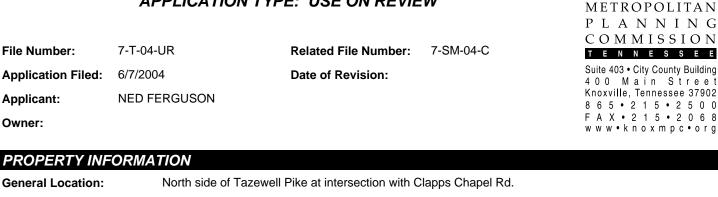
CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW



Other Parcel Info.:

Tax ID Number: 5 51, 51.01 & PART OF 52

2.51 acres

Size of Tract:

Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use:	Detached single-family subdivision	
Sector Plan:	Northeast County	Sector Plan Designation:
Growth Policy Plan:	Rural Area	

Neighborhood Context:

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable) 8731 Tazewell Pike

Location:

Street:

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:

KNOXVILLE·KNOX COUNTY

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County

Jurisdiction:

Density:

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 2 detached single family dwellings on individual lots subject to 3 conditions.	
Staff Recomm. (Full):	 Approval by the Knox County Board of Zoning Appeals of the front yard setback variances for the existing structures from the proposed new public street. 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.	
Comments:	EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE	
	 Public water and septic systems already serve the site. The PR zoning at the density of 1 du/ac will have minimal impact on surrounding properties, as it is compatible with the scale and intensity of other development and zoning in the area and the lack of public sewer service to the area. 	
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE	
	 The proposed detached single-family subdivision with identified variances, meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance. 	
	 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. The PR zoning for the property allows a density up to 1 du/ac. At a proposed density of 0.68 du/ac, the subdivision is consistent with the zoning density. 	
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS	
	 The Northeast County Sector Plan identifies the property as agricultural/rural with a maximum density of 1 du/ac. At a proposed density of 0.68 du/ac, the subdivision is consistent with the Sector Plan. 	
MPC Action:	Approved MPC Meeting Date: 7/8/2004	
Details of MPC action:	 Approval by the Knox County Board of Zoning Appeals of the front yard setback variances for the existing structures from the proposed new public street. 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 2 detached single family dwellings on individual lots subject to 3 conditions.	

Date of MPC Approval:

7/8/2004

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: