

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: 8-A-09-UR **Related File Number:**
Application Filed: 6/22/2009 **Date of Revision:**
Applicant: GLENN STIRLING

PROPERTY INFORMATION

General Location: West side of E. Gallaher Ferry Rd., south of Joneva Rd.
Other Parcel Info.:
Tax ID Number: 116 03005 **Jurisdiction:** County
Size of Tract: 10 acres
Accessibility: Access is via E. Gallaher Ferry Rd., a collector street with a pavement width of 16' to 19' within a 40' wide right-of-way

GENERAL LAND USE INFORMATION

Existing Land Use: Detached dwelling (mobile home)
Surrounding Land Use:
Proposed Use: Detached residence **Density:** .10 du/ac
Sector Plan: Northwest County **Sector Plan Designation:**
Growth Policy Plan: Rural Area
Neighborhood Context: Development in the immediate area of the site is limited to detached dwellings on large tracts. Zoning in the area consists of A agricultural and RA and PR residential.

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

Street: 2433 E Gallaher Ferry Rd.
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PR (Planned Residential) & RA (Low Density Residential)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

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 request to construct one detached dwelling as shown on the development plan subject to 4 conditions

Staff Recomm. (Full):
1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Removal of the existing mobile home on the site within 6 months after the issuance of the certificate of occupancy for the proposed dwelling

With the conditions noted, the request meets the requirements for approval in the PR Zone and the other criteria for approval of a Use on Review.

Comments: The applicant has a mobile home on this 10 acre site that he wishes to replace with a new dwelling. In order to build the proposed dwelling in the preferred location, the Knox County Board of Zoning Appeals granted setback variances. At that time the applicant stated that it was his intention to remove the existing mobile home after the new dwelling is completed.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

- 1. The proposed dwelling will have minimal impact on local services since all utilities are in place to serve this site.
- 2. This request will have minimal impact on schools and adjacent properties.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

- 1. The proposed dwelling is consistent with the following general standard for uses permitted on review: The proposal 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 substantial additional traffic through residential areas.
- 2. With the variances granted by the Knox County Board of Zoning Appeals, the plan meets all of the requirements of the Knox County Zoning Ordinance.

CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

- 1. The Northwest County Sector Plan proposes agricultural rural residential uses for this site.
- 2. The current PR zoning of the property and the proposed use are consistent with the Northwest County Sector Plan.

Action: Approved

Meeting Date: 8/13/2009

Details of Action:
1. Meeting all applicable requirements of the Knox County Zoning Ordinance
2. Meeting all applicable requirements of the Knox County Dept. of Engineering and Public Works
3. Meeting all applicable requirements of the Knox County Health Dept.
4. Removal of the existing mobile home on the site within 6 months after the issuance of the certificate of occupancy for the proposed dwelling

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Summary of Action: APPROVE the request to construct one detached dwelling as shown on the development plan subject to 4 conditions

Date of Approval: 8/13/2009

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: