

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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www.knoxmpc.org

File Number: 7-P-04-UR **Related File Number:** 7-SJ-04-C
Application Filed: 6/7/2004 **Date of Revision:**
Applicant: SUMNER ASSOCIATES
Owner:

PROPERTY INFORMATION

General Location: Southeast end of Chukar Rd.,
Other Parcel Info.:
Tax ID Number: 92 P D 9 **Jurisdiction:** City
Size of Tract: 4.8 acres
Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:
Surrounding Land Use:
Proposed Use: Detached single-family subdivision **Density:** 2.71 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context:

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

Street: Chukar Rd
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (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 12 detached single family dwellings on individual lots 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 Knoxville Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval of a Concept Plan and 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 water and sewer utilities are in place to serve this site.
- 2. The proposed detached single-family subdivision is consistent in use and density with the RP-1 (Planned Residential) zoning at 1 - 3.5 du/ac. and with the existing residences 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 a RP-1 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 have little impact on the amount of traffic coming through the existing subdivision.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

- 1. The proposed development is consistent with the Northwest County Sector Plan proposal of low density residential uses. The RP-1 zoning approved for this site will allow a density up to 3.5 du/ac. At a proposed density of 2.5 du/ac, the proposed subdivision is consistent with the Sector Plan and approved zoning density.

MPC Action: Approved

MPC Meeting Date: 8/12/2004

Details of MPC action: 1. Meeting all applicable requirements of the approved concept subdivision plan.
2. Meeting all applicable requirements of the Knoxville 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 12 detached single family dwellings on individual lots subject to 2 conditions.

Date of MPC Approval: 8/12/2004

Date of Denial:

Postponements: 7/8/2004

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body: Knoxville City Council

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: