

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-N-02-UR

Related File Number:

Application Filed: 6/10/2002

Date of Revision:

Applicant: JIM L. HARBIN

Owner:

PROPERTY INFORMATION

General Location: Southwest side of Rio Grande Dr., northwest side of W. Emory Rd.

Other Parcel Info.:

Tax ID Number: 66 E B 001

Jurisdiction: County

Size of Tract: 4.55 acres

Accessibility: Access is via Rio Grande Dr., a local street with a 26' pavement width within a 50' right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land

Surrounding Land Use:

Proposed Use: Detached single-family subdivision

Density: 0.88 du/ac

Sector Plan: Northwest County **Sector Plan Designation:**

Growth Policy Plan: Planned Growth Area

Neighborhood Context: The site is located in an area that is predominantly single-family residential development with the Norte Villar Condominiums (17) units located to the east.

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

Street: W Emory 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:

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 4 detached single family dwellings on individual lots subject to 5 conditions.

Staff Recomm. (Full):

- 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 2. Installation of the 60" drainage culvert extension of 20' on Lot 1-R2, with the associated regrading (Subject to final approval by the Knox County Department of Engineering and Public Works), shall be in place prior to the issuance of any building permits for that lot (A note shall be placed on the final plat stating this condition.).
- 3. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
- 4. Place a note on the final plat that all lots will have access only to the internal street system..
- 5. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Comments:

This 4.55 acre site was originally approved for 16 condominium units by the Planning Commission as a Use-on-Review on November 14, 1991. The property was also approved as Lot 1 of the Concept Plan for Norte Villar Subdivision at the same meeting. On December 14, 2000, the Planning Commission approved a revised development plan for the site for 17 condominium units.

The applicant is now proposing to develop four detached single-family units on this parcel at a density of 0.88 du/ac. Driveway access for the proposed lots will be only to Rio Grande Dr. This request also includes a modification of the drainage easement around the existing detention basin. This change has been approved by the Knox County Department of Engineering and Public Works. The applicant is proposing the following minimum setbacks for the four lots: 40' setback from Rio Grande Dr. for all lots except 1-R3 which shall have a 30' setback; 12' side yard setback; and 35' peripheral setback. The applicant is requesting the 30' front yard setback for Lot 1-R3 due to the location of the detention basin on the proposed lot. These setbacks are consistent with the setbacks for the remainder of the subdivision. Staff recommends approval of the reduced front yard setback for Lot 1-R3. In order to allow for safe access to Lot 1-R2, the 60" drainage culvert under Rio Grande Dr. that ends at the front of the lot will have to be extended at least 20' to allow for the access drive to the lot and adequate slope for the drainage easement.

MPC Action:

Approved

MPC Meeting Date: 7/11/2002

Details of MPC action:

- 1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
- 2. Installation of the 60" drainage culvert extension of 20' on Lot 1-R2, with the associated regrading (Subject to final approval by the Knox County Department of Engineering and Public Works), shall be in place prior to the issuance of any building permits for that lot (A note shall be placed on the final plat stating this condition.).
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With the conditions noted, this plan meets the requirements for approval of a Use-on-Review.

Summary of MPC action:

APPROVE the development plan for up to 4 detached single family dwellings on individual lots subject to 5 conditions.

Date of MPC Approval: 7/11/2002

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

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: