# **CASE SUMMARY**

## APPLICATION TYPE: USE ON REVIEW

File Number: 7-I-06-UR Related File Number: 7-SH-06-C

**Application Filed:** 6/5/2006 **Date of Revision:** 

Applicant: SOUTHLAND GROUP, INC.

Owner:



Suite 403 • City County Building 4 0 0 M ain Street 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: West side of Murphy Rd., north of Summer Rose Blvd.

Other Parcel Info.:

Tax ID Number: 49 PART OF PARCEL 67 Jurisdiction: County

Size of Tract: 29 acres

Accessibility:

# **GENERAL LAND USE INFORMATION**

**Existing Land Use:** 

**Surrounding Land Use:** 

Proposed Use: Attached single-family subdivision Density: 4.93 du/ac

Sector Plan: North City Sector Plan Designation: LDR & STPA

Growth Policy Plan: Urban Growth Area (Outside City Limits)

**Neighborhood Context:** 

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

Street: Murphy R

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## **ZONING INFORMATION (where applicable)**

Current Zoning: PR (Planned Residential) & 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:

Survevor:

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

APPROVE the development plan for up to 106 attached residential dwellings on individual lots subject Staff Recomm. (Abbr.):

to 5 conditions.

Staff Recomm. (Full): 1. Approval of the rezoning request from RB to PR at a density of up to 5 du/ac by Knox County Commission (7-P-06-RZ).

> 2. Installing all landscaping as shown on the landscape plan, within six months of issuance of a building permit, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.

3. With the reduction in the front yard setback to 15' for Lots 69-76, the residential units on those lots shall be provided with a two car garage.

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

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

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and a Use-

on-Review.

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

> 1. The proposed subdivision will have minimal impact on local services since all utilities are available to serve this site.

2. The proposed attached residential subdivision at a density of 3.66 du/ac, is consistent in use and density (up to 5 du/ac) with the existing and recommended rezoning.

3. Any school age children living in this development are presently zoned to attend Rita Elementary, Gresham Middle and Central High Schools.

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

1. The proposed attached residential subdivision with the conditions noted, 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.

# CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The North City Sector Plan designates this property for low density residential use. The existing and proposed PR zoning for the site allows a density up to 5 du/ac. At a proposed density of 3.66 du/ac, the proposed subdivision is consistent with the Sector Plan and zoning designations.
- 2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

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

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can proceed.

MPC Action: Approved MPC Meeting Date: 10/12/2006

**Details of MPC action:** 1. Approval of the rezoning request from RB to PR at a density of up to 5 du/ac by Knox County

Commission (7-P-06-RZ).

2. Installing all landscaping as shown on the landscape plan, within six months of issuance of a building permit, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.

3. With the reduction in the front yard setback to 15' for Lots 69-76, the residential units on those lots shall be provided with a two car garage.

Meeting all applicable requirements of the approved concept subdivision plan.
 Meeting all applicable requirements of the Knox County Zoning Ordinance.

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 106 attached residential dwellings on individual lots subject

to 5 conditions.

Date of MPC Approval: 10/12/2006 Date of Denial: Postponements: 7/13/2006-9/14/2006

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:

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