# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

KNOXVILLE-KNOX COUNTY METROPOLITAN PLANNING COMMISSION TENNESSEE Suite 403 • City County Building 4 0 0 Main Street Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0

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File Number:8-A-07-URApplication Filed:7/2/2007Applicant:SADDLEBROOK, LLC

Related File Number: 8-SB-07-C Date of Revision:

## PROPERTY INFORMATION

General Location: West side of Gray Hendrix Rd., north of Byington Solway Rd.

**Other Parcel Info.:** 

**Tax ID Number:** 90 162

Size of Tract: 11.6 acres

Accessibility:

### GENERAL LAND USE INFORMATION

Existing Land Use:

Surrounding Land Use:

Proposed Use: Detached residential subdivision

Sector Plan: Northwest County Sector Plan Designation:

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

PR (Planned Residential) pending

Street:

Location:

**Proposed Street Name:** 

**Department-Utility Report:** 

Reason:

## ZONING INFORMATION (where applicable)

Current Zoning:

Former Zoning:

Requested Zoning:

Previous Requests:

Extension of Zone:

History of Zoning:

## PLAN INFORMATION (where applicable)

Current Plan Category:

Requested Plan Category:

Density: 3.28 du/ac

County

Jurisdiction:

## SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

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 development plan for up to 43 detached residential dwellings on individual lots subject to 1 condition.
Staff Recomm. (Full):	1. Meeting all applicable requirements of the Knox County Zoning Ordinance.
	With the condition noted, this plan meets the requirements for approval in the PR (Planned Residential) zone and the other criteria for approval of a concept plan and use on review.
Comments:	The applicant has presented a concept plan for 43 lots on this 11.6 acre site. On August 27, 2007 the Knox County Commission will consider the rezoning of this site to PR (Planned Residential) at 4 du/ac. The proposed development will consist of 43 detached residential units.
	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 will be provided to this site.
	<ol> <li>The proposed detached residential subdivision at a density of 3.71 du/ac, is consistent in use and density with the recommended zoning of the property.</li> <li>Any school age children living in this development are presently zoned to attend Karns Elementary, Karns Middle School and Karns High School.</li> </ol>
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE
	<ol> <li>The proposed Detached residential subdivision meets the standards for development within a PR Zone and all other requirements of the Zoning Ordinance with the recommended conditions.</li> <li>The proposed residential development is consistent with the general standards for uses permitted on review:</li> </ol>
	A. The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The Northwest County Sector Plan proposes this site for low density residential use which may permit a maximum density of 5 dwellings per acre. The overall development density of the proposed development is 3.71 dwellings per acre.
	B. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The proposed development complies with all the height, bulk and area requirements of the Knox County Zoning Ordinance. The proposed development meets all the requirements of the PR (Planned Residential) District).
	C. The use is compatible with the character of the neighborhood where it is proposed. As previously noted, the proposed development is compatible in use and intensity of development with the surrounding area.
	<ul> <li>D. The use will not significantly injure the value of adjacent property.</li> <li>E. The use will not draw additional non-residential traffic through residential areas. This is a low density residential development within an area designated for low density residential use. The traffic generated from this project will be similar to the traffic that is generated by other residential developments.</li> </ul>
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
	1. The Northwest County Sector Plan designates this property for low density residential use. The PR zoning recommended for the property allows consideration of up to 4.0 du/ac . The proposed subdivision with its distribution of density on the site and the overall density of 3.71 du/ac is consistent

with the Sector Plan and the proposed zoning designation.

	<ol><li>The site is lo Policy Plan ma</li></ol>		the Knoxville-Knox County-Farragut Growth
MPC Action:	Approved		MPC Meeting Date: 8/9/2007
Details of MPC action:	1. Meeting all applicable requirements of the Knox County Zoning Ordinance.		
		ion noted, this plan meets the requirement ther criteria for approval of a concept plan	s for approval in the PR (Planned Residential) and use on review.
Summary of MPC action:	APPROVE the development plan for up to 43 detached residential dwellings on individual lots subject to 1 condition.		
Date of MPC Approval:	8/9/2007	Date of Denial:	Postponements:
Date of Withdrawal:	Withdrawn prior to publication?:  Action Appealed?:		

#### LEGISLATIVE ACTION AND DISPOSITION

If "Other":

Amendments:

Effective Date of Ordinance:

Date of Legislative Action, Second Reading:

Other Ordinance Number References: Disposition of Case, Second Reading:

Legislative Body:	Knox County Board of Zoning Appeals
Date of Legislative Action:	Da
Ordinance Number:	Oti
Disposition of Case:	Dis
If "Other":	lf "
Amendments:	An

Date of Legislative Appeal: