

# 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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**File Number:** 7-I-05-UR                      **Related File Number:** 7-SC-05-C  
**Application Filed:** 6/13/2005              **Date of Revision:**  
**Applicant:** SOUTHLAND GROUP, INC  
**Owner:**

## PROPERTY INFORMATION

**General Location:** Northeast side of Murphy Rd., south of Shannon Valley Farms Blvd.  
**Other Parcel Info.:**  
**Tax ID Number:** 49 67.02                      **Jurisdiction:** County  
**Size of Tract:** 21.41 acres  
**Accessibility:**

## GENERAL LAND USE INFORMATION

**Existing Land Use:**  
**Surrounding Land Use:**  
**Proposed Use:** Detached single-family subdivision                      **Density:** 2.80 du/ac  
**Sector Plan:** North City                      **Sector Plan Designation:** LDR  
**Growth Policy Plan:** Rural Area  
**Neighborhood Context:**

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

**Street:** 6035 Shannon Valley Farms Blvd  
**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:**

## ***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 60 detached single-family dwellings on individual lots with an overall increase of two units for the subdivision, bringing the total to 348 units, subject to 2 conditions.

**Staff Recomm. (Full):**

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

**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 detached single-family subdivision is consistent in use and density with the zoning and subdivision development in the area.

### **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 the PR (Planned Residential) Zone and all other requirements of the Zoning Ordinances.
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 zoning density for this site is 1- 3 dwellings per acre. The proposed 2.80 du/ac is within the permitted zoning density.

### **CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS**

1. The North City Sector Plan identifies this property for low density residential use which is consistent with the approved zoning density of up to 3 du/ac. At a proposed density of 2.80 du/ac, the subdivision is in compliance with the sector plan. The overall density for the subdivision is 2.23 du/ac.

Upon final approval of this request, the developer must prepare a design plan prior to the development of the property. During the design plan phase, grading, drainage, street design and construction, and connection to public utilities must satisfy technical engineering requirements before any development can proceed.

**MPC Action:** Approved

**MPC Meeting Date:** 7/14/2005

**Details of MPC action:**

1. Meeting all applicable requirements of the approved concept subdivision plan.
2. 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 60 detached single-family dwellings on individual lots with an overall increase of two units for the subdivision, bringing the total to 348 units, subject to 2 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***

**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:**