# CASE SUMMARY

APPLICATION TYPE: USE ON REVIEW

**Related File Number:** 

Date of Revision:

8-SG-06-C

Jurisdiction:

County

Density: 4.99 du/ac

KNOXVILLE-KNOX COUNTY 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 Suite 403 • City County Building 4 0 0 M a i n S t r e e t Knoxville, Tennessee 37902 8 6 5 • 2 1 5 • 2 5 0 0 F A X • 2 1 5 • 2 0 6 8 w w • k n o x m p c • o r g

File Number:8-F-06-URApplication Filed:7/10/2006Applicant:WALT LANEOwner:

#### PROPERTY INFORMATION

General Location: Northwest side of Hatmaker Ln., north of I-40, west of Fretz Rd.

**Other Parcel Info.:** 

Tax ID Number:130PART OF 73

Size of Tract: 24.86 acres

Accessibility:

## GENERAL LAND USE INFORMATION

**Existing Land Use:** 

Surrounding Land Use:

Proposed Use:	Detached single-family subdivision		
Sector Plan:	Northwest County	Sector Plan Designation:	LDR
Growth Policy Plan:	Urban Growth Area (Outside City Limits)		

PR (Planned Residential) Pending

Neighborhood Context:

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

Hatmaker Ln

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:

## 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 120 detached residential dwellings on individual lots subject to 3 conditions.
Staff Recomm. (Full):	<ol> <li>Meeting all applicable requirements of the approved Concept Subdivision plan.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> <li>Installing all landscaping for the 20' wide tree buffer between the detention basin and the right-of-way of Hatmaker Rd. as shown on the grading plan, prior to approval of the final plat, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.</li> </ol>
	With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of 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 utilities are available to serve this site.
	<ol><li>With the proposed widening of Fretz Rd. there will be adequate capacity on the existing roadways to handle the projected traffic from this subdivision.</li></ol>
	3. Any school age children living in this development are presently zoned to attend Farragut Primary, Intermediate, Middle and High Schools.
	CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE
	<ol> <li>With the stated conditions, the proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.</li> <li>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.</li> </ol>
	CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS
	1. The amended Northwest County Sector Plan identifies this property for low density residential use. The site is located in the Urban Growth Area of the Growth Policy Plan. The PR zoning approved for this site will allow a density up to 5 du/ac. With a proposed density of 4.62 du/ac, the proposed subdivision is consistent with the Sector Plan and Growth Policy Plan.
MPC Action:	Approved MPC Meeting Date: 10/12/2006
Details of MPC action:	<ol> <li>Meeting all applicable requirements of the approved Concept Subdivision plan.</li> <li>Meeting all applicable requirements of the Knox County Zoning Ordinance.</li> <li>Installing all landscaping for the 20' wide tree buffer between the detention basin and the right-of-way of Hatmaker Rd. as shown on the grading plan, prior to approval of the final plat, or posting a bond with the Knox County Department of Engineering and Public Works, to guarantee such installation.</li> </ol>
	With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a use-on-review

Summary of MPC action:	APPROVE the development plan for up to 120 detached residential dwellings on individual lots subject to 3 conditions.			
Date of MPC Approval:	10/12/2006	Date of Denial:	Postponements:	8/10/2006-9/14/2006
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:	