoning and sector plan amendment, at a density that will allow the proposed subdivision, by Knox County Commission (6-M-05-RZ & 6-B-05-SP).

2. Meeting all applicable requirements of the approved concept subdivision plan.

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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 314 detached single-family dwellings subject to 3 conditions.

Date of MPC Approval: 7/14/2005 Date of Denial: Postponements:

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

# LEGISLATIVE ACTION AND DISPOSITION

Amendments:

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":

Amendments:

Date of Legislative Appeal: Effective Date of Ordinance:

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