CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

File Number:	8-A-13-UR	Related File Number:	8-SA-13-C
Application Filed:	6/28/2013	Date of Revision:	
Applicant:	PRIMOS LAND COMPANY, LLC		



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Jurisdiction: County

Density:

PROPERTY INFORMATION

General Location: Southeast and east side of Gray Hendrix Road at the east end of Garrison Dr.

Other Parcel Info.:

 Tax ID Number:
 90
 171 & 172

57.41 acres

Size of Tract: Accessibility:

GENERAL LAND USE INFORMATION

Existing Land Use: Residence and vacant land

 Surrounding Land Use:
 Proposed Use:
 Detached Residential Subdivision

 Sector Plan:
 Northwest County
 Sector Plan Designation:
 LDR & HP

Growth Policy Plan: Planned Growth Area

Neighborhood Context:

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

2800 Gray Hendrix Rd

Location:

Street:

Proposed Street Name:

Department-Utility Report:

Reason:

ZONING INFORMATION (where applicable)

PR (Planned Residential) pending

Current Zoning: 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:

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 request as shown on the concept plan for up to 185 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25' for Lots 156 - 158, subject to 2 conditions			
Staff Recomm. (Full):	 Obtaining approval from the Knox County Commission for the rezoning of the property to PR (Planned Residential) at a density of at least 3.25 du/ac. 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 within the PR (Planned Residential) zoning district.			
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 will be provided to this site.			
	 The proposed detached residential subdivision at a density of 3.24 du/ac, is consistent in use and density with the recommended rezoning of the property. The proposed low density detached residential subdivision is compatible with the scale and intensity of the surrounding low density residential subdivisions which have developed under RA (Low Density Residential) and PR (Planned Residential) zoning. The proposed improvements by Knox County to the Gray Hendrix Rd./Garrison Dr. intersection will help to reduce the impact of the traffic that will be generated by this subdivision and improve traffic safety in this area. The traffic impact from the proposed subdivision will be further reduced by the two access points onto Gray Hendrix Rd., and the connection to the existing stub out of Sherwin Rd., a public street within Golden Meadows Subdivision located on the east side of the proposed subdivision. The access connection to Sherwin Rd. provides an alternative connection out to Gray Hendrix Rd. on the east side of Karns Middle School. 			
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZO ORDINANCE			
	 The proposed detached residential subdivision with the recommended conditions meets the standards for development within a PR 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. 			
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS			
	 The Northwest County Sector Plan designates this site for low density residential uses with som slope protection in the southern portion. The Planning Commission has recommended PR zoning a density of up to 4.0 du/ac. The proposed subdivision with its overall density of 3.24 du/ac is consis with the Sector Plan and the proposed zoning designation. The layout of the subdivision has limite grading within the slope protection area and only includes two lots in that area. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Grow Policy Plan map. 			
Action:	Approved Meeting Date: 8/8/2013			
Details of Action:	1. Obtaining approval from the Knox County Commission for the rezoning of the property to PR (Planned Residential) at a density of at least 3.25 du/ac.			

	2. Meeting all	2. Meeting all applicable requirements of the Knox County Zoning Ordinance.			
		tions noted, this plan meets the re nin the PR (Planned Residential) z	equirements for approval of a Concept Plan and a Use- coning district.		
Summary of Action:	APPROVE the request as shown on the concept plan for up to 185 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25' for Lots 156 - 158, subject to 2 conditions				
Date of Approval:	8/8/2013	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:				

If "Other":

Amendments:

Other Ordinance Number References:

Disposition of Case, Second Reading:

Effective Date of Ordinance:

Ordinance Number:

Disposition of Case:

Date of Legislative Appeal:

If "Other":

Amendments: