

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

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

File Number: 7-N-03-UR **Related File Number:**
Application Filed: 6/18/2003 **Date of Revision:**
Applicant: DANSON'S PLACE, INC.
Owner:

PROPERTY INFORMATION

General Location: Northwest side of Bob Gray Rd., southwest side of Bob Kirby Rd.
Other Parcel Info.:
Tax ID Number: 104 204.02 **Jurisdiction:** County
Size of Tract: 1.3 acres
Accessibility: Access is via Bob Kirby Rd., a collector street with a pavement width of 20' within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Detached single family subdivision **Density:** 2.4 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The site is located on the north side of Bob Gray Rd. and it is surrounded by residential development.

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

Street:
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: Units 1-3 of Dell Meade Subdivision previously approved

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: Dan Kelly

Staff Recomm. (Abbr.): APPROVE the request for up to 4 detached single family dwellings on individual lots subject to 5 conditions

Staff Recomm. (Full): 1. Meeting all applicable requirements of the Knox County Zoning Ordinance. 2. Meeting all applicable requirements of the Knox County Health Dept. 3. Noting on the final plat that dwellings will be setback a minimum of 35' from the front and rear property boundaries and 5' from all side lot lines. 4. Approval and recording of the final plat creating the four lots as proposed. 5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) District and the other criteria for approval of a use on review.

Comments: This is the last remaining part of Delle Meade Subdivision that is not developed. In 1994, a concept plan for Unit 3 of Delle Meade was approved that contained this site. It was proposed to be one lot at that time. The lot was never recorded. The applicant is now requesting to subdivide this site into four lots. The proposed lots are similar in size with the other lots in Delle Meade Subdivision.

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. 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 other development in the area.
- 3. Access to the proposed lots will be via Bob Kirby Rd.

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 Ordinance.
- 2. The proposed subdivision development 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 Northwest County Sector Plan identifies this property for low density residential with a maximum density of 5 du/ac. The PR Zoning of this site allows a density of up to 3 du/ac, which is consistent with the Sector Plan and the other development found in the area.

MPC Action: Approved

MPC Meeting Date: 8/14/2003

Details of MPC action: 1. Meeting all applicable requirements of the Knox County Zoning Ordinance. 2. Meeting all applicable requirements of the Knox County Health Dept. 3. Noting on the final plat that dwellings will be setback a minimum of 35' from the front and rear property boundaries and 5' from all side lot lines.

4. Approval and recording of the final plat creating the four lots as proposed.
5. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works.

With the conditions noted, this plan meets the requirements for approval in the PR (Planned Residential) District and the other criteria for approval of a use on review.

Summary of MPC action: APPROVE the request for up to 4 detached single family dwellings on individual lots subject to 5 conditions

Date of MPC Approval: 8/14/2003

Date of Denial:

Postponements: 7/10/2003

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: